



Minutes of Credition Town Council's Policy & Forward Planning Committee, held on Tuesday, 3rd October 2017, at 6.00 pm, at the Council Offices, Market Street, Credition

Present: Cllrs Mrs L Brookes-Hocking (Committee Chairman), Mr F Letch, Miss J Harris (part meeting), Mrs A Hughes, Mr J Ross, Mr J Downes

In Attendance: Mrs Clare Dalley, Town Clerk
Mr Neil Jillings, Director at Place Land
Mr Richard Persey, Place Land
Mr Simon Trafford, Area Team Leader, Planning Services Western Territory, Mid Devon District Council
1 member of the press
2 members of the public (part meeting)

59. To receive and accept apologies

None received. Cllr Harris explained that she must leave the meeting at 7.00 pm.

60. Declarations of Interest

Cllrs Letch and Downes declared that as members of more than one authority, that any views or opinions expressed at the meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

61. To receive a presentation from Place Land on the proposals for land at Higher Road, Credition, in advance of a public consultation event in mid-October. Further information had been issued with the agenda. Mr Jillings provided an overview of the different options that were being considered for the proposed development of the land at Higher Road. He advised that Place Land had been consulting with Mr Trafford, Area Team Leader, Planning Services Western Territory at Mid Devon District Council (MDDC) and Mr Ian Sorensen, Highway Development Control Officer at Devon County Council, as part of the pre-planning application process. He explained that the land, and proposed development, are being put forward to make up for MDDC's deficiency in land supply. It is intended for a public consultation to take place on Wednesday, 25th October 2017, at Sandford Cricket Club with a view to an outline planning application being submitted by the end of 2017.

Cllr Way arrived at 6.06 pm and declared that as a member of more than one authority, that any views or opinions expressed at the meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

Mr Trafford explained the proposed development is beyond the settlement boundary and is not supported by MDDC planning policy, therefore, the developers will need to demonstrate that it is a sustainable development.

Councillors asked questions and raised concerns including the need to protect ancient woodland, the road layout, the impact of increased traffic on Higher Road, Jockey Hill and Blagdon, the need for pavements and pedestrian connectivity into the town.

EWAH

Cllr Brookes-Hocking thanked Mr Jillings and Mr Persey for attending the meeting.

62. Public Question Time

There were no members of the public present.

63. Order of Business

It was **resolved** to change the order of business and bring forward agenda item 10 'To re-consider planning application 17/00348/MOUT in light of correspondence received from the Creedy Valley Protection Group and the impact the proposal could have on Crediton Town and Crediton Neighbourhood Plan', as the next item of business. (Proposed by Cllr Brookes-Hocking)

64. To re-consider planning application 17/00348/MOUT in light of correspondence received from the Creedy Valley Protection Group and the impact the proposal could have on Crediton Town and Crediton Neighbourhood Plan. Further information had been issued with the agenda. Cllr Brookes-Hocking asked Mr Trafford to clarify the position of the application. Mr Trafford explained that MDDC's adopted position, as detailed in the current Local Plan, is to promote the site for redevelopment for 185 dwellings of which 35% is affordable housing, a new home for Crediton Rugby Club, commercial space or elderly accommodation and gypsy/traveller provision.

Moving forward with the new, developing local plan the allocation for the site has changed to 200 houses (in lieu of commercial space or elderly accommodation) of which 28% is affordable housing, a new home for Crediton Rugby Club and gypsy/traveller provision.

The planning application proposes 326 houses of which only 16% is affordable, a new home for Crediton Rugby Club, no gypsy/traveller provision and reservation of part of the site for a primary school. Mr Trafford advised that the current application is far in excess of the adopted development plan. They have suggested to the developer to reduce the scope of the development so it is compatible with the development plan, as it is currently contrary to policy. The developer has refused on the grounds that the development proposal in the Local Plan is not viable. The next step is for MDDC to seek an external opinion on the viability of the development envisaged for the site as outlined in the Local Plan.

Cllr Harris left the meeting at 7.00 pm. 2 members of the public arrived at 7.00 pm.

It is anticipated the application will be considered by MDDC's Planning Committee in early 2018. Mr Trafford acknowledged that it is highly likely that it will go to appeal if the application is refused.

It was **resolved** to:

- keep in touch with MDDC on the progress of the application
- to look at major traffic issues relating to new developments affecting the Town
- accept the invitation to meet with Officers at MDDC and DCC to look at traffic problem areas.

(Proposed by Cllr Brookes-Hocking)

CBH

65. Order of business

It was **resolved** to change the order of business by revisiting 'Public Question Time' as two members of the public had arrived at the meeting and wished to speak. (Proposed by Cllr Brookes-Hocking.)

66. Public Question Time

Two members of the public objected to the proposed development at Higher Road.

Cllr Way left the meeting at 7.18 pm.

Mr Trafford left the meeting at 7.22 pm.

67. Chairman's and Clerk's Announcements

There were no announcements.

68. Policy & Forward Planning Committee Minutes – To approve and sign the minutes of the Policy & Forward Planning Committee Meeting held on 5th September 2017, as a correct record. It was **resolved** to approve the minutes of the Policy & Forward Planning Committee Meeting held on 5th September 2017, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Letch).

69. Matters Arising

Page 13, minute number 47 - The Town Clerk advised that Mr Scully was unable to attend this meeting and so she had invited him to attend the November meeting. Since extending this invitation, Mr Scully had advised her that he would be unable to attend a Committee meeting until MDDC's full Council had agreed its strategic direction.

Page 13, minute number 48 - The Town Clerk advised an e-mail had been sent to Mr James Anstee, Planning Transportation & Environment Officer at Devon County Council, on 7th September 2017 requesting the highway be resurfaced in a different colour. Mr Anstee forwarded the request to Mr Tom Vaughan, Neighbourhood Highway Manager, asking him to consider and respond to it. A response is awaited.

Page 14, minute number 50 – An e-mail request had been sent to Mr Stephen Tucker, Neighbourhood Highway Officer, on 19th September 2017, following his return from annual leave. A response is awaited.

Page 14, minute number 51 – Juliet Hamlyn-Payne, Planning Obligations Monitoring Officer at Mid Devon District Council, has confirmed that she has created a new Public Open Space project to start collecting funding for the all-weather cover for the skate park at Lords Meadow. In the meantime, the Clerk was required to obtain a guide target figure for the project.

70. To receive an update on the progress of Crediton Neighbourhood Plan.

Cllr Brookes-Hocking confirmed that members of the Neighbourhood Plan Group had received feedback from MDDC Forward Planning Officers and a final draft of Crediton Neighbourhood Plan was now being created.



71. To receive an update on the planned Highway Feasibility Study encompassing the High Street and Union Road and agree any further actions.

Cllr Brookes-Hocking advised she had met with Mr Andi Wyer and Mr Jonathan Tricker to talk through the requirements and scope of the feasibility study. Mr Tricker and Mr Hamilton-Bailey will work together on the project with Mr Tricker taking the lead.

72. To discuss the possible relocation of the bus stop situated outside Lloyds Bank. This item was requested by Cllr Downes. Cllr Downes advised he had watched buses pulling in at the current stop and had ascertained that it is not the bus drivers' fault that the bus could not be fully pulled in to the stop. He believed that the build-out, parked cars and the size of buses resulted in the back end of the bus sticking out in the road and thus causing an obstruction. He suggested the situation could be resolved by relocating the bus stop to the other side of the build out as this is a wider part of the road. The buses could pull in properly and stop. It would stop people parking on the double yellow lines that currently exist in that location and the existing bus stop area would be freed up for parking spaces.

It was **resolved** for the Clerk to highlight this issue to Mr Tricker and Mr Hamilton-Bailey so it can be considered as part of the Highway Feasibility study. (Proposed by Cllr Brookes-Hocking)

73. To receive an update on the planned health and wellbeing consultation for Spring 2018 and agree any further actions. The Town Clerk confirmed that she had identified a possible guest speaker and was trying to contact them to discuss the matter further. She circulated a draft letter of invitation for possible exhibitors and a list of possible exhibitors. She explained that before sending invitations the Committee needed to ascertain how many exhibitors could be accommodated in the Boniface Centre and then decide whom to invite from the list.

It was **resolved** for Cllrs Hughes, Brookes-Hocking and Ross to assess the Exhibitor list and the space available at the Boniface Centre. (Proposed by Cllr Brookes-Hocking)

74. To receive an update on Mid Devon District Council's review of customer service surgeries in Crediton & Cullompton. Cllr Letch advised that MDCC's Community Policy Development Group had met on Tuesday, 26th September 2017 and reviewed the customer service surgeries in Crediton & Cullompton and concluded they should stay closed. He advised that he will now be putting a motion to MDCC's full Council that, following the successful roll-out of on-line and telephone communications in Crediton & Cullompton, this should be implemented throughout the district.

75. To discuss the future of St Lawrence Care Home and agree any actions.

Councillors discussed the building noting that it had been vacant for several years and DCC, as owners of the building, did not appear to have any plans for it.

It was felt that if support and funding could be found the building could be utilised for social housing. Cllr Ross gave an example of successful projects elsewhere in the country that he had been involved in. He suggested the formation of a community co-operative could be a way forward.

Auth H

It was **resolved as follows:**

- for Cllr Ross to investigate DCC's plans for the building.
- for Crediton Town Council to support the formation of a Community Co-operative to make use of the old St Lawrence Care Home for social housing. (Proposed by Cllr Downes)

PART TWO

76. It was **resolved** under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information. (Proposed by Brookes-Hocking)

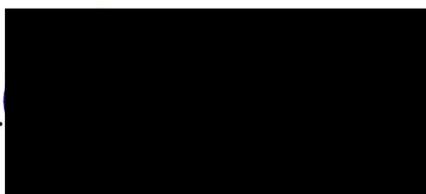
77. **To discuss the ongoing negotiations regarding the Council Office building and agree any further actions.** The Clerk advised that MDDC's Cabinet had made the decision to sell the Crediton Council Office building to the Town Council for the full market value. She added that she was shocked and perplexed by the decision and could not understand how it had been reached as it was never an option. She expressed concern regarding the lack of parity when compared to the deal that had been agreed between MDDC and Tiverton Town Council for the purchase of Tiverton Town Hall.

It was **resolved** to urgently request a meeting with Mid Devon District Council's Cabinet to gain an understanding of the decision, including how and why it had been made and to explain the implications of the decision on Crediton. (Proposed by Cllr Brookes-Hocking)

78. **To receive an update from the Clerk on the progress of the Mid Devon Healthcare Hub in Crediton.** The Clerk provided members with an update. Due to the confidential nature of this item no further information can be disclosed at this time.

79. **Close**
The meeting closed at 8.28 pm.

Signed.....



Date: 07/11/17

Deb A