



**Minutes of Credition Town Council's Planning and Town Strategy Committee held on
Tuesday 04 July 2023 at 19.00, at Old Landscore School, Greenway, Credition**

Present: Cllrs E Brookes-Hocking, J Harris, G Cochran, J Cairney, N Letch, S Huxtable, G Fawssett and P Perriman

In Attendance: Emily Armitage – Administrative Officer
One member of the Press

19. Public Question Time:

To receive questions from members of the public relevant to the work of the council
None.

20. Apologies:

To receive and accept Town Councillor apologies
None.

21. Declarations of Interest and Requests for Dispensations:

To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda

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

22. Climate Emergency:

To note that decisions will be made with the climate emergency at the forefront of decision and policy making

Noted.

23. Order of Business:

At the discretion of the Chair, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public

There was no requirement to change the order of business.

24. Chair's and Clerk's Announcements:

To receive any announcements which the Chair and Town Clerk may wish to make

The Administrative Officer advised that any planning applications received before the next meeting in September would have to be commented on via email, sent to her and agreed by the Chair and Deputy Chair.

25. Planning & Town Strategy Committee Minutes

To approve and sign the minutes of the Planning & Town Strategy Committee meeting held on 06 June 2023, as a correct record.

It was **resolved** to approve the minutes. (Proposed by Cllr Harris)

26. **Mid Devon District Council - Planning Applications** [MDDC Planning Public Access Portal](#)

To make comments to Mid Devon District Council, the determining Authority, on the following planning applications:

Ref: 23/00924/FULL

Proposal: Erection of restaurant with drive-thru facility, car parking, landscaping and associated works

Location: Land at NGR 284600 099535 Joseph Locke Way, Crediton

It was **resolved** to recommend objection for the following reasons:

- **Inappropriate location for the proposed use in contravention of Policy D1 of Crediton Neighbourhood Plan:**
 - The location of the development is a gateway site, diagonally opposite listed buildings at Well Parks Farm. The grade 2 listed buildings at Well Parks were carefully considered in the planning application 23/00067/FUL. The new housing to the east of the listed buildings has been designed to enhance the heritage assets, including a new orchard facing the A377. The proposed Macdonald's building on the south east corner is of a completely contrasting character and will not protect or enhance the historic environment on the north west corner in contravention of Policy D1.
 - The development will have a negative impact on the rural approach to the town and will contribute significantly to the urbanisation of the Yeo Valley, which is an important part of the town's rural setting.
 - **Inappropriate design for the location in contravention of Policy D5, Crediton Neighbourhood Plan**
The Red Deer restaurant on the south west corner of the gateway site was successfully designed to complement the local vernacular and to merge into the landscape. The proposal in this application is a utilitarian, branded style which makes no attempt to use materials, lighting, landscaping or any other design feature that would complement the surroundings of what is a sensitive site, visible across the Yeo valley, adjacent to the Downes Estate and yards from Downes Lodge.
- **Environmental concerns:**
 - The drive-through business model for the development relies on car journeys being generated in contravention of Policy D1, CNP, Development Principles for sustainability.
 - 24-hour opening, with extra lighting, vehicle movements and energy consumption, will have a carbon footprint that should be avoided to achieve sustainable development.
 - It is not clear from the application that the hedge will be allowed to grow to its full height. The maximum opportunity for wildlife should be provided in the planting scheme and additional trees could be planted on the northern boundary in accordance with Policy EN2, Crediton Neighbourhood Plan

➤ **Economic implications:**

- The drive-through model will have a negative impact on the economy of the market town, High Street, and existing local businesses as it will attract traffic away from the town centre.
- The proposed development will not provide well-paid skilled employment opportunities that the town needs and the original purpose of the land was for employment through small businesses and workshops.
- Retail = employment is not a skills development policy. Using employment land for the business model proposed does nothing to promote opportunities for careers for local young people.

It was **agreed** that if the proposal were to be permitted:

Opening hours should be comparable with those of existing businesses.

- The developer could be approached about s 106 funding for a new skatepark if not already funded.
- Traffic exiting the new development should be directed left to turn 360 degrees at the service road roundabout and should not be able to turn directly right onto Joseph Locke Way in order to access the A377.

The council objects to the application but if the planning Officer is minded to approve the application, it is requested that district ward members present call the application in. (Proposed by Cllr Brookes-Hocking)

Cllrs N Letch, J Cairney, S Huxtable and G Cochran abstained from voting.

Ref: 23/00852/HOUSE

Proposal: Erection of a first-floor extension over existing garage, ground floor rear extension and replacement garage

Location: 63 Tarka Way, Crediton, Devon

It was **resolved** to recommend no objection. (Proposed by Cllr Harris)

Ref: 23/00922/FULL

Proposal: Advertisement Consent to display 1 non-illuminated fascia sign and 1 nonilluminated projecting sign

Location: Crediton Dental Care, 110 High Street, Crediton

It was **resolved** to recommend no objection. (Proposed by Cllr Huxtable)

Ref: 23/00990/LBC

Proposal: Listed Building Consent to display 1 non-illuminated fascia sign and 1 nonilluminated projecting sign

Location: Crediton Dental Care, 110 High Street, Crediton

It was **resolved** to recommend no objection. (Proposed by Cllr Brookes-Hocking)

Ref: 23/00933/ADVERT

Proposal: Advertisement consent to display site signage including, 4 illuminated freestanding signs, 2 illuminated banner units and 20 DOT signs

Location: Land at NGR 284600 099535 Joseph Locke Way, CREDITON

It was **resolved** to recommend objection with the same comments as 23/00924/FULL.
(Proposed by Cllr Brookes-Hocking)

Ref: 23/00929/ADVERT

Proposal: Advertisement consent to display 1 illuminated totem sign

Location: Land at NGR 284600 099535 Joseph Locke Way, CREDITON

It was **resolved** to recommend objection with the same comments as 23/00924/FULL.
(Proposed by Cllr Brookes-Hocking)

Ref: 23/00932/ADVERT

Proposal: Advertisement consent to display 2 fascia signs, 3 booth lettering signs and 1 digital booth screen, all illuminated

Location: Land at NGR 284600 099535 Joseph Locke Way, CREDITON

It was **resolved** to recommend objection with the same comments as 23/00924/FULL.
(Proposed by Cllr Brookes-Hocking)

Ref: 23/00972/CAT

Proposal: Notification of intention to remove lower overhanging branches of 4 Monterey Cypress trees within the Conservation Area

Location: 3 Manor House, Parliament Street, CREDITON

It was **resolved** to recommend no objection. (Proposed by Cllr Brookes-Hocking)

Ref: 23/00829/HOUSE

Proposal: Erection of porch extension following removal of existing structures

Location: Yeo Vale, Four Mills Lane, CREDITON

It was **resolved** to recommend no objection. (Proposed by Cllr Harris)

27. Mid Devon District Council - Planning Decisions

To note that Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

Ref: 23/00643/CAT

Proposal: Notification of intention to fell 6 Leylandii within the Conservation Area

Location: 3 Manor House, Parliament Street, CREDITON, DEVON

Ref: 23/00626/HOUSE

Proposal: Conversion of garage to dining/utility rooms

Location: 16 Glen Creedy Court, CREDITON, Devon, EX17 1GD

Ref: 23/00652/CAT

Proposal: Notification of intention to reduce crown of 2 Lime trees by 50% and pollard 1 Lime tree within a Conservation Area

Location: Holy Cross Church, East Street, CREDITON, Devon

Ref: 23/00326/FULL

Proposal: Erection of replacement clubhouse with additional changing and toilet facilities following demolition of existing buildings

Location: CREDITON UNITED AFC, Commercial Road, Lords Meadow Industrial Estate, CREDITON

Ref: 23/00481/HOUSE

Proposal: Erection of single storey extension

Location: St Marys, Barnfield, CREDITON, Devon

28. CREDITON HIGH STREET ON-STREET PARKING CHARGES PROPOSALS:

To receive the report and to consider and agree any comments that the Planning & Town Strategy Committee wish to make relating to the possible implementation of on-street parking charges

A report was not issued to members as no forthcoming information has been received from DCC. However, a meeting is to be held on 14 July. Members commented that on-street parking would negatively impact the high street particularly in the current cost-of-living crisis and encourage shoppers to unrestricted supermarkets. It was also suggested that DCC would need to employ officers to police car parking regulations. It was agreed that more information was needed as to how they have reached their conclusion.

Cllr Fawcett left the meeting at 19.55

Cllr Fawcett returned at 19.56

29. DCC TRAFFIC AMENDMENT ORDER:

To consider Devon County Council's Disabled Parking & Control of Waiting list 34 reference 6042 [DPS: NL:DEV001/422:E]

Noted and agreed.

30. CREDITON MASTERPLAN:

To receive any updates received by the Town Clerk

The Town Clerk is awaiting an update from MDDC.

31. A377 Cycle route:**To receive an update on the A377 Crediton to Exeter Cycle route**

A meeting to be held on 13 July will present current progress on engineering a more direct route closer to the A377.

32. Lords Meadow Skatepark:**To receive an update on the skatepark at Lords Meadow and agree any action**

Cllr Brookes-Hocking informed members that the lead youth worker would be holding an open consultation event at the skatepark on 25 July between 6 and 8pm for suggested improvements to it, also in collaboration with an artist led graffiti project.

33. Christmas in Crediton:**To consider and agree the recommendations from the Christmas in Crediton Sub-Committee to:**

- **Accept a quotation of £2,000 to develop the lantern procession for this year's Christmas event**
- **Purchase an additional illuminated sphere for St Lawrence Green at a cost of £154 + VAT**
- **Purchase new lighting infrastructure suitable for the high street brackets**
- **Hire 20 radios for the event at a cost of £152 + VAT**
- **Accept the quotation for first aid cover**

Information had been issued prior to the meeting.

It was **resolved** to accept all the quotations. (Proposed by Cllr Harris)

34. Jockey Hill:**To receive an update regarding traffic concerns at Jockey Hill and to agree any action**

The Administrative Officer reported that despite chasing DCC via email and telephone she had not received any news on the conclusion of the assessment. She had updated residents of the Coach House. Cllr F Letch will be attempting to make contact with DCC. Cllr Brookes-Hocking advised that she had been approached by a member of public recently regarding safety concerns at Jockey Hill.

35. Newcombes Meadow Benches:**To receive an update on the removal of benches at Newcombes Meadow and to agree any further action**

No update.

36. To note the date of the next meeting – Tuesday 05 September 2023 at 19.00

The date of the next meeting was **noted**. The meeting closed at 20.11.

SignedDated.....