



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 07 December 2021 at 19.00 at Old Lanscore School, Greenway, Credition

Present: Cllrs E Brookes-Hocking, J Cairney and J Harris

Absent: Cllrs J Downes and L Martin

Apologies: Cllr Huxtable

In Attendance: Emily Armitage, Administrative Assistant
5 members of the public

52. To receive and accept apologies

The meeting was opened at 19.00. It was **resolved** to receive and accept apologies from Cllr Huxtable (Proposed by Cllr Brookes-Hocking)

53. Declarations of Interest

Cllr Cairney declared that as a member 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.

54. Public Question Time

The following points were made by members of the public in relation to planning application 21/02115/FULL Conversion of former doctors surgery to 4 childrens home dwellings (C2) with associated landscaping and parking

21/02113/FULL Conversion of former doctors surgery to 4 new dwellings with associated landscaping and parking:

- Introduction of young vulnerable children could increase anti-social behaviour and crime in local hot-spots
- Local senior residents feel concerned about the location and proximity of the childrens home to elderly people
- Inadequate planning by local authorities and insufficient information shared with local residents and objections not picked up
- Lack of resources, facilities and potential lack of supervision of children could result in problems within the town
- A member of the public commented that, should the premises become residential accomodation she would be more in favour of a childrens home than privately rented because she felt that a childrens home was a good idea and the community should support young people

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

This was noted.

56. Order of Business

There were no changes to the order of business.

57. Chairman's and Clerk's Announcements

There were no announcements

58. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 02 November 2021, as a correct record

It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 02 November 2021 as a correct record. (Proposed by Cllr Cairney).

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

Mid Devon District Council, the determining Authority, has asked for comments from this Town Council on the following planning applications:

Reference: 21/02115/FULL

Proposal: Conversion of former doctors surgery to 4 childrens home dwellings (C2) with associated landscaping and parking

Location: Newcombes Surgery, Clifford Gardens, CREDITON

Applicant: Mr J Jenner

It was **resolved** to recommend refusal on the following grounds:

- Inadequate detail in the planning application, such as lack of private outdoor space for each dwelling, covered bin storage, secure cycle storage and limited amenity space for drying clothes
- Very limited outdoor space for the number of occupants
- Lack of proposed planting to contribute to biodiversity net gain
- Lack of information on boundary treatment and lack of proposals for boundary planting to contribute to biodiversity net gain
- Lack of proposals for facilities for alternative energy generation and use, such as solar panels and other considerations towards climate change. (Proposed by Cllr Brookes-Hocking).

Reference: 21/02113/FULL

Proposal: Conversion of former doctors surgery to 4 new dwellings with associated landscaping and parking

Location: Newcombes Surgery, Clifford Gardens, CREDITON

Applicant: Mr J Jenner

It was **resolved** to recommend refusal on the following grounds:

- Inadequate detail in the planning application, such as lack of private outdoor space for each dwelling, covered bin storage, secure cycle storage and limited amenity space for drying clothes

- Very limited outdoor space for the number of occupants
- Lack of proposed planting to contribute to biodiversity net gain
- Lack of information on boundary treatment and lack of proposals for boundary planting to contribute to biodiversity net gain
- Lack of proposals for facilities for alternative energy generation and use, such as solar panels and other considerations towards climate change. (Proposed by Cllr Brookes-Hocking).

It was **resolved** that both applications 21/02113/FULL and 21/02115/FULL would be called in by a district councillor, should the planning officer be minded to approve them. (Proposed by Cllr Brookes-Hocking).

Members of the public left the meeting at 19.32

Reference: 21/00495/TPO

Proposal: Application to reduce the crown of 1 Yew tree by up to 1m protected by Tree Preservation Order 88/00002/TPO

Location: The Mews, Deep Lane, Crediton

Applicant: Mr W Collins

It was **resolved** to recommend objection because the tree has a preservation order and there is no evidence of a clear reason or essential need that would support the work being done (Proposed by Cllr Brookes-Hocking).

Reference: 21/01862/FULL

Proposal: Retention of cold dairy storage building

Location: Westcountry Distribution Ltd, Unit 3, East Town Park

Applicant: Mr A Butt

It was **resolved** to recommend refusal on the grounds that it does not enhance the area as asserted in the design and access statement and does nothing to improve the area which includes residential properties facing the building (Proposed by Cllr Harris).

Reference: 21/02178/FULL

Proposal: Erection of boundary fence, internal fence to enclose the kindergarten area; installation of compost toilet, play structure and erection of a covered dining area

Location: Land at NGR 282011 100555, (Western Lodge) Western Road, Crediton

Applicant: Mr R Kendall

It was **resolved** to recommend approval as the report and recommendations were thoroughly presented. The land use is ideal to preserve trees with the secure boundary fence blending in with new foliage over time. Consideration has been given to climate change through preserving wildlife habitats and preventing invasive species (Proposed by Cllr Harris).

Reference: 21/02221/FULL

Proposal: Installation of customer information screens, public help points and platform validators

Location: Crediton Railway Station, Station Approach, Crediton

Applicant: Mr M Watson

It was **resolved** to recommend approval as the installation of new information will encourage people to use public transport and will be vital for passengers using the service (Proposed by Cllr Harris).

Reference: 21/02222/LBC

Proposal: Listed Building Consent for installation of customer information screens, public help points and platform validators

Location: Crediton Railway Station, Station Approach, Crediton

Applicant: Mr M Watson

It was **resolved** to recommend approval as the installation of new information will encourage people to use public transport and will be vital for passengers using the service (Proposed by Cllr Harris).

Reference: 21/02258/HOUSE

Proposal: Erection of single storey extension

Location: 4 Hawthorn Road, Crediton, Devon

Applicant: Mr R Anderson

All councillors declared a personal interest as the applicant is a relation of a member of staff at Crediton Town Council. It was **resolved** to recommend no objection (Proposed by Cllr Harris).

Reference: 21/02350/HOUSE

Proposal: Erection of single storey rear extension

Location: 32 Barnfield, Crediton, Devon

Applicant: Mrs E Davey

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

Reference: 21/02019/LBC

Proposal: Listed Building Consent for installation of gas boiler with flue pipe through rear wall to replace gas fire

Location: 4 Manor House, Parliament Street, Crediton

Applicant: Mr Jack Hawksley

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

60. Mid Devon District Council - Planning Decisions

It was **resolved** to note that Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed. The following decision were noted.

Reference: 21/01717/HOUSE

Proposal: Erection of a rear extension

Location: 9 St Saviours Way, Crediton, Devon, EX17 3NY

Applicant: Ms Penny Lowery & Ms Eileen Bonner

Reference: 21/01803/HOUSE

Proposal: Erection of single storey extension

Location: Silbury Heights, Barnfield, Crediton, Devon
Applicant: Dickinson

Reference: 21/01922/CAT

Proposal: Notification of intention to prune Chinese Wingnut Saplings and 1 Oak tree within the Conservation Area

Location: Parklands, 15A Exeter Road, Crediton, Devon

Applicant: Mr Thomas White

Reference: 21/01615/PNHH

Proposal: Prior Notification for the erection of an extension, extending 3.95m to the rear, maximum height of 3.55m and eaves height of 2.55m

Location: 40 Greenway, Crediton, Devon, EX17 3LP

Applicant: Mr & Mrs Tucker

Reference: 21/01849/HOUSE

Proposal: Erection of single storey rear extension

Location: Newlands, Western Road, Crediton, Devon

Applicant: Mrs Seydel

Reference: 21/02000/LBC

Proposal: Listed Building Consent for the installation of an air source heat pump to rear wall

Location: Dean Thatch, 44 Dean Street, Crediton, Devon

Applicant: Mrs Alison Whittall

The following application had been REFUSED:

Reference: 21/01591/OUT

Proposal: Outline for the erection of 5 dwellings with all matters reserved

Location: Land at NGR 282528 100321 (West of Wynfrith Mews) Landscore, Crediton, Devon

Applicant: Mr Wilfrid Richer

The refusal was noted.

- 61. To receive an update and consider any actions relating to work undertaken at Penton Lane by Devon County Council.** Further documentation was issued with the agenda. The Administrative Assistant confirmed that since receiving the correspondence from Devon County Council (DCC), two additional posts have been installed. This has increased the size of the posts as discussed at the site visit, but the width is still not sufficiently reduced to prevent a small vehicle passing through. A member of the public has requested that a lockable bollard or swing gate be installed, however, Devon County Council do not support this. The Town Clerk suggests this would set a dangerous precedent, a financial strain to maintain, may reduce accessibility of the footpath and unclear insurance responsibility. In the light of this information from DCC and the town clerk, it was agreed that no further action would be taken.

- 62. To receive an update on the Town Square if available**

The Administrative advised that The Town Clerk is waiting for an update from Mid Devon District Council (MDDC).

63. To receive a report on the Neighbourhood Plan

Cllr Brookes-Hocking advised that the Neighbourhood Plan had been submitted to the Local Planning Authority and that they are now responsible for publicising it. The public will have the opportunity to make comments with the consultation period ending of 14 January 2022. The Local Planning Authority will give the Town Council the opportunity to decide on an inspector who will examine the plan and decide if it should proceed to a referendum. In the future, MDDC will also propose a masterplan for Crediton but the two are separate plans. Cllr Cairney wished to thank Cllr Brookes-Hocking for her efforts in leading the Neighbourhood Plan.

64. To receive a report on the A377 Action Group and the Crediton Urban Realm and Traffic Study

Cllr Brookes-Hocking advised that she had attended a meeting with various local councillors and county representatives to address the concern about the volume of traffic coming down the A377 through smaller communities such as Newton St Cyres, and how this is negatively impacting them. Devon County Council potentially funding a feasibility study for a cycle route was discussed, with an update to follow next year. The Crediton Urban Realm Study and Traffic Study concept could be useful and transferable to the traffic issue increasingly affecting Newton St Cyres in particular. Cllr Brookes-Hocking added that she would keep the committee updated with any developments.

65. To note the date of the next meeting – Tuesday 11 January 2022 at 19.00

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

Signed.....
(Chairman)

Date:.....