



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 1 June 2021 at 19.00 at Old Landscore School, Greenway, Credition

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

Apologies: Cllrs Downes, Martin and Ross

In Attendance: Rachel Avery, Town Clerk
Emily Armitage, Administrative Assistant
Phil Cork, representing Credition Dairy
3 members of the public
1 member of the press

1. To elect a Chairman for the year 2021-22

It was **resolved** to elect Cllr Brookes-Hocking as the Chairman for the year 2021-22. (Proposed by Cllr Harris).

2. To elect a Deputy Chairman for the year 2021-22

It was **resolved** to elect Cllr Harris as the Deputy Chairman for the year 2021-22. (Proposed by Cllr Cairney).

3. To receive and accept apologies

The meeting was opened at 19.00. It was resolved to accept the apologies of Cllrs Ross, Martin and Downes. (Proposed by Cllr Harris).

The meeting was paused whilst the Town Clerk attempted to restart the live stream. The meeting was restarted at 19.03.

4. 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. Cllr Cairney advised that had been in communication with the manager of Credition Dairy (planning application 21/00709/FULL) as Ward Member for MDDC and as a nearby business owner.

Cllr Harris declared a personal interest in planning application 21/00709/FULL as a resident of East Street.

Cllr Brookes-Hocking declared a personal interest in planning application 21/00709/FULL as a member of Credition Parish Church congregation.

5. Public Question Time

No members of the public wished to speak at this time.

6. Order of Business

It was **resolved** that planning application 21/00709/FULL would be discussed first. (Proposed by Cllr Brookes-Hocking).

7. Chairman's and Clerk's Announcements

Cllr Brookes-Hocking announced that the Town Clerk was celebrating her first full year in the role and wished to thank her formally for her hard work over the past 12 months.

The Town Clerk advised that it was not possible to livestream the meeting due to technical issues.

8. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 11 May 2021, as a correct record

It was **resolved** to approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday 11 May 2021 as a correct record (Proposed by Cllr Harris).

9. 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: 21/00709/FULL

Proposal: Change of use from Use Class C4 to offices and canteen facility (Use Class E)

Location: Buccaneers Bar, 3 Cinema Buildings, East Street, CREDITON, EX17 3AZ

Applicant: Mr Andy Palmer

Cllr Brookes-Hocking allowed members of the public to speak on planning application 21/00709/FULL.

The following points by members of the public were raised:

- Consideration be given as to whether Change of Use is of benefit to Crediton and the community
- This building is the only purpose built performance venue for live events available between Exeter and Torrington
- Irreplaceable building and asset to the town and has a long history as a cinema built in 1930s, which would be sad to lose for the community
- Valued by musicians, QE School, Exeter College and the Turning Tides Project and an excellent asset to encourage young people to perform
- List of 15 objections are yet to appear on Mid Devon District website
- Request for 6 months to be given for a community group to raise funds to purchase the building, by submitting an application to register the building as an Asset of Community Value.

Phil Cork from Crediton Dairy added the following:

- As a pub it has lost money over a period of 4 years
- Current facilities at the dairy are insufficient to accommodate business growth and this building adjoins the dairy
- There is potential to expand the business, which already employs over 150 people from the local area

- Employment land is difficult to obtain and these premises are available.

It was **resolved** to recommend that should the case officer be minded to approve the change of use, Cllr Downes be asked to call in the application to be heard by the MDDC Planning Committee. Cllr Brookes-Hocking explained that if this is the case, members of the public will also be able to speak about the application. It was agreed that the Change of Use application and the question of the Asset of Community Value listing should be an agenda item for Full Town Council on 8th June. (Proposed by Cllr Brookes-Hocking).

Reference: 21/00897/FULL

Proposal: Change of use of part ground floor from former antiques shop to residential

Location: 15 East Street, CREDITON, Devon

Applicant: Mrs S Falkner

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

Reference: 21/00915/LBC

Proposal: Listed Building Consent for erection of replacement satellite dish

Location: 4 Dartmoor Railway Mews, CREDITON, Devon

Applicant: Mrs Jane Bradford

It was **resolved** to recommend refusal due to the proposed location of the satellite dish not being in the same position as the removed dish, negatively affecting the nature of the listed building. (Proposed by Cllr Harris)

Reference: 21/00966/HOUSE

Proposal: Conversion of loft to living space with roof terrace

Location: 123 Willow Walk CREDITON Devon

Applicant: Mr J Rogers

It was **resolved** to recommend no objection, however Cllr Huxtable advised the committee about the lack of assessment of the wildlife in the existing loft. It was agreed that this would be raised with Mid Devon District Council. (Proposed by Cllr Harris)

Reference: 21/00882/HOUSE

Proposal: Conversion of loft

Location: 2 Golden Joy CREDITON Devon

Applicant: Mr Mason

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

Reference: 21/01010/FULL

Proposal: Erection of an extension and toilet block following demolition of existing toilet block

Location: East Town Park Mill Street CREDITON

Applicant: Mr M Sanders

It was **resolved** to recommend that the committee request further information regarding the nature of the application for a premises that had previously been retail and was now being

identified as industrial before a decision is made and to establish which case officer is dealing with the application. (Proposed by Cllr Harris).

10. 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. (Proposed by Cllr Brookes-Hocking):

Reference: 20/01814/FULL

Proposal: Erection of garden shed, alterations to ground levels and retention of terracing and retaining walls

Location: Fair Havens, Mill Street, Crediton, Devon

Applicant: Mr Chris Reed, Reed Construction and Developments Ltd

Reference: 21/00567/HOUSE

Proposal: Erection of an extension and garage

Location: Lamorna, Alexandra Road, Crediton, Devon

Applicant: Mr & Mrs J Crang

Reference: 21/00355/HOUSE

Proposal: Erection of an extension

Location: 4 Golden Joy, Crediton, Devon, EX17 1EA

Applicant: Mr & Mrs A Jewell

Reference: 21/00118/HOUSE

Proposal: Installation of rooflights to facilitate conversion of garage attic

Location: Trenavin, George Hill, Crediton, Devon

Applicant: Mr & Mrs J West

Reference: 21/00563/HOUSE

Proposal: Erection of an extension and verandah with associated landscaping

Location: 4 Chestnut Close, Crediton, Devon, EX17 1JD

Applicant: Maureen Van Wyk Abdoll

Reference: 21/00560/LBC

Proposal: Listed Building Consent for installation of a CCTV cameras

Location: Crediton Town Council, 8A North Street, Crediton, Devon

Applicant: Crediton Town Council

Reference: 21/00558/FULL

Proposal: Installation of a CCTV camera

Location: Crediton Town Council, 8A North Street, Crediton, Devon

Applicant: Crediton Town Council

Reference: 21/00756/CAT

Proposal: Notification of intention to cut privet sections of boundary hedges in rear garden bordering east and south of property to ground level and reduce hazel hedge on eastern aspect to 1.5-1.8m high within a Conservation Area

Location: St Breock, 1 Union Terrace, Crediton, Devon

Applicant: Mrs Kotarski

11. To note the documentation from Devon County Council relating to the extinguishment of Footpath No. 1

It was **resolved** to note the documentation. (Proposed by Cllr Harris).

12. To agree a response to Mid Devon District Council's Public Space Protection Order consultation

It was **resolved** to delegate responsibility of the completion of the questionnaire to the Town Clerk, with all councillors in favour of the proposals. (Proposed by Cllr Brookes-Hocking).

13. To note the date of the next meeting – Tuesday 06 July 2021 at 19.00

The date of the next meeting was noted.

14. Close

The meeting was closed at 20.03

Signed.....
(Chairman)

Date:.....