



## Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 04 April 2023 at 19.00 at Old Landscore School, Greenway, Credition

**Present:** Cllrs J Harris, J Downes, S Huxtable, D Ross and N Letch

**Apologies:** Cllrs J Cairney and E Brookes-Hocking

**In Attendance:** Emily Armitage, Administrative Officer

### 151. To receive and accept apologies

The meeting was opened at 19.00.

It was **resolved** to receive and accept apologies from Cllr Cairney and Cllr Brookes-Hocking.

(Proposed by Cllr Huxtable)

### 152. Declarations of Interest

Cllr Downes declared that as a member of both the Credition Town Council Planning and Town Strategy Committee and Mid Devon District Council (MDDC) Planning Committee, he reserves the right to change the way in which he votes in relation to any planning application on the basis that further information may become available. Furthermore, he will not declare to Credition Town Council what any future voting intention will be when the matter is considered by Mid Devon District Council.

### 153. Public Question Time

None.

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

This was **noted**.

### 155. Order of Business

There were no changes.

### 156. Chairman's and Clerk's Announcements

- The Administrative Officer announced that on Sunday 16 April a group of 35 including the Deacon from the town of Amoeneburg, Germany will be briefly visiting Credition on a pilgrimage to St Boniface and they are in touch with both Holy Cross and the Catholic Church.
- The Administrative Officer requested more responses from members regarding the email from DALC on Permitted Development Rights.

### 157. Town Strategy Committee Minutes – To approve and sign the minutes of the Planning & Town Strategy Committee Meeting held on 07 March 2023, as a correct record

It was **resolved** to approve and sign the minutes of the meeting held on 07 March 2023.

(Proposed by Cllr Huxtable)

**158. 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:**

Ref: 23/00333/LBC

Proposal: Listed Building consent for replacement front and rear windows,  
replacement interior entrance door, new doorway to bathroom, refit of bathroom and kitchen  
Location: Flat B, 80 High Street, Crediton

It was **resolved** to recommend no objection and to agree with the planning officer. (Proposed by  
Cllr Huxtable)

Ref: 23/00374/CAT

Proposal: Notification of intention to fell 1 Apple, 2 Hazel and 3 Sycamore trees within  
a Conservation Area  
Location: Orchard House, Brays Close, Crediton

It was **resolved** to recommend no objection, however members requested that new trees  
should be planted. (Proposed by Cllr Harris)

Ref: 23/00422/TPO

Proposal: Application to carry out works to 1 Elm, 1 Common Ash, 1 Eucalyptus, 1  
Norway Maple, 1 Western Red Cedar, 1 Hazel, 1 Monterey Cypress, 1 Common Beech, 1  
Sycamore, 1 Larch, 1 English Yew, 1 Douglas Fir, 1 Monterey Pine, 1 Scots Pine, 1 Elder, 1  
Himalayan Birch, 1 Horse Chestnut to give a minimum 5.6m clearance over highway; pruning  
works to 1 Silver Birch, 1 Sycamore and 1 Monterey Pine to give minimum 2.2m vertical  
clearances; fell 1 Himalayan Birch; remove snapped, partially attached branches and flattened  
stem on 1 Monterey Cypress; remove branches and fell a group of Monterey Cypress; remove  
branches on 1 Red Oak; remove branches on 1 Horse Chestnut; dismantle 1 Monterey Cypress  
to approximately 4m in height and fell 3 Larch and 4 Spruce trees protected by Tree  
Preservation Order 99/00007/TPO  
Location: Woodland at NGR 282821 100674, (West of Southfield), Alexandra Road

It was **resolved** to recommend objection and to view the QTRA and report from the planning  
officer, as there is insufficient information. (Proposed by Cllr Huxtable)

Ref: 23/00447/CAT

Proposal: Notification of intention to remove one Cherry tree within a Conservation Area  
Location: Haywards County Primary School, East Street, Crediton

It was **resolved** to recommend objection and to view the tree officer's report. (Proposed by Cllr  
Ross)

Ref: 23/00458/ADVERT

Proposal: Advertisement Consent for the display 1 illuminated fascia signs, 2 nonilluminated  
fascia signs, 2 projecting illuminated signs, 1 vinyl, 1 dibond and 3 frosting signs  
Location: Tesco Stores Ltd, 36 High Street, Crediton

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

Ref: 23/00475/CAT

Proposal: Notification of intention to reduce the height of 2 Beech trees by 6m and reduce lateral branches by 2-3m within the Conservation Area

Location: Three Corners, Pounds Hill, CREDITON

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

#### **159. Mid Devon District Council - Planning Decisions**

**Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:**

Ref: 22/02141/FULL

Proposal: Refurbishment of existing toilets to provide WC facility and additional WC cubicle and replacement of 2 high level windows

Location: Tearooms, CREDITON Railway Station, (upside) Station Approach, CREDITON

Ref: 22/02144/LBC

Proposal: Listed Building Consent for the refurbishment of existing toilets to provide WC facility and additional WC cubicle and replacement of 2 high level windows

Location: Tearooms, CREDITON Railway Station, (upside) Station Approach, CREDITON

Ref: 22/02214/FULL

Proposal: Change of use of banking hall to bar

Location: 133 High Street, CREDITON, Devon, EX17 3DT

Ref: 22/02215/LBC

Proposal: Listed Building Consent for conversion of banking hall to bar

Location: 133 High Street, CREDITON, Devon, EX17 3DT

Ref: 23/00123/CAT

Proposal: Notification of intention to reduce the height of 1 Holly tree by 2m; removal of 1 Willow tree and remove all regrowth of 10 Yew trees within the Conservation Area

Location: 2 Union Terrace, CREDITON, Devon, EX17 3DY

Ref: 22/02337/MFUL

Proposal: Variation of condition 2 of planning permission 20/01588/MFUL (Erection of storage building with first floor office (512sqm) following demolition of barn and erection of grain store (498sqm) and change of use of land to car and lorry park) to allow substitute plans relating to change to the overhead conveyor connection

Location: CREDITON Milling Co Ltd, Fordton Mill, CREDITON, Devon

Ref: 23/00096/CLP

The proposed development comprising the proposed erection of single storey rear extension and installation of rear dormer at 12 Deep Lane, CREDITON, Devon, EX17 2BX, is considered to be permitted development. The proposal accords with Schedule 2, Part 1, Class A and Schedule 2,

Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

To note the following application has been REFUSED  
This was **noted**.

Reference No: 22/02363/HOUSE

Proposal: Erection of garage with home office, retaining wall and creation of off road parking

Location: Evenleigh, Threshers, Crediton, Devon

To note the following application has been WITHDRAWN  
This was **Noted**

Ref: 21/01862/FULL

Proposal: Change of use from sui generis to the storage and distribution of dairy products (B8) and retention of cold dairy storage building

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

The Administrative Offer reported that MDDC have passed details to their Enforcement team who will consider whether to instigate any proceedings. The applicants have 6 months from February to vacate the premises including the unauthorised cold store unit.

**160. To note the Government [consultation](#) on Infrastructure Levy** (consultation link underlined)  
This was **noted**.

**161. Town Team Gazebos:**

- **To consider and approve taking on the responsibility of the gazebos**

It was **resolved** to take on responsibility in principle, but a firm decision would be made when more information is received. (Proposed by Cllr Harris)

- **To approve charging a hire fee/deposit for their use and to approve an amount**

The Administrative Officer informed members that a fee of £20 per gazebo had been suggested by the Town Clerk. Cllr Huxtable suggested a hire fee and a deposit should be charged, to cover the cost of any potential damage caused.

**162. To receive the report regarding removal of benches at Newcombes Meadow and to agree any further action.** Report was issued prior to the meeting.

Cllr Harris commented that the two benches by the library are well used and should be replaced. Cllr Huxtable commented that the report was not thorough enough, and it would be useful to have more information on the twenty-five benches quoted. (Proposed by Cllr Huxtable)

**163. To receive an update on the planned work at Crediton telephone exchange**

The Administrative Officer reported that this is currently out for tender on a percussion survey and any initial works are not likely to be started until May/June. She will give an update at the next meeting.

**164. To note the date of the next meeting – Tuesday 02 May 2023 at 19.00**

The date of the next meeting was noted. The meeting was closed at 19.34.

Signed.....  
(Chairman)

Date:.....