



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 01 November 2022 at 19.00 at Old Lanscore School, Greenway, Credition

Present: Cllrs E Brookes-Hocking, J Harris, N Letch, J Cairney

In Attendance: Emily Armitage, Administrative Officer
One member of the public was present

64. To receive and accept apologies. The meeting was opened at 19.00

It was **resolved** to receive and accept apologies from Cllrs Downes (personal), Huxtable and Ross (illness). (Proposed by Cllr Harris)

65. 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.

66. Public Question Time

A member of the public asked the following question:

- How can the new houses planned for Creedy Bridge use gas to heat and not be fitted with solar panels. I also do not see any cycle routes into Credition from the Creedy Bridge Site and why isn't the Creedy Bridge development under review when it is not yet been given full planning permission.
 - Cllr Brookes-Hocking advised the developer is only required to meet current building regulations and government guidelines for the quality of housing and how climate prepared it is. The government has not brought forward into legislation for better insulated and built homes and there is no requirement to exclude the use of fossil fuel energy or include solar panels. Developers will save money by leaving this to the purchaser. A letter was written to the local MP about the lack of appropriate legislation and a response was received, which can be provided on request.
 - The Town Council is advocating the best level route for cyclists, from Pedlers Pool into town and to improve connectivity into Old Tiverton Road. It is working with the Local Planning Authority to put pressure on the developers. The Town Council will be commenting on air quality and climate change in due course and looking at reserve matters including landscaping, scale, appearance and design/style, but not at vehicular access.

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

This was noted.

There were no changes to the order of business.

69. Chairman's and Clerk's Announcements

There were no announcements.

70. **Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 04 October 2022, as a correct record.** It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 04 October 2022 as a correct record.
(Proposed by Cllr Harris)

71. **Mid Devon District Council - Planning Applications** [MDDC Planning Public Access Portal](#)
Mid Devon District Council (MDDC), the determining Authority, has asked for comments from this Town Council on the following planning applications:

Reference: 22/00063/MARM

Proposal: Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future CREDITON Rugby Club and up to 1.1ha of land for future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval 17/00348/MOUT
Location: Land at NGR 284185 101165 (Creedy Bridge) CREDITON, Devon

It was agreed to object to the application for the following reasons:

- Connectivity is inadequate. South east corner has no footpath
- Improvement of Stone Wall lane will encourage more traffic
- No consideration to cyclists
- Red roof tiles and brickwork not in keeping with the local area
- Poorly designed windows and doors
- Not adequately insulated and lack of solar panels

Cllr Brookes-Hocking suspended standing orders to allow a member of public to speak

It was commented that a potential closure of part of Peddlers Pool lane would make the estate quieter for cyclists and pedestrians.

Standing orders were reinstated.

It was **resolved** to recommend councillors come together to collate their precise detailed comments at a meeting on 22 November. (Proposed by Cllr Brookes-Hocking)

Reference: 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, Mill Street

It was **resolved** to recommend objection to the change of use on the following grounds:

- Movement of vehicles at anti-social times is likely to cause disturbance to residents
 - Inappropriate location for a distribution business
 - No planting scheme for screening or biodiversity
 - Noise pollution
 - Lack of drainage
 - Lack of a site management plan and insufficient information about access
- (Proposed by Cllr Brookes-Hocking)

Reference: 22/01874/HOUSE

Proposal: Erection of single storey rear extension

Location: 12 Beech Park, CREDITON, Devon

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

Reference: 22/01850/HOUSE

Proposal: Extension to rear dormer window

Location: 30 Greenway, CREDITON, Devon

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

Reference: 22/01936/CAT

Proposal: Notification of intention to fell 1 Holly tree to stump within the Conservation Area

Location: Devon & Cornwall Constabulary Police Station, Churchill Drive

It was **resolved** to recommend no objection but requested that a replacement tree be planted.
(Proposed by Cllr Brookes-Hocking)

Reference: 22/01906/FULL

Proposal: Erection of additional perimeter fencing and 3 outdoor classrooms

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

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

Reference: 22/01902/FULL

Proposal: Change of use of offices and store to school (Use Class F1)

Location: The Outdoors Group Ltd, Western Lodge, Western Road

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

72. 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 decisions were noted:

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, Devon

Reference: 22/01669/FULL

Proposal: Retention of change of use of vehicle storage to self-storage container yard

Location: Mid Devon Storage, Commonmarsh Lane, Lords Meadow Industrial Estate, CREDITON

Reference: 22/01657/CAT

Proposal: Notification of intention to dismantle 1 Elm tree to ground level and reduce lower canopy edge on the South side of 1 Copper Beach by approximately 2m within the Conservation Area

Location: Triangle House, Pounds Hill, CREDITON Devon

Reference: 22/01588/CLP

Proposal: Certificate of lawfulness for a proposed loft conversion including erection of a rear dormer

Location: Cowslips, Alexandra Road, CREDITON

Reference: 22/01703/CAT

Proposal: Notification of intention to fell 1 Magnolia and 1 False Acacia within the Conservation Area

Location: Culver House, Exeter Road, CREDITON, Devon

Reference: 22/01000/HOUSE

Proposal: Erection of extension above garage, single storey extension to rear and installation of solar panels on the southern roof elevation

Location: Midtrees, Church Lane, CREDITON, Devon

73. To note Mid Devon District Councils consultation on the Air Quality Supplementary Planning Document (24 October to 16 December) and documents to be considered. Please see planning document with the papers for this meeting

Cllr Brookes-Hocking advised that councillors look at the documents before 6 December. Cllr N Letch commented that she found them to be incomprehensible and it would be useful to have MDDC explain them. Cllr Brookes-Hocking said she would look into this before the Full Council meeting on 22 November.

74. To receive an update on the Parish Boundary Review

The Administrative Officer could not provide an update.

75. To receive an update on the A377 CREDITON to Exeter cycle route (if any)

The consultants have not presented their report but the A377 Action Group is going to meet a Devon County Council Officer towards the end of November to establish the situation and why it has not been produced.

76. To note the date of the next CREDITON Cluster meeting and topics for discussion

The next meeting to be held on 10 November. Local parishes feel they have not had chance to comment on local developments. The Town Council has met with parish and district councils to look at broad strategic issues such as connectivity, infrastructure and resources needed that will affect the future.

77. To note the date of the next meeting – Tuesday 06 December at 19.00

The date of the next meeting was noted. The meeting was closed at 19.57.

Signed.....
(Chairman)

Date:.....