



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 03 January 2023 at 19.00 at Old Landscore School, Greenway, Credition

Present: Cllrs E Brookes-Hocking, S Huxtable, N Letch and D Ross

Apologies: Cllrs J Cairney, J Downes and J Harris

In Attendance: Rachel Avery, Town Clerk
One member of the public

92. To receive and accept apologies

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

93. Declarations of Interest

Item 8 (22/02309/HOUSE) – Cllr Brookes-Hocking declared a personal interest as the applicant is known to her.

94. Public Question Time

No members of the public wished to speak.

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

This was **noted**.

96. Order of Business

It was **resolved** to move item 11 to item 8. (Proposed by Cllr Brookes-Hocking).

97. Chairman's and Clerk's Announcements

There were no announcements.

98. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 06 December 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 06 December 2022 as a correct record. (Proposed by Cllr Huxtable)

99. To discuss the current Town Bus (607) timetable and to consider any actions, including lobbying for an amended service

The member of the public provided a brief overview of the paper provided to the committee, including the creation of a transport hub at the train station.

It was **noted** that there is a funding gap issue, with the town bus service under the radar given

its size. Any possible forthcoming S106 funds should be considered for use towards public transport. Page 29

Cllr Brookes Hocking advised that a new local transport plan is forthcoming, and County Cllr Frank Letch agreed to investigate further. It was **resolved** that DCC Transport would be invited to a Zoom meeting to discuss public transport requirements for Crediton. (Proposed by Cllr Brookes-Hocking).

100. 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:

Ref: 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

Cllr Brookes-Hocking suggested that comments could also refer to the Bellway Homes responses to questions submitted for the meeting that was held between Bellway and local councillors and residents on 05 December 2022. These responses had been circulated with the agenda to inform item 10.

It was **resolved** to make the following comments (Proposed by Cllr Brookes-Hocking):

- Best standards for future-proofing these new builds for heating efficiency levels should be provided by the developer. Bellway mentions following part L 2021 but the 2022 changes are available
- Clarification regarding Bellway's response to renewable energy: 'Our proposed specification for the development includes . . . PV to all dwellings for on plot renewable energy generation. It is not clear from the revised application how the PV energy will be provided – whether it is roof-mounted solar panels for connection to the house supply or simply a PV-generated mains supply for EVs. If the latter, roof-mounted PV panels would be better future proofing for the dwellings
- CTC notes the serious concerns raised by Sport England regarding safety requirements and the omission of plans for Rugby Club, requirement to ensure that the Rugby Club is viable. While it is not the responsibility of Bellway to provide the rugby pitches, should it prove not possible or not viable to develop the northern part of the site for rugby pitches, then there is a risk of a playing field being lost and no viable replacement being provided. There should be some certainty about the viability of the entire rugby pitch/clubhouse development before the housing development proceeds
- There has been insufficient time to consider the revised application in full detail. A request to speak at the MDDC Planning Meeting will be made, urging development to be as high standard as possible relating to design and energy efficiency given prominence of site, also pointing out those aspects of the Crediton Design Guide have not been followed in the revised application.

It was also **resolved** that the Town Clerk would contact DCC regarding pedestrian access on south east side for the possible school building. (Proposed by Cllr Brookes-Hocking).

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

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

Councillor Brookes-Hocking reminded the committee of the problems faced by Fordton residents caused by more and larger industrial vehicles using the narrow road. At its narrowest point, cars parked on the pavement make it inaccessible to people using wheelchairs, pushchairs and prams, or otherwise needing the full width of the pavement.

Ref: 22/02307/HOUSE

Proposal: Erection of single storey extension

Location: 15 Glen Creedy Court, Crediton, Devon

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

Ref: 22/02309/HOUSE

Proposal: Erection of single storey extension and raising of roof to provide first floor accommodation

Location: 15 Lame John's Field, Crediton, Devon

It was **resolved** to recommend objection on the basis that the application is not in keeping with surrounding properties, the height of the roof is excessive for the location and may affect privacy for neighbouring properties. (Proposed by Cllr N Letch).

Ref: 22/02294/HOUSE

Proposal: Creation of vehicle access and parking space, construction of replacement retaining wall and steps

Location: 5 Wynfrith Mews, Landscore, Crediton

It was **resolved** to recommend no objection, subject to any removed planting being replaced and the surface for the new parking space being a porous material. (Proposed by Cllr Brookes-Hocking).

Ref: 22/02214/FULL

Proposal: Change of use of banking hall to bar

Location: 133 High Street, Crediton, Devon

It was **resolved** to recommend no objection, subject to the provision of ramped access as approved in previous planning applications 16/00828/FULL and 16/00829/LBC in order to

create full access for people with mobility difficulties or access requirements (Proposed by Cllr Ross).

Ref: 22/02215/LBC

Proposal: Listed building consent for conversion of banking hall to bar

Location: 133 High Street, Crediton, Devon

It was **resolved** to recommend no objection, subject to the provision of ramped access in order to create full access for people with mobility difficulties or access requirements as approved in planning applications 16/00828/FULL and 16/00829/LBC. (Proposed by Cllr Ross).

Ref: 22/02141/FULL

Proposal: Refurbishment of existing toilets to provide WC facility and additional WC cubicle including wash hand basins

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

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

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

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

Ref: 21/02115/FULL

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

Location: Newcombes Surgery, Clifford Gardens, Crediton

It was **resolved** to make the following comments (Proposed by Cllr Brookes-Hocking):

- concerns around boundary treatment and the Police's recommendation to incorporate a high fence
- The design of the building should reflect the current residential location and a hedge may be more suitable
- There is no provision for amenity space and no planting scheme.

Ref: 21/00445/MARM

Proposal: Reserved Matters for the erection of 26 dwellings with associated access, parking, open space, landscaping and supporting infrastructure, following Outline approval 17/01090/MOUT

Location: Land and Buildings at NGR 281938 100425 (Adjacent Brookdale, Threshers)

It was **resolved** to make the following comment (Proposed by Cllr Brookes-Hocking):

- The provision of pedestrian access on the east side of the site has not been considered. It would be possible to provide a footpath running north/south alongside the planned houses inside the development. The failure to provide this access does not support active travel within Crediton and a footpath should be included to encourage walking to destinations.

Ref: 22/01959/LBC

Proposal: Listed Building Consent for conversion of storage building to residential annexe and workshop

Location: 52 High Street, CREDITON, Devon

It was **resolved** to recommend refusal due to lack of parking provision if the building is not used ancillary to the main house now or in the future. (Proposed by Cllr Huxtable).

Ref: 22/01957/HOUSE

Proposal: Conversion of storage building to residential annexe and workshop

Location: 52 High Street, CREDITON, Devon

It was **resolved** to recommend refusal due to lack of parking provision if the building is not used ancillary to the main house now or in the future. (Proposed by Cllr Huxtable).

Ref: 22/02366/CAT

Proposal: Notification of intention to reduce the height of 1 Cherry tree (A) by 2m and 1 Plum tree (B) by 3m and fell 1 Ash tree (C) in a Conservation Area

Location: Strathyre, Pounds Hill, CREDITON

It was **resolved** to recommend no objection, subject to an appropriate tree being planted in place of the removed ash tree. (Proposed by Cllr Huxtable).

101. 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 N Letch):

Ref: 22/01906/FULL

Proposal: Erection of additional perimeter fencing and 3 outdoor classrooms

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

Ref: 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, CREDITON

Ref: 22/02230/NMA

Proposal: Non-Material Amendment for 22/01665/FULL to allow lockable section of carport with subdivision and addition of roller shutter door

Location: Fair Havens, Mill Street, CREDITON

Ref: 21/00412/FULL

Proposal: Conversion of part first and second floor to two residential flats

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

Ref: 21/00413/LBC

Proposal: Listed Building Consent for conversion of part first and second floor to two residential flats

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

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Ref: 22/02244/CAT

Proposal: Notification of intention to fell 3 Cherry trees (T4,6,7), crown reduce by 2m - 2.5m 1 Cherry tree (T1), reduce defective branch by 2m of 1 Acer (T2) and (T3), Pollard/remove defective branch to T5 tree in a Conservation Area

Location: Haywards County Primary School, East Street, Crediton, Devon

Ref: 22/02218/CAT

Proposal: Notification of intention to dismantle and fell 1 Beech tree to near ground level within a Conservation Area

Location: Triangle House, Pounds Hill, Crediton, Devon

It was **resolved** to note that Mid Devon District Council, the determining Authority, has **refused** the following applications (Proposed by Cllr N Letch):

Ref: 22/02044/HOUSE

Proposal: Erection of single storey rear extension following demolition of existing conservatory and installation of front and rear dormers to create bedroom

Location: 12 Deep Lane, Crediton, Devon, EX17 2BX

Ref: 22/02211/NMA

Proposal: Non Material Amendment for 18/01383/FULL to amend position of visitor parking spaces

Location: R & M Peters & Co, Hawkins Way, Lords Meadow Industrial Estate

Ref: 22/02233/CAT

Proposal: Notification of intention to reduce the crown of 2 Beech trees by approximately 12m and reduce lateral limbs by 4m within the Conservation Area

Location: Three Corners, Pounds Hill, Crediton, Devon

102. To discuss the comments from Bellway Homes regarding the Pedlers Pool development

It was noted that this document had been considered as part of planning application 22/00063/MARM.

103. To note the forthcoming Crediton Infrastructure meeting with MDCC

It was noted that a meeting regarding Crediton and District Infrastructure will take place on Wednesday 11 January 2023. The agenda will be circulated for information.

104. To note the date of the next meeting – Tuesday 07 February 2023 at 19.00

The date of the next meeting was **noted**. The meeting closed at 20.41.

Signed.....
(Chairman)

Date:.....