



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 08 March 2022 at 19.00 at Old Landscore School, Greenway, Credition

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

Apologies: Cllrs Huxtable (illness), Martin (personal) Harris (holiday)

In Attendance: Emily Armitage, Administrative Officer
6 members of the public
Frank Letch, Devon County Councillor

103. To receive and accept apologies

The meeting was opened at 19.03 It was **resolved** to receive and accept apologies from Cllrs Huxtable, Martin and Harris (Proposed by Cllr Brookes-Hocking).

The Administrative Officer advised Cllr Huxtable's apologies were missed off the meeting held on 1 February.

104. Declarations of Interest

Cllr Downes and Cairney declared that as members 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 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.

Cllr Brookes-Hocking declared a personal interest in planning application 22/00100/FULL (agenda item 8).

105. Public Question Time

Cllr Brookes-Hocking invited members of the public to speak at agenda item 8.

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

This was noted.

107. Order of Business

There were no changes to the order of business.

108. Chairman's and Clerk's Announcements

There were no announcements.

109. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 01 February 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 01 February 2022 as a correct record (Proposed by Cllr Cairney).

110. 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: 22/00203/HOUSE

Proposal: Erection of single storey rear extension and change of window to door on rear elevation of garage

Location: 13 Glen Creedy Court, CREDITON, Devon

Applicant: Mr R Rowntree

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

Reference: 22/00219/MOUT

Proposal: Removal of condition 9 of planning approval 09/00244/MOUT relating to combined heat and power unit

Location: Tesco Stores Limited, Joseph Locke Way, CREDITON

Applicant: Tesco Stores Ltd

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

Reference: 22/00184/LBC

Proposal: Listed Building Consent for removal of cement render from rear and east gable wall, repair cob and render with lime mortar, replace exposed lintels if required, replace/recondition leadwork, replace/recondition guttering and soil pipes and repaint fascia and bargeboards

Location: 4 Manor House, Parliament Street, CREDITON

Applicant: Mr J Hawksley

It was **resolved** to recommend approval (Proposed by Cllr Brookes-Hocking).

Reference: 22/00231/FULL

Proposal: Erection of a gabion basket retaining wall

Location: Moore Court, High Street, CREDITON

Applicant: Mr D Philips

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

Reference: 22/00142/FULL

Proposal: Erection of 5 dwellings following removal of garages

Location: Garages and Forecourt, Kiddicott, CREDITON

Applicant: Mr S Maynard

Standing orders were suspended to allow a member of the public to speak

Members of the public made the following comments:

- Development will have a significant impact on residents
- Road is narrow with limited parking
- Extra traffic causes safety concerns
- Poor access visibility
- Houses proposed are small with very limited outside space
- Inaccurate measurements on the plans
- Concerns for ambulance access
- Planning application hidden from members of the public

It was **resolved** to recommend objection on the grounds of 'inadequate access to the site, over development of the site, lack of outside space with inadequate amenities, and no consideration to bio-diversity'. It was agreed for Cllr F Letch to call the application in if the Planning Officer recommends approval (Proposed by Cllr Brookes-Hocking).

Reference: 22/00100/FULL

Proposal: Erection of 4 dwellings and construction of new vehicular access

Location: Land at NGR 283829 99476 West of Four Mills Lane, Crediton

Applicant: Press Properties Ltd

Members of the public made the following comments:

- Agricultural vehicles, lorries and coaches using the road regularly
- Road is narrow, residents forced to park on footpath and at train station
- Concerns about level crossing becoming blocked
- Lack of detail and missing information on the plans
- Concerns about flood risk and the blocked leat
- Removal of trees and loss of green space will affect biodiversity
- Network Rail and Southwest Water concerned about proximity to their property

Standing orders were reinstated

It was **resolved** to recommend objection on the grounds of 'unsuitable design given the proximity to the conservation area, listed signal box and victorian terraced houses, proximity of the exit of the site to the level crossing, loss of green space and over development of the site'. It was agreed for Cllr Downes to call the application in if the Planning Officer recommends approval (Proposed by Cllr Downes).

Reference: 22/00103/HOUSE

Proposal: Erection of two-storey extension and enlargement of existing rear dormer window

Location: 1 Wynfrith Mews, Landscore, Crediton

Applicant: Mr C Law

It was **resolved** to recommend objection on the grounds of 'over development of the site and loss of privacy of the adjoining property' (Proposed by Cllr Brookes-Hocking).

Reference: 22/00241/LBC

Proposal: Listed Building Consent for replacement lintol; replacement of roof; replacement of timber boarding with render finish and increase in height of wall

Location: St Breock, 1 Union Terrace, Crediton

Applicant: Mr N Kotarski & Mrs L Kotarska

It was **resolved** to recommend approval (Proposed by Cllr Downes).

Reference: 22/00301/LBC

Proposal: Listed Building Consent for installation of 10 replacement windows

Location: 34A High Street, Crediton, Devon

Applicant: Miss R Clifford

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

Reference: 21/00412/FULL

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

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

Applicant: Mr A Williams

It was **resolved** to recommend objection on the grounds of 'loss of the internal listed building features, including original panel doors and fireplaces, unsympathetic conversion, lack of amenity space and no consideration to bio-diversity' (Proposed by Cllr Brookes-Hocking).

Reference: 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

Applicant: Mr A Williams

It was **resolved** to recommend objection on the grounds of 'loss of the internal listed building features, including original panel doors and fireplaces, unsympathetic conversion, lack of amenity space and no consideration to bio-diversity' (Proposed by Cllr Brookes-Hocking).

Reference: 22/00067/MFUL

Proposal: Conversion of farmhouse and buildings to 18 dwellings and erection of 4 commercial buildings (Use Classes B8, E, Sui Generis)

Location: Wellparks, Exeter Road, Crediton

Applicant: Mr S Popham

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

Reference: 22/00068/LBC

Proposal: Listed Building Consent for conversion of farmhouse and buildings to 18 dwellings

Location: Wellparks, Exeter Road, Crediton

Applicant: Mr S Popham

It was **resolved** to recommend no objection provided the history of the building is respected and the conservation officer has no issues (Proposed by Cllr Brookes-Hocking).

Reference: 22/00345/HOUSE

Proposal: Erection of garage extension

Location: 2A Okefield Road, Crediton, Devon

Applicant: Mr A Sharpe

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

Reference: 22/00368/FULL

Proposal: Erection of single storey modular building to provide pharmacy with pergola canopy and hard landscaping works.

Location: Redlands Primary Care, Joseph Locke Way, Crediton

Applicant: Simon Whewell

It was **resolved** to recommend approval (Proposed by Cllr Cairney).

Reference: 22/00276/HOUSE

Proposal: Erection of front porch

Location: 2 Saxon Close, Crediton, Devon

Applicant: Mrs H Gregg

It was **resolved** to recommend objection as it was considered inappropriate to the streetscene and would set a precedent for neighbouring properties (Proposed by Cllr Brookes-Hocking)

The following applications were noted as being WITHDRAWN:

Reference: 21/02566/LBC

Proposal: Listed Building Consent for the replacement of external ATM with a like for like machine and installation of pit, step and dummy wall to ATM service area

Location: Lloyds Bank Chambers, 30 High Street, Crediton

Applicant: Lloyds

Reference: 21/02178/FULL

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

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

Applicant: Mr R Kendall

111. 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: 21/02019/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

Reference: 22/00009/TPO

Proposal: Application to reduce the height of 15 Hornbeam trees by 3-4m and removal of 1 Hornbeam tree protected by Tree Preservation Order 97/00007/TPO

Location: Southfield, Southfield Drive, CREDITON, Devon

Applicant: Ms Ruth Skinner

112. To consider the need to commission traffic surveys in relation to the issue with HGV's at Belle Parade and Church Street

Councillors were interested in the cost of a traffic survey and how easily this could be monitored. It was suggested that Cllr F Letch arrange a site meeting with Devon County Council (DCC).

113. To consider a request for double yellow lines to replace the white line on Church Street (this item has been requested by Cllr F Letch)

Cllr F Letch advised members that he had received a complaint from a local funeral director company about vehicles incorrectly parked and causing difficulties for the hearse. It was agreed for the Town Council to compose a letter to DCC requesting double yellow lines, and Cllr F Letch would ensure it went to the Highway and Traffic Orders Committee (HATOC) agenda for June.

114. To receive an update on Mid Devon District Council Community Led Housing

Cllr Brookes-Hocking advised that she had met with Devon Communities Together to discuss the Housing Needs Survey for CREDITON. She will update members in due course.

115. To discuss the Plan Mid Devon consultation and agree any actions

Cllr Brookes-Hocking advised comments could be put in until 28 March and suggested the Neighbourhood Plan group could put in a response as a steering group.

116. To discuss the CREDITON Masterplan and agree any actions

Cllr Brookes-Hocking advised that she had not received a response from The Director of Place for Mid Devon District Council but she would contact his staff for a timeframe.

117. To consider another Wayleave request from Jurassic Fibre to carry out further works at Peoples Park further information had been issued with the agenda

It was agreed to delegate the decision to Cllr N Letch and for the Administrative Officer to liaise with her to go through the documentation, as it had not been received by Councillors due to an Administrative error.

118. To note a letter received from Devonshire Homes regarding Tarka View development additional information had been issued with the agenda

The letter was noted.

119. To note the date of the next meeting – Tuesday 05 April 2022 at 19.00

The date of the next meeting was noted. The meeting was closed at 20.19

Signed.....
(Chairman)

Date:.....