



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 11 January 2022 at 19.00 at Old Landscore School, Greenway, Credition

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

Apologies: Cllrs Huxtable (illness) Martin (work committments)

In Attendance: Emily Armitage, Administrative Officer
2 members of the public

66. To receive and accept apologies

The meeting was opened at 19.03

It was **resolved** to receive and accept apologies from Cllrs Huxtable and Martin. (Proposed by Cllr Harris)

67. Declarations of Interest

Cllr Downes and 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 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.

68. Public Question Time

The following comments were made by members of the public:

- Could the Town Council assure members of the public that future live streamed meetings would be audible.
Cllr Brookes-Hocking commented that every effort was being made with the technology available to stream the meetings in order that they can be audible. She advised that the Town Council have no legal requirement to stream meetings and that members of the public can attend in person if they wish to.
- Could Full Council supporting papers be included on the Credition Town Council website.
The Administrative Officer advised that she would look into this.
- Could positive comments made by a member of the public at the meeting held on 07 December 2021 in relation to application 21/02115/FULL be recorded on the minutes.
Cllr Brookes-Hocking advised that the amendment had been made.

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

This was noted.

70. Order of Business

There were no changes to the order of business.

71. Chairman's and Clerk's Announcements

There were no announcements.

72. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 07 December 2021, as a correct record

It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 07 December 2021 as a correct record. (Proposed by Cllr Harris)

73. 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: 21/00222/MFUL

Proposal: Erection of a retail foodstore with associated parking, access, servicing and landscaping

Location: Playing Field at NGR 284091 100385 Commercial Road Lords Meadow Industrial Estate CREDITON

Applicant: Ms R Brady-Hooper, Lidl Great Britain Ltd

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

A member of the public commented that the majority of the comments in relation to this application had been positive but that a zebra crossing is needed at the site should the development be agreed. Cllr Brookes-Hocking advised that this had been included in the plans.

Standing orders were reinstated.

It was **resolved** to recommend an extension be requested due to new documents being submitted, relating to the application and the planning portal not being accessible before the meeting. (Proposed by Cllr Brookes-Hocking)

Reference: 21/02406/CAT

Proposal: Notification of intention to reduce the height of 1 Eucalyptus tree by 6m, 1 Maple tree by 2m and 1 Magnolia tree by 4m within the Conservation Area

Location: Garth, Searle Street, CREDITON

Applicant: Mrs Jill Stewart

It was **resolved** to recommend the Town Council give the response 'do no harm' and include 'works should only be undertaken if the tree officer can give a reason for the work to take place'. (Proposed by Cllr Downes)

Reference: 21/01949/HOUSE (revised drawings)

Proposal: Erection of an extension with basement, part demolish existing garage to create storage shed and erection of a double garage with roof access and covered entrance over existing steps and walkway

Location: 7 Alexandra Way, CREDITON, Devon, EX17 2EA

Applicant: Mr K Hopkins

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

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

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

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

Applicant: Ms Ruth Skinner

It was **resolved** to recommend an extension be requested. (Proposed by Cllr Brookes-Hocking)

74. 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: 21/01916/HOUSE

Proposal: Erection of single storey rear extension and insertion of dormer in roof to provide additional bedroom

Location: 34 Greenway, CREDITON, Devon, EX17 3LP

Applicant: Mrs S Pym

Reference: 21/02099/HOUSE

Proposal: Erection of a two storey extension

Location: 3 Fairfield Road, CREDITON, Devon, EX17 2EQ

Applicant: Mr & Mrs Pike

Reference: 21/01952/FULL

Proposal: Erection of extension

Location: Unit 2 Marsh Road, Lords Meadow Industrial Estate, CREDITON

Applicant: Bosacki

Reference: 21/00495/TPO

Proposal: Application to reduce the crown of 1 Yew tree by up to 1m protected by Tree Preservation Order 88/00002/TPO

Location: The Mews, Deep Lane, CREDITON, Devon

Reference: 21/01582/LBC

Proposal: Listed Building Consent for internal and external alterations to include replacement of asbestos roof sheets with Spanish natural slate and installation of Conservation Velux

Location: 34A High Street, Crediton, Devon, EX17 3JP

Applicant: Miss Robyn Clifford

75. To receive an update on the planned completion of all footpaths at Tarka View

The Administrative Officer advised that she had received the following update from Devonshire Homes:

- Work on the Southwest path opposite the garage is continuing and is due to be completed next month
- The completion of the Southeast path is dependant on receiving a licence from Devon County Council (DCC) Highways to install a barrier to the A377 which could take up to one month to receive. The barrier in question will sit directly behind the road kerb edge stopping prams, bikes etc accessing straight onto the road for safety reasons.

With regards to the other footpaths, Devonshire Homes have not given any further update since 19 October, which was:

- Downeshead Lane in the North West corner is commencing construction next week and is expected to be complete in February 2022.
- The North East path connecting the site to the link road bridge will not be complete until October 2022

Cllr Brookes-Hocking commented that without the completion of infrastructure, the town faces a sustainable transport issue which is detrimental. Cllr Downes advised that the Administrative Officer write to Devonshire Homes again to note the Town Council's dissatisfaction with the slow pace.

Supporting documentation had been issued with the agenda.

76. To note a recent increase about complaints of anti-social behaviour

The Administrative Officer advised that the police and Town Council have received numerous complaints from the same resident about anti-social behaviour at Newcombes Meadow. Also a resident next to Market Street carpark had reported that youths had been in the public toilets at 4.00 am and that MDDC are not locking these toilets at night. It was agreed to ask Cllr F Letch to contact MDDC to establish the situation. Cllr Brookes-Hocking reiterated the importance of the public reporting incidents to the police.

77. To receive a report on working with Mid Devon District Council on Community Led Housing

Cllr Brookes-Hocking advised an assessment may be necessary and she will report back on the next stage at the February meeting.

78. To approve an examiner for the Neighbourhood Plan

It was **resolved** to delegate responsibility to the Town Clerk to select a suitable examiner. Supporting documentation had been issued with the agenda

79. To receive an update on Old Landscore School

The Administrative Officer reported that the Town Clerk had received the completion statement of the Community Asset Transfer and that the creation of a new task and finish group would be discussed at the next Full Council meeting, to give the new councillors opportunity to be involved.

80. To receive an update on Church Street signage/access by HGVs/implications of reversal of one way.

The Administrative Officer reported that the Town Clerk had not had much communication from DCC but that financial responsibility would likely fall to the Town Council to get any work done. Councillor Cairney suggested Devon County Councillor Frank Letch could arrange for the Highways and Traffic Orders Committee (HATOC) to put this onto an agenda.

81. To discuss Station Park and Ride car park and the issue of permanently parked vehicles and agree a course of action

Cllr Brookes-Hocking expressed her concern for the residents of Fordton who are facing difficulties with parking. There are currently people potentially living in their vehicles which is clogging up the space with an increase in rubbish accumulating at the site. It is essential to keep the car park available for passengers using the trains, but also giving Fordton residents free parking near their homes. It was **resolved** to ask Cllr F Letch representing DCC to arrange a meeting with the relevant members of the authorities and Fordton residents. (Proposed by Cllr Brookes-Hocking)

82. To note the date of the next meeting – Tuesday 01 February 2022 at 19.00

The date of the next meeting was **noted**. The meeting was closed at 20.05.

Signed.....
(Chairman)

Date:.....