



**Minutes of Credition Town Council's Planning and Town Strategy Committee held on  
Tuesday 06 June 2023 at 19.00, at Old Landscore School, Greenway, Credition**

**Present:** Cllrs E Brookes-Hocking, J Harris, G Cochran, J Cairney, N Letch, S Huxtable and P Perriman

**Apologies:** Cllr Fawssett – personal

**In Attendance:** Emily Armitage – Administrative Officer  
One member of public

**1. Election of Chair for 2023-2024:**

- **To seek nominations and elect the Chair for the ensuing year**

The meeting was opened at 19.00.

It was **resolved** to elect Cllr Brookes-Hocking as Chair. (Proposed by Cllr Harris)

**2. Election of Deputy Chair for 2023-2024:**

- **To elect the Deputy Chair for the ensuing year**

It was **resolved** to elect Cllr Cochran as Deputy Chair. (Proposed by Cllr Cochran)

**3. Public Question Time:**

- **To receive questions from members of the public relevant to the work of the council**

*Will you consider whether you will now decide and/or recommend:*

*A) committing resources to the ongoing daily maintenance and provision of hospitality on the Town Square, and to agree that this would be part of the job description of your incoming Projects & Events Officer?*

Cllr Brookes-Hocking responded:

- The town square is owned by MDDC, Credition Town Council has no resources available for maintaining it. It is unclear if MDDC currently do any maintenance work on the town square, the town council will make contact to enquire. We will need to wait until there is a response to this. The town square is not a project, it is an asset and would not be included in the Projects & Events Officer's job description.

*B) recognising the benefits to residents, visitors and local economy of keeping our High Street and other prominent areas of the town clean and well-swept, and take action to ensure this happens; and, following its success as a community event, institute the High Street Sweep event as an annual deep-clean community Town Council-led initiative?*

- Street cleaning is the responsibility of MDDC, and the level of their cleansing has decreased. Any voluntary effort from groups and individuals would be

very welcome. The town council do not have capacity to take it on as an annual project.

*C) to recommend that Full Council allocates the sum of £3000 to engage a consultant architect/project consultant to compile a first brief and draw up conceptual drawings for a Newcombes Meadow of sufficient merit to present to the planning authority and to use for community consultation?*

- Newcombes Meadow is the property of MDDC, although planning applications can be made on another person's property, it would potentially be a waste of money and resources if unlikely to be accepted. MDDC are not interested in the plans. The town council is due to hear Cllr Fawssett's proposal at the Full Council meeting in July.

#### **4. Apologies:**

- **To receive and accept Town Councillor apologies**

It was **resolved** to accept the apologies of Cllr Fawssett. (Proposed by Cllr Huxtable)

#### **5. Declarations of Interest and Requests for Dispensations:**

- **To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda**

Cllrs Cairney, Cochran and N Letch 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.

##### **To consider any dispensation requests**

None.

#### **6. Order of Business:**

- **At the discretion of the Chair, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public**

There was no requirement to change the order of business.

#### **7. Chair's and Clerk's Announcements:**

- **To receive any announcements which the Chair and Town Clerk may wish to make**

The Administrative Officer advised she had received the following update regarding application: 21/00094/URBAN - Westcountry Distribution Ltd.

- Tenant operating milk deliveries scheduled to vacate premises by end of August.
- Cold storage unit should also be removed simultaneously, but this will be monitored by MDDC.
- No enforcement action to be taken as any notice would have to give a reasonable compliance period, which could potentially generate a right to appeal and prolong matters.

She advised that emails had been sent to members regarding two applications going to MDDC planning committee on 14 June - 23/00326/FULL (Crediton United AFC) and 22/00067/MFUL (Wellparks).

**8. Climate Emergency Commitment:**

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

This was **noted**.

**9. Planning & Town Strategy Committee Minutes**

- **To approve and sign the minutes of the Planning & Town Strategy Committee meeting held on 02 May 2023, as a correct record.**

It was **resolved** to approve the minutes. (Proposed by Cllr Harris)

**10. Section 106 funds:**

- **To receive a presentation from the Town Clerk regarding S106 funds and to discuss and agree any actions arising**  
Presentation attached to these minutes as Appendix One.
- It was noted that a new toilet facility would potentially be close to residential property and that a consultation would be needed regarding security and lighting.
- A full analysis has been requested to MDDC on benches in Newcombes Meadow
- It was noted that the inclusion of one new basket swing was not providing sufficient equipment for older children using the park. The Town Clerk commented that equipment was limited due to cost and space.
- Expiry dates for Section 106 is available on MDDC website.

*Standing Orders were suspended to allow a member of public to speak.*

- A member of public commented that public toilets should be available for users of the library and town square not just Newcombes Meadow.
- The town clerk advised there are toilets on Market Street for users of the town square.

*Standing Orders were reinstated.*

- It was noted that a new toilet block could provide a facility for a water fountain should it be a viable option.

Cllr Cairney wished to thank the town clerk for her work on the presentation.

**11. Mid Devon District Council - Planning Applications [MDDC Planning Public Access Portal](#)**

- **To make comments to Mid Devon District Council, the determining Authority, on the following planning applications:**

Ref: 23/00647/FULL

Proposal: Erection of extension to industrial building and associated works amenity block following demolition of former offices

Location: S W Galvanizers Ltd, Marsh End, Lords Meadow Industrial Estate

It was **resolved** to recommend no objection; however, Cllr Brookes-Hocking advised the removal of the tree is to facilitate industrial development and so will affect green corridors, biodiversity and wildlife. A replacement tree should be planted at another site to compensate for the loss. (Proposed by Cllr Brookes-Hocking)

## 12. Mid Devon District Council - Planning Decisions

- **To note that Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:**

Reference No: 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, Crediton, Devon

Reference No: 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, Devon

Reference No: 23/00458/ADVERT

Proposal: Advertisement Consent for the display 1 illuminated fascia signs, 2 non-illuminated fascia signs, 2 projecting illuminated signs, 1 vinyl, 1 dibond and 3 frosting signs

Location: Tesco Stores Ltd, 36 High Street, Crediton, Devon

Reference No: 23/00501/HOUSE

Proposal: Installation of 6 solar PV panels on garage roof

Location: Fircroft, George Hill, Crediton, Devon

To note the following application has been WITHDRAWN: **Noted.**

Ref: 23/00599/LBC

Proposal: Listed Building Consent for removal of part of ground floor external wall, erection of single storey extension to form new kitchen and utility, alterations to master bedroom to form new shower room and new floor alteration to ensure structural stability

Location: 9 Park Street, Crediton, Devon

### **13. Highways and Traffic Order Committee:**

- **To consider the Mid Devon HATOC TRO proposal ENV6033 [DPS:NL:DEV001/336:D]**

Cllr Harris commented that DCC need to supply a better plan for clarity.

- Church Street, Crediton – approve.
- St Martins Lane, Crediton – approve, however, Cllr Brookes-Hocking advised the removal of car parking space will increase traffic speed.
- Churchill Drive, Crediton – approve.

Administrative Officer to send comments to HATOC.

### **14. Crediton Masterplan:**

- **To receive an update on the Crediton Masterplan following a meeting held on 25 May**

Cllr Brookes-Hocking and the Town Clerk attended along with stakeholders and some high street traders. No members of MDDC were present.

- A disappointing lack of progression and clarity surrounding its purpose.
- MDDC treating Crediton like other towns and not focusing on specific needs.
- There is no funding attached to the Masterplan, so what will it achieve.
- Facilities need improving that are not owned by the town council.
- Town clerk will feedback concern to MDDC and request another meeting.

Cllr Brookes-Hocking suggested members relook at the plan and how the town council could collaborate with local authorities. It was noted that ownership of facilities will need negotiation after Section 106 money is spent. A discussion around infrastructure and air quality issues would be more useful and for MDDC to talk to the town council directly. Cllr Brookes-Hocking advised the Masterplan is available in the 'Members Area' on Sharepoint.

### **15. Lords Meadow Skatepark:**

- **To receive an update on the skatepark at Lords Meadow and agree any action**

No update.

### **16. Traffic concerns at Jockey Hill:**

- **To receive an update regarding traffic concerns at Jockey Hill and to agree any action**

The Administrative Officer reported that DCC would be assessing the location, after safety concerns were raised by residents and anticipated completion of the assessment by 14 June. Administrative Officer to chase after this date.

**17. Newcombes Meadow:**

- **To receive an update on the removal of benches at Newcombes Meadow and to agree any further action.**  
Town Clerk to give an update at a future meeting.
- **To note that MDDC will obtain a quote for a cantilever basket swing to be sited outside the play area for use by older young people using S106 funds**  
**Get more detail.**  
This was **Noted**.

**18. To note the date of the next meeting – Tuesday 04 July 2023 at 19.00**

The date of the next meeting was **noted**. The meeting closed at 20.23.

Signed .....

Dated.....





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# S106 Funding - Newcombes Meadow

APPENDIX ONE

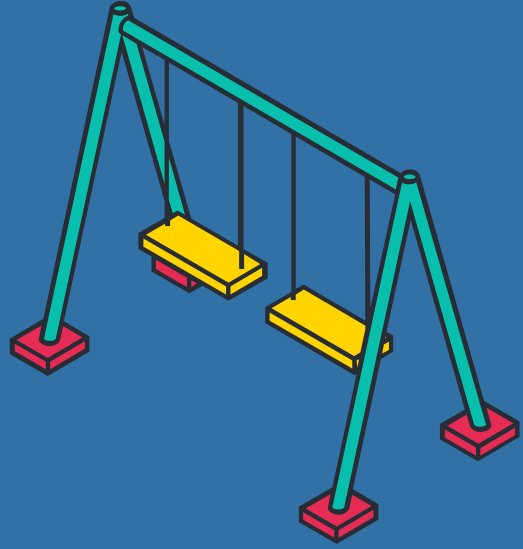


Rachel Avery - Town Clerk





# S106 process and allocations



Developments of up to 49 dwellings consisting of 11 or more dwellings within Tiverton , Cullompton and Crediton , 6 or more dwellings elsewhere , and will provide for Public Open Space through offsite financial contributions towards the following:

- play space
- amenity/natural green space
- allotments
- parks, sport and recreation grounds
- teenage facilities



Contributions must be allocated to a project at the application stage following the agreed Governance procedure which includes up to 28 days consultation with Town and Parish Councils and District Councillors



The contribution can only be allocated to a project which meets the CIL tests (Regulation 122):

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development



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The creation, provision or expansion of new public open space such as parks, village greens, public gardens, community orchards, recreation grounds and play areas

Improvement of existing recreational facilities including the upgrading of play equipment, changing rooms, new fencing and gates, improved drainage, resurfacing of tennis courts

Installation of new play equipment or the replacement of existing play equipment including safety surfacing for play areas

New sports pitches (grass and artificial) and associated paraphernalia including lighting, changing rooms, access, goal posts, nets

New allotments and associated paraphernalia such as sheds, water supply, lighting, gates and fences

# What will S106 fund?

Street sports areas such as multi-use games areas, skate parks, scooter areas, BMX tracks, pump tracks

Provision of or replacement of open space furniture such as benches (including picnic benches) and bins

Landscaping improvements both hard (surfacing) and soft (planting)

Trim trails, outdoor gyms and obstacle courses



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Other community projects which are not specific to the provision or creation of public open space specifically for play, sports and recreation

Improvements to village halls and any associated facilities

Provision of noticeboards

Repairs of any description

Improvements to churches or graveyards and any associated facilities

# What will S106 not fund?

Equipment required to carry out maintenance of public open space

Works to any facilities which are not open and available to members of the public to use free of charge at all times

Refurbishment or maintenance of any equipment or facilities

Any form of grounds maintenance, such as grass cutting, weeding, bin emptying

Works to redundant phone boxes



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# What S106 means for CTC

CREDITON		£ 408,199.40	£ 64,632.64	£ 343,566.76
General Fund Crediton (Pre 2015)	00/00010/PROJEC	£ 50,508.60	£ 50,508.60	£ -
Creation of new toddler play facilities at Barnfield Play Area	20/00063/PROJEC	£ 6,483.78	£ 6,483.78	£ -
Towards landscaping improvements at Beacon Park	20/00064/PROJEC	£ 3,683.30	£ -	£ 3,683.30
Provision of outdoor gym equipment at Newcombes Meadow Park	20/00065/PROJEC	£ 13,886.00	£ -	£ 13,886.00
Provision of play and associated facilities at Newcombes Meadow Park	20/00066/PROJEC	£ 235,993.61	£ 4,800.00	£ 231,193.61
Provision of park furniture for St Lawrence Green	20/00067/PROJEC	£ 4,844.00	£ -	£ 4,844.00
Access improvements at Tuckers Meadow Play Area	20/00068/PROJEC	£ 4,781.00	£ -	£ 4,781.00
Installation of an all-weather cover over Lords Meadow Skate Park	20/00069/PROJEC	£ 2,692.00	£ -	£ 2,692.00
Provision of new play equipment at the Queen Elizabeth Drive Play Area	20/00071/PROJEC	£ 3,050.00	£ -	£ 3,050.00
Refurbishment of Barnfield Play Area	20/02056/PROJEC	£ 15,131.73	£ 2,840.26	£ 12,291.47
Refurbishment of the play area at Lords Meadow	20/02057/PROJEC	£ 67,145.38	£ -	£ 67,145.38



# Allocation to Newcombes Meadow

- ▶ Tarka View contribution: £231,001.99 (with an additional £13,866 in a separate pot of funding for a trim trail)
- ▶ Obligation on MDDC to spend the money as agreed (and for no other purpose, within 10 years (before 01 September 2027))
- ▶ The original idea for a wet play facility is no longer deemed favourable due to high ongoing maintenance costs
- ▶ The play area has been refurbished in recent years and there is no requirement for any new play equipment
- ▶ Confirmation that the refurbishment of the existing toilet block would not be eligible for public open space funding





# What could we do with the funds?



CTC must consider S106 money as grant funding. It is not automatically allocated to us and we must apply to MDDC.










# Basket swing for older park users

### Single Point Swing

**SSS110R:** Suitable for All Safety Surfacing

Play Type: Physical, Challenging

#### Suitability Information

 <b>Age Range:</b> 6+	 <b>Area:</b> 58m <sup>2</sup>
 <b>Perimeter:</b> 28m	 <b>HIC:</b> 1.7m
 <b>Overall Weight:</b> 300Kg	 <b>Heaviest Part:</b> 85Kg
 <b>Longest Part:</b> 5.64m	

#### Product Description

Metal Playground Swing

An exhilarating free form swing, on which up to five children can sit or stand. It can be used as a very dynamic piece of equipment or to give a more gentle motion for inclusive play for those less able. The inclusive nest swing seat is designed like bird's nest and enables children of all abilities to swing together. The seat is made of steel rope matting, with a padded rope ring around the edge. Also suitable for use by adults.

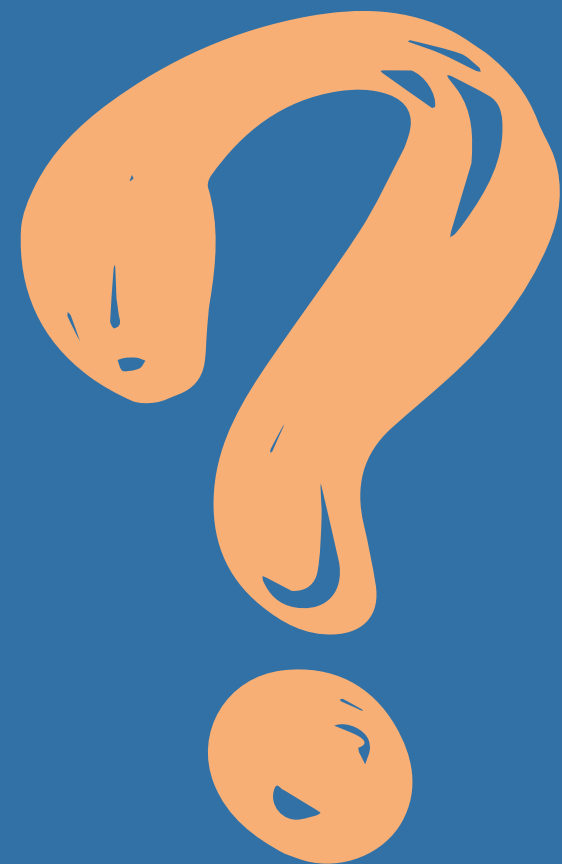


# New toilet facilities near to park



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# Questions and Discussion



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