



Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 1st December 2020 at 6.00 pm, via Zoom

Present: Cllrs Mrs E Brookes-Hocking, Mr J Ross, Mr F Letch, Miss J Harris, Mrs L Martin, Mr J Cairney and Mr J Downes

In Attendance: Mrs R Avery, Town Clerk
Cllr G Cochran
Mrs D Ross, Sustainable Credition

103. To receive and accept apologies

The meeting was opened at 6.00pm.

104. Declarations of Interest

Cllrs Cairney, Downes and Letch 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.

It was noted that Cllr Downes does not vote on any applications considered by the Town Strategy Committee as he is a substitute member of MDDC's Planning Committee.

105. Public Question Time

Dee Ross introduced herself as Chairman of Sustainable Credition, and was in attendance for item 9.

106. Order of Business

There were no changes.

107. Chairman's and Clerk's Announcements

Cllr Brookes-Hocking advised that DCC Leader John Hart was holding Autumn Budget meetings online, with the Mid Devon event taking place on Monday 7th December.

108. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 3rd November 2020, as a correct record.

It was **resolved** to approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday 3rd November 2020 as a correct record. (Proposed by Cllr Letch).

109. 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: 20/01820/CAT

Proposal: Notification of intention to fell 1 Silver Birch and 1 Cedar tree and remove overhanging branches of 1 Holme Oak within the Conservation Area

Location: The Beeches, Old Tiverton Road, Credition, EX17 1EF

Applicant: Mr R & Mrs M Webber

It was **resolved** to recommend no objection, subject to replacement species being planted. (Proposed by Cllr Letch.)

Reference: 20/01775/FULL

Proposal: Creation of wheelchair access to side of shop to include change of use from Class E to Mixed Use; Class E and Class F (to include the library/reading room) and erection of external stairs to provide first floor access and balcony to include alterations to South and West fenestration

Location: Landscore Stores & Flat, 14 St Lawrence Green, Crediton

Applicant: Mr P Vincent

It was **resolved** to recommend no objection. (Proposed by Cllr Harris, Cllr Letch abstained from voting).

Reference: 20/01874/FULL

Proposal: Erection of a dwelling

Location: Firway End, George Hill, Crediton

Applicant: Mr and Mrs Hooper

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

Reference: 20/01841/CAT

Proposal: Notification of intention to remove 6 branches of 1 Beech tree within the Conservation Area

Location: Glebe House, Church Street, Crediton

Applicant: Mr Simon Goodenough

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

Reference: 20/01588/MFUL

Proposal: Erection of storage building with first floor office (512sqm) following demolition of barn and erection of grain store (498sqm)

Location: Crediton Milling Co Ltd, Fordton Mill, Crediton

Applicant: Mr K Hopkins

It was **resolved** that whilst Crediton Town Council had no objection to the proposals in principle, the impact of the business to residents in relation to noise, traffic and congestion must be considered. (Proposed by Cllr Harris).

Reference: 20/01906/HOUSE

Proposal: Removal of existing prefabricated panels and replace with concrete block with render finish and render over stone cladding and erection of side porch

Location: Dovedale, Park Road, Crediton

Applicant: Mr G Paradise

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

Reference: 20/01814/HOUSE

Proposal: Erection of double garage and garden shed, excavation of front of site to provide gravel bin storage area with retaining wall and terracing of garden including retaining wall

Location: Fair Havens, Mill Street, Crediton

Applicant: Mr Chris Reed

It was **resolved** to recommend refusal because this application, which is retrospective (being in large part already completed) prevents the landscaping conditions of the previous application which was granted.

The sloping garden area towards Mill Street, which has now been flattened, was to have been grassed with a specimen tree such as a Holm Oak planted in the area to add a green feature to the street scene and to help screen the development behind. This area, large enough to park at least two cars, is now roughly hard-core surfaced and does nothing to improve either the street scene or biodiversity as a grassed area and tree would have done. The applicant states it is needed for bin storage but as there is adequate space at the top of the drive, there is no need for unsightly storage so prominently positioned in the street, nor is such a large area required for this purpose.

Further to emails from residents to MDDC, it is evident that the extent of the development impedes access to the neighbouring property for larger vehicles, including emergency vehicles, and would entirely prevent access by fire appliances.-This factor should be considered in determining the suitability of the development. (Proposed by Cllr Brookes-Hocking, Cllr Letch abstained from voting).

110. 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 Harris).

Reference: 20/01475/HOUSE

Proposal: Erection of an extension and alterations including installation of a dormer window (Revised Scheme)

Location: 18 Blagdon Rise, Crediton, Devon, EX17 1EN

Applicant: Mr & Mrs R Adams, 7 George Hill, Crediton, Devon

Reference: 20/00904/FULL

Proposal: Replacement of ground floor windows and doors on West and South elevations

Location: Hillbrow, 1 Park Road, Crediton, Devon

Applicant: Mr Barry Shears, Hillbrow, 1 Park Road, Crediton, Devon, EX17 3BS

Reference: 20/00906/LBC

Proposal: Listed Building Consent for the replacement of ground floor windows and doors on West and South elevations

Location: Hillbrow, 1 Park Road, Crediton, Devon

Applicant: Mr Barry Shears, Hillbrow, 1 Park Road, Crediton, Devon, EX17 3BS

Reference: 20/01445/HOUSE

Proposal: Erection of two storey side extension and conversion of garage to family room

Location: 52 Beech Park, Crediton, Devon, EX17 1HW

Applicant: Mr R Cereda, 52 Beech Park, Crediton, Devon, EX17 1HW

Reference: 20/01316/LBC

Proposal: Listed Building Consent for installation of a noise attenuating suspended ceiling in the ground floor museum room

Location: Crediton Museum and Heritage Centre, Old Town Hall, High Street, Crediton

Applicant: Mr Keith Mortimer, Crediton Area Development Trust Ltd, Old Town Hall, High Street, Crediton, Devon, EX17 3LF

Reference: 20/01199/LBC

Proposal: Listed Building Consent for relocation of stairs and associated movement of partitions to form bedrooms; re-design of upper stairs; re-arrangement of second floor shower room; installation of studwork and insulation; installation of screen door in hall; replacement of window; blocking up of window; installation of new rooflight to front elevation and replacement rooflight

Location: 7 North Street, Crediton, Devon, EX17 2BT

Applicant: Mr R & Mrs L Brooks-Hocking, Oliver House, 7 North Street, Crediton, Devon, EX17 2BT

111. To consider supporting Sustainable Crediton's initiative with Co-Cars to extend its car-share club to Crediton.

Further information had been issued with the agenda. Consideration was given to the motion presented by Cllr Vincent. Due to lack of a seconder, the motion failed.

Standing orders were suspended.

Dee Ross explained that Sustainable Crediton are in early conversations with Co-Cars relating to the possible siting of a car in Crediton. Whilst they were not at a stage to look for Town Council support, they would do so when appropriate.

Standing orders were reinstated.

It was **resolved** that Crediton Town Council would await further proposals from Sustainable Crediton before offering support to the initiative. (Proposed by Cllr Downes).

112. To receive an update on the Town CCTV project and consider and agree any actions arising.

Further information had been issued with the agenda. It was **noted** that an email had been received from PC Armitage in relation to the CCTV systems. It was **resolved** that further discussions would be awaited, enabling officers to provide a proposal to either Town Strategy or Full Council in January 2021. (Proposed by Cllr Brookes-Hocking).

113. To discuss the continued use of the picnic tables on the Town Square.

Further information had been issued with the agenda. It was **noted** that confirmation from the insurers is awaited, in relation to signs being added to the tables stating that they were used at the individuals' risk and social distancing must be adhered to. It was **agreed** that this would be considered once additional information had been received from the insurers.

114. Old Landscore School:

- **To receive an update**

It was noted that the Town Clerk had held a brief conversation with a local architect regarding designs, but any progress would require financial commitment.

- **To agree arrangements for a Task and Finish group, as agreed by Full Council**

It was **resolved** to approve the arrangements, with Cllrs Brookes-Hocking, Letch and

Martin representing the Town Strategy Committee. A further report will be provided to Town Strategy in January 2021.

115. Newcombes Meadow toilet block:

- **To note recent vandalism and the closure of the radar key-operated toilet**
The recent vandalism was **noted**, and that the radar key-operated toilet would be closed for the foreseeable future due to the resignation of the cleaner. The door had been upgraded to a cloud-based locking system.
- **To consider and agree a response to a request to use the Newcombes Meadow toilet block for a graffiti project.**
Further information had been issued with the agenda. It was resolved to approve the request. (Proposed by Cllr Ross).

116. Close.

The meeting was closed at 7.15pm.

Signed.....
(Chairman)

Date:.....