



**Minutes of Credition Town Council's Town Strategy Committee held on
Tuesday, 3rd July 2018, at 6.00 pm, at the Council Offices, Market Street, Credition**

Present: Cllrs F Letch, Mrs A Hughes, Miss J Harris, Mrs K Piercy, Mr J Downes, Mr J Ross and Mrs H Zorlu (substitute for Mrs L Brookes-Hocking)

In Attendance: Mrs Clare Dalley, Town Clerk
9 members of the public
1 member of the press

26 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllr Mrs L Brookes-Hocking and Cllr Way (Proposed by Cllr Letch)

27 Declarations of Interest

Cllrs Letch and Downes declared that as a member of more than one authority, that 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 a disclosable pecuniary interest in agenda item 8 'Mid Devon District Council - Planning Applications' and planning application 18/00867/CAT as he is the landowner.

28 Public Question Time

There were no questions.

29 Order of Business

It was **resolved** to change the order of business and bring forward agenda item 23 'To consider Mid Devon District Council's decision to sell the Council Office building to a private buyer and consider the options now available to the Town Council' for consideration after agenda item 7 'Matters Arising'. (Proposed by Cllr Letch)

30 Chairman's and Clerk's Announcements

There were no announcements.

31 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on 5th June 2018, as a correct record. It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on 5th June 2018, as a correct record and they were duly signed by Cllr Letch. (Proposed by Cllr Hughes)

32 Matters Arising

There were no matters arising.

33 To consider Mid Devon District Council's decision to sell the Council Office building to a private buyer and consider the options now available to the Town Council. Further information had been issued prior to the meeting. Cllr Letch gave an overview of the events at Mid Devon District Council's (MDDC) Cabinet meeting when the decision was made to sell the Council office building

to a private buyer. There were five Cabinet members present, Cllr Ray Stanley proposed the sale to the private buyer, this was seconded by Cllr Slade and carried 3 For and 2 Abstentions. It was Cllrs Mrs Margaret Squires and Mr Richard Chesterton who abstained. Since this decision the Mayor and Clerk have met with the proposed buyer, who expressed an interest in retaining the Town Council in the building, subject to the Council being responsible for the ongoing maintenance/running costs and paying rent. The details were outlined in an options report, which had been circulated by the Clerk with the agenda. Cllr Letch thanked the Clerk for a balanced report. The Clerk expressed concern that the average maintenance costs of the building are in the region of £25,000 per annum and rent would still need to be paid on top of this. After careful consideration of the report it was unanimously **resolved** to refuse the offer made by the purchaser for the Town Council to lease the building, as it is not financially viable. (Proposed by Cllr Letch) The Clerk advised that over the last 12 months she had been investigating available office space in the town in case this situation arose. Three possible spaces had been identified and she hoped to present a report to Council at its meeting on 17th July 2018, so it could decide where it will be relocating to. She warned, that unfortunately, she had not been able to identify any spaces big enough to accommodate the Town Council along with the other services provided in the building such as Citizens Advice and Community Transport.

34 Mid Devon District Council - Planning Applications

Mid Devon District Council, the determining Authority, has asked for comments from this Town Council on the following planning applications:

Reference: 18/00786/MOUT
 Proposal: Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access
 Location: Land at NGR 282727 100936, Higher Road, Crediton
 Applicant: Mr Neal Jillings, Place Land LLP, 23 Southernhay East, Exeter, EX4 1TP

It was **resolved** to OBJECT to the application on the following grounds:

- the development is outside the Local Plan.
- there will be an adverse impact on the dormice and bat population on the southern boundary as habitat will be removed.
- the proximity of the distributor road will adversely affect the ancient woodland.
- entry and exit to the access road.
- the access road will be used as a car park.
- the size of the proposed dwellings on the development are very small.
- the site is disconnected from the town with no pedestrian/cycle access to the town except from either end of the estate.
- the road layout at the top of Alexandra Road and the change in priorities will
 - a) create a busy junction and tail backs at the junction of Alexandra Road and Higher Road
 - b) encourage more traffic to use Alexandra Road. This will cause problems further down Alexandra Road where it narrows near QE School (two HGV's will not be able to pass each other).

(Proposed by Cllr Ross.)



Reference: 18/00810/FULL
Proposal: Change of use of land for the siting of 2 self-storage shipping containers (Class B8) with a parking area and dropped kerb (Revised Scheme)
Location: Land at NGR 284428 100189, Commonmarsh Lane, Lords Meadow Industrial Estate, Crediton, EX17 1HJ
Applicant: Mr I May, Fir Cottage, 23 Mill Street, Crediton, EX17 1EY

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Harris)

Reference: 18/00867/CAT
Proposal: Notification of intention to fell 1 Maple tree within the Conservation Area
Location: Blagdon House, Blagdon, Crediton, EX17 1EH
Applicant: Mr J Downes, Blagdon House, Blagdon, Crediton, EX17 1EH

It was **resolved** to recommend NO OBJECTION as long as MDDC's Tree Officer's professional opinion is that the work is necessary. (Proposed by Cllr Harris)

Cllr Ross asked if the requirement to replant trees when one has been felled is followed up. Cllr Letch confirmed he would investigate and report back.

Reference: 18/00896/HOUSE
Proposal: Erection of single storey rear extension
Location: The Tors, Alexandra Road, Crediton, EX17 2DZ
Applicant: Mr & Mrs Start, The Tors, Alexandra Road, Crediton, EX17 2DZ

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Harris)

Reference: 18/00974/CAT
Proposal: Notification of intention to remove 1 Holly tree within the Conservation Area
Location: Palace Cottage, Blagdon, Crediton, EX17 1DP
Applicant: Mrs W Quicke, Palace Cottage, Blagdon, Crediton, EX17 1DP

It was **resolved** to recommend NO OBJECTION as long as MDDC's Tree Officer's professional opinion is that the work is necessary. (Proposed by Cllr Harris)

Reference: 18/00908/HOUSE
Proposal: Change of external render colour from Terracotta to Light Grey (Sandtex Smooth)
Location: 1 The Ridings, Jockey Hill, Crediton, EX17 2FA
Applicant: Mr N Jenner, Pool House, Pennsylvania Road, Exeter, EX4 5BJ

It was **resolved** to recommend APPROVAL. (Proposed by Harris) Cllr Ross abstained from voting.

Reference: 18/00909/HOUSE
Proposal: Change of external render colour from Terracotta to Light Grey (Sandtex Smooth)
Location: 2 The Ridings, Jockey Hill, Crediton, EX17 2FA
Applicant: Mr N Jenner, Pool House, Pennsylvania Road, Exeter, EX4 5BJ

It was **resolved** to recommend APPROVAL. (Proposed by Harris) Cllr Ross abstained from voting.

Reference: 18/00834/HOUSE
 Proposal: Erection of a ground floor extension
 Location: 9 Tuckers Meadow, Crediton, EX17 2NT
 Applicant: Miss D Jones, 9 Tuckers Meadow, Crediton, EX17 3NT

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Harris)

35 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 Letch)

Reference: 18/00458/HOUSE
 Proposal: Change of external render colour from Terracotta to Light Grey (Sandex Smooth)
 Location: 3 The Ridings Jockey Hill Crediton Devon
 Applicant: Mr N Jenner, Pool House, Pennsylvania Road, Exeter, EX4 5BJ

Reference: 18/00447/HOUSE
 Proposal: Erection of extension
 Location: 35 Cromwells Meadow, Crediton, EX17 1JZ
 Applicant: Mrs C Phillips, 35 Cromwells Meadow, Crediton, EX17 1JZ

Reference: 18/00514/FULL
 Proposal: Demolition of stores to provide courtyard area and provision of access ramp
 Location: Crediton Community Bookshop, 21 High St, Crediton, EX17 3AH
 Applicant: D Lalijee Huggins, Crediton Community Bookshop, 21 High St, Crediton, EX17 3AH

Reference: 18/00515/LBC
 Proposal: Listed Building Consent for the demolition of stores to provide courtyard area and provision of access ramp and internal alterations to provide wc and meeting rooms
 Location: Crediton Community Bookshop, 21 High Street, Crediton, EX17 3AH
 Applicant: D Lalijee Huggins, Crediton Community Bookshop, 21 High St, Crediton, EX17 3AH

Reference: 18/00651/HOUSE
 Proposal: Alterations to roof to replace flat roof with pitched roof to provide an additional first floor bedroom
 Location: 16 Creedy Road, Crediton, EX17 1EW
 Applicant: Mr & Mrs A Elston, 16 Creedy Road, Crediton, EX17 1EW

Reference: 18/00706/HOUSE
 Proposal: Erection of two-storey side extension and formation of access and provision of hardstanding for the parking of vehicles
 Location: 20 Butt Parks Crediton Devon EX17 3HE
 Applicant: Mr & Mrs McDonald, 20 Butt Parks, Crediton, EX17 3HE

Reference: 18/00539/LBC
 Proposal: Listed Building Consent for the replacement of 4 sash windows to the front elevation (1st and 2nd floors)
 Location: 106 High Street, Crediton, Devon, EX17 3LF
 Applicant: Mr C Reed, Reed Construction & Developments Ltd, 106 High Street, Crediton, EX17 3LF

It was **resolved** to note that Mid Devon District Council, the determining Authority, has REFUSED the following applications with conditions as filed. (Proposed by Cllr Letch)

Reference: 18/00700/LBC
 Proposal: Listed Building Consent for the replacement of windows and a door at the rear of property
 Location: 9 North Street, Crediton, EX17 2BT
 Applicant: Mrs D Harris, 9 North Street, Crediton, EX17 2BT

It was **resolved** to note the following applications have been WITHDRAWN (Proposed by Cllr Letch):

Reference: 18/00492/FULL
 Proposal: Conversion of barn to holiday let
 Location: Higher Park Farm, Crediton, EX17 3PR
 Applicant: Mr & Mrs S Curran, Higher Park Farm, Crediton, EX17 3PR

Reference: 18/00493/LBC
 Proposal: Listed Building Consent for the conversion of barn to holiday let
 Location: Higher Park Farm, Crediton, EX17 3PR
 Applicant: Mr & Mrs S Curran, Higher Park Farm, Crediton, EX17 3PR

- 36 To receive, and to ratify the decisions therein, the minutes of the Christmas in Crediton Sub-Committee meeting held on Tuesday, 12th June 2018.** A copy of the minutes had been issued with the agenda. It was **resolved** to receive and to ratify the decisions therein, the minutes of the Christmas in Crediton Sub-Committee meeting held on Tuesday, 12th June 2018. (Proposed by Cllr Hughes)
- 37 To receive an update on Crediton Neighbourhood Plan.**
 Cllr Brookes-Hocking was not present at the meeting and no report had been received.
- 38 To receive an update on the Crediton Town Centre Traffic & Urban Realm Feasibility Study.**
 The Clerk advised that the StreetDEMO workshop took place on Thursday, 21st June 2018 and had been extremely well attended. The Clerk and Cllr Brookes-Hocking will be meeting with the Highway Consultants on Thursday, 19th July 2018 to receive and discuss the Options Report. Once this is received it will be circulated to all Councillors. It was **resolved** to note the Clerk's verbal report. (Proposed by Cllr Letch)
- 39 To receive an update on the purchase of Newcombes Meadow toilets.** Further information had been issued with the agenda and was considered by members. The Clerk asked Councillors how they would like to proceed and suggested three different courses of action as follows:

- a) Continue with the transfer, request the Council's Solicitor to amend the Transfer Deed to remove some of the worst excesses, and review the new/amended Transfer Deed.
- b) Explore the options of purchasing the toilets at full market value thus giving the Town Council complete control and flexibility over what it does with the facilities in the future and should remove the restrictive covenants being imposed.
- c) Withdraw from the transfer completely.

It was **resolved** to choose option b and to explore the options of purchasing the toilets at full market value thus giving the Town Council complete control and flexibility over what it does with the facilities in the future and should remove the restrictive covenants being imposed. (Proposed by Cllr Downes)

- 40 Crediton's Health & Well-Being - To consider the notes from the Crediton Community Conversation Event held on Thursday, 23rd May 2018 and agree any further actions.** Further information had been issued prior to the meeting. It was **resolved** to the note the documents generated from the Crediton Community Conversation Event held on Thursday, 23rd May 2018. (Proposed by Cllr Letch) Cllr Letch advised that the next meeting of the Health & Well Being Group, when the findings of the Community Conversation Event will be discussed, will be on 14th Sept 2018, unfortunately he will not be able to attend.
- 41 To receive an update on the Early Birds Nursery site visit.**
The Clerk advised that the meeting had not been arranged yet. She was liaising with the Police and Highways for a mutually convenient date and is aiming for week commencing 16th July 2018.
- 42 To receive an update from Cllrs Letch and Wright on their endeavours for Mid Devon District Council to introduce free parking at St Saviours Way car park from 2.00 pm on a Saturday until Monday at 8.00am.** Cllr Letch advised that the matter needs to be considered by Mid Devon District Council's (MDDC) Economy Policy Development Group. It was unanimously **resolved** to write to MDDC and request that its Economy Policy Development Group consider the introduction of free parking at St Saviours Way car park from 2.00 pm on a Saturday until 8.00am on a Monday. (Proposed by Cllr Letch)
- 43 To discuss the Town Square Seating Licences and agree any actions.** This item has been requested by Cllr Downes. Cllr Downes reported that he had received a complaint from a food and drink establishment located in the vicinity of the Town Square, regarding the new requirement to have £10million public liability insurance instead of the previous £5million. This meant that it was cost prohibitive for him to put tables and chairs on the Town Square. The Clerk advised that this matter had been dealt with. The Clerk's Office had negotiated with Mid Devon District Council to accept £5million public liability insurance. The business owner making the complaint, along with all other food and drink establishment that have permission to put their tables and chairs on the Town Square (it must be noted free of charge), had been advised.
- 44 To receive an update on the recent CCTV meeting with Devon & Cornwall Police.**
Further information had been issued with the agenda. The Clerk advised that she felt it would be worthwhile exploring the possible installation of a new/upgraded CCTV system, which would comply with the specifications required by the Crown Prosecution Service (CPS) for evidential use and is capable of being connected into the wider network. She advised that this could not be undertaken until the Town Council knew where it would be located in the future. It was **resolved** to explore the possible installation of a new/upgraded CCTV system, which would

comply with the specifications required by the Crown Prosecution Service (CPS) for evidential use and is capable of being connected into the wider network. (Proposed by Cllr Harris)

- 45 **To consider and agree which three free parking dates are required at Christmas at St Saviours Way car park.** The Clerk advised that each year the Christmas in Crediton Committee asks Mid Devon District Council (MDDC) to close Market Street car park on the afternoon of the Christmas Light Switch-on, as vehicles cannot enter or leave the car park between the hours of 2 pm and 7pm. Last year this was in addition to the 3 free dates offered at St Saviours Way car park, however, this was a one off and the Clerk was informed at the time that this would have to be included within the three free days in the future. It was **resolved** to request Market Street car park is free all day on Saturday, 24th November 2018 and St Saviours Way car park has free parking on Saturday 15th and 22nd December 2018. (Proposed by Cllr Letch)
- 46 **To consider Devon County Council's and Libraries Unlimited consultation regarding improvements to the library service in rural and isolated communities in Devon and agree any actions.** Further information had been issued with the agenda. It was **resolved** to note the consultation. (Proposed by Cllr Letch)
- 47 **To consider Mid Devon District Council's consultation on Licensing Policy.** Further information had been issued with the agenda. It was **resolved** to note the consultation. (Proposed by Cllr Harris)
- 48 **To consider Mid Devon District Council's consultation on the fourth review of its Gambling Act Statement of Principles and agree any actions.** Further information had been issued with the agenda. It was **resolved** to note the consultation. (Proposed by Cllr Harris)
- 49 **Close**
The meeting closed 6.50pm.

Signed..


(Chairman)

Date:.....

24/09/2018