



Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 5th February 2019 at 6.00 pm, at Credition Library, Belle Parade, Credition

Present: Cllrs Mrs L Brookes-Hocking, Mr F Letch, Miss J Harris, Mr J Ross, Ms K Piercy, Mr A Wyer and Mr J Downes (part meeting)

In Attendance: Mrs Clare Dalley, Town Clerk
2 Members of the public

143 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllr Mrs A Hughes. (Proposed by Cllr Brookes-Hocking)

144 Declarations of Interest

Cllr Letch 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.

145 Public Question Time

There were no questions.

146 Order of Business

There were no changes to the order of business.

147 Chairman's and Clerk's Announcements

There were no announcements.

Cllr Downes arrived 6.02 pm and 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.

148 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 8th January 2019, as a correct record. It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 8th January 2019, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Wyer)

149 Matters Arising

There were no matters arising.

150 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: 19/00023/HOUSE

Proposal: Installation of 3 dormer windows to rear elevation to provide first floor accommodation

Location: 48A Beech Park, Crediton, Devon
 Applicant: Mr D Robinson, 48A Beech Park, Crediton, Devon

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

Reference: 19/00029/LBC
 Proposal: Listed Building Consent to replace existing platform and footbridge lighting with LED luminaries of platform and bridge lighting with LED luminaries (replace 16 and remove 2 lighting columns and lamps) install lighting to handrail on footbridge and replace canopy lighting
 Location: Crediton Railway Station, Station Approach, Crediton
 Applicant: Mrs L Bullock, Network Rail, Temple Point, Redcliffe Road, Bristol, BS1 6NL

It was **resolved** to recommend OBJECTION as the design of the lighting is not in-keeping with the historic environment of the railway station. The Town Council is concerned about the possible light pollution from the new lights and notes that Devon County Council street lights are of a new LED design, with directed and reduced light spillage into neighbouring properties and the night sky. The Town Council would like a similar light to be used, which is also compatible with the historic railway station. (Proposed by Cllr Wyer)

Reference: 17/02061/MFUL
 Proposal: Remodelling and modernisation of existing garden centre following demolition of existing structures, to include erection of retail areas, cafe, and warehouse, formation of new vehicular access, provision of parking areas, and landscaping
 Location: Crediton Garden Centre, Barnstaple Cross, Crediton, Devon
 Applicant: Mr R Broad, Homeleigh Garden Centre, Dutson, Launceston, PL15 9SP

Cllr Harris declared a disclosable pecuniary interest as she works for a High Street retailer and left the room.

It was **resolved** to OBJECT to the application for the following reasons:

- The application falls down on its accuracy, in particular the information supplied regarding retail floor space.
- The Town Council strongly supports its previous comments and those of Mid Devon District Council's Economic Team, in that the A1 retail offer is limited to garden and garden related products as this should not result in a negative impact on Crediton High Street.
- The Town Council is very concerned about the level of hard surfacing and the lack of green landscaping. There is no evidence of a sustainable drainage system and it does not appear that any mitigation has been taken into account for adequate surface water drainage.
- The concerns expressed by the District Council's Historic Environment Officer pertaining to archaeological and artefactual deposits associated with the known prehistoric and Romano-British activity in the area do not seem to have been addressed.
- There is no pedestrian refuge to cross the road to catch a bus on the opposite side of the road, which will be a 60mph speed limit!
- It is noted that an economic assessment on the 10 year impact on the High Street is awaited, which would be a material consideration for Crediton Town Council.
- The site will generate increased traffic through the High Street, which will negatively impact on the air quality issues that Crediton already has.

(Proposed by Cllr Brookes-Hocking)

Cllr Harris returned to the room

Reference: 19/00119/FULL
 Proposal: Change of use from commercial to residential consisting of 5 no 2 bedroom apartments
 Location: The Crown of Crediton, Exeter Road, Crediton, EX17 3BR
 Applicant: Mrs My-le Ho, The Crown of Crediton, Exeter Road, Crediton, EX17 3BR

It was **resolved** to recommend OBJECTION to the application due to the lack of adequate accommodation on the ground floor, which appears to have no natural light to several rooms and some facilities are too small, such as the en-suites.

The Town Council would like green landscaping at the front of the property in order to improve the amenity to the accommodation as well as the streetscape, which is a gateway site into the main part of the town.

The Council views this application as an opportunity to improve the road layout, pedestrian facilities, amenities and streetscape of the area. This area could have a relationship with the projects developing from the Crediton Traffic and Urban Real Study, which has been recently conducted within the town, as well as Devon County Council's plans for road improvements arising from the Tarka View development. (Proposed by Cllr Wyer)

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, Devon
 Applicant: Place Land LLP, 23 Southernhay East, Exeter, EX1 1QL

It was **resolved** to OBJECT to the application for the following reasons:

- The development is outside the current Local Plan.
- It is an opportunistic development, due to the new Local Plan having not been adopted, and the development site is not included within the new Local Plan.
- The proposed development is not within the settlement limit.
- Any development on the proposed site will have a detrimental impact on the ancient woodland and thus the site is unsuitable for development.
- Any development on the proposed site will have a detrimental impact on the wildlife, flora and fauna of the area.
- The development will have an adverse impact on the dormice and bat population as habitat will be removed.
- The proposed 'Give Way' will cause bottle necks, due to the 'Give Way' already in situ near to the junction of Jockey Hill.
- The site is disconnected from the town and very poorly situated for pedestrian and cycle connectivity to the town.
- Higher Road is unsuitable for additional traffic.

(Proposed by Cllr Ross)

The two members of the public left the meeting.

Reference: 19/00157/CAT
 Proposal: Notification of intention to remove 1 Norway Spruce tree within the Conservation Area
 Location: Caer Eden, Peoples Park Road, Crediton, EX17 2DA
 Applicant: Mr P Cleave, Caer Eden, Peoples Park Road, Crediton, EX17 2DA

It was noted that no paperwork had been loaded onto the planning portal so Councillors were unable to consider the application. The Clerk was requested to contact the Planning Authority to request the documents were loaded onto the planning portal and for a time extension due to the error.

151 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 Brookes-Hocking)

Reference: 18/01753/FULL
 Proposal: Erection of extension and siting of 4 refrigeration compressors
 Location: Peck and Strong Unit 2 Marsh Lane
 Applicant: Mr J Peck, Peck & Strong, Unit 2, Marsh Lane, Lords Meadow, Crediton, EX17 1ES

It was **resolved** to note the following application has been WITHDRAWN. (Proposed by Cllr Brookes-Hocking)

Reference: 18/02046/CAT
 Proposal: Notification of intention to remove 8 Poplar trees within the Conservation Area
 Location: Land at NGR 283986 99772 (Fairpark) Exeter Road, Crediton
 Applicant: Mr T Newstead, Moorview Homes Ltd, Southgate House, Magdalen Street, Exeter, EX2 4HY

152 To consider and comment on an application from Cornwall Event Hire Ltd for a new premises licence for The Ship Hotel, 132 High Street, Crediton, EX17 3LQ. A copy of the application had been issued with the agenda. It was **resolved** to OBJECT to the application due to the 2.00 am closing time on Fridays and Saturdays, which is considered too late, as it will cause a nuisance to neighbouring residents. The Town Council would request that the Licensee encourages customers to refrain from smoking at the front of the premises and to use the designated smoking areas at the rear of the premises. This is due to the unacceptable level of cigarette litter and pedestrian nuisance, which is a constant problem at these premises. (Proposed by Cllr Harris)

153 To receive an update on Crediton Neighbourhood Plan and agree any actions.

Cllr Brookes-Hocking advised that the Neighbourhood Plan is almost finished. It is currently being reviewed and amended by the Neighbourhood Plan Planning Consultant to remove anomalies. It is hoped this work will be finished by the end of the week. Once returned it will be circulated to members of the Steering Group for review and then preparations will be made for the six week pre-submission consultation and the consultation event taking place on 6th March 2019.

154 To receive an update from the Clerk on the premises located at Old Landscore, Greenway, Crediton, EX17 3LP, which has recently become vacant and is owned by Devon County Council. The Clerk advised that she has spoken to the Devon County Council Officer responsible for the premises and has arranged a site meeting to view the property and to discuss the matter further.

She has also arranged to meet with a representative of Crediton Youth Orchestra, as they were particularly interested in the building.

- 155 To receive an update on the public consultations taking place on Wednesday, 6th March 2019, at the Boniface Centre and agree any actions required.** The Clerk advised that she has started putting together some of the visuals for the exhibition. She also circulated a poster, which is in its initial stages of design and asked Councillors for feedback. She stressed that it was imperative that the poster was finalised by the end of the week, to ensure that the event is adequately publicised. The Clerk advised that she felt it was too optimistic to hold an election special at the end of the consultation day. Instead she would ensure that information regarding the upcoming elections would be available on the day for people to take away. She would also be available to discuss the elections and provide nomination packs to anyone who was interested.
- 156 To review the Town Council's Strategic Plan which is being updated and agree a course of action.** The Clerk circulated copies of the Strategic Plan, which is a work in progress. Councillors were asked to take it away to review it and provide feedback to the Clerk.
- 157 To consider and comment on the consultation from Devon County Council on the changes to provision of specialist Resource Bases in maintained mainstream schools.** Information relating to this item had been issued with the agenda. It was **resolved** to give delegated responsibility to Cllr Brookes-Hocking to formulate a response, on behalf of the Town Council, following consultation with the local schools. (Proposed by Cllr Downes)
- 158 Close**
The meeting closed at 7.09 pm.

Signed.....
(Chairman)

Date:.....