



**Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 9<sup>th</sup> April 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, Mrs A Hughes and Mr J Downes

**In Attendance:** Mrs Clare Dalley, Town Clerk

**175 To receive and accept apologies**

It was **resolved** to receive and accept apologies from Cllrs Ms K Piercy and Mr A Wyer. (Proposed by Cllr Brookes-Hocking)

**176 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.

**177 Public Question Time**

There were no members of the public present.

**178 Order of Business**

There were no changes to the order of business.

**179 Chairman's and Clerk's Announcements**

There were no announcements.

**180 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 5<sup>th</sup> March 2019, as a correct record.** It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 5<sup>th</sup> March 2019, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Ross)

**181 Matters Arising**

Page 60, Minute 171 – Cllr Brookes-Hocking advised that neither she or Cllr Wyer had been in touch with Mr Ian Sorensen, Highways Development Management Officer (Mid Devon District) at Devon County Council.

**182 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: 19/00327/CAT  
Proposal: Notification of intention to dismantle 1 Conifer tree within the Conservation Area  
Location: St Eval, The Burrowe, Credition  
Applicant: Mr Cowper, St Eval, The Burrowe, Credition, EX17 2BW

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 Brookes-Hocking)

*ACW*

Reference: 19/00181/FULL  
 Proposal: Conversion and extension of existing offices into 5 apartments  
 Location: 18 Union Road (Former Berry & Vincent Site) Crediton Devon  
 Applicant: Mr N Pattersson, Estate House, Union Road, Crediton, EX17 3AL

Cllr Downes arrived at 6.04 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.

Cllr Harris proposed NO OBJECTION. The motion failed as the vote was 2 For, 2 Against and 2 Abstentions, the Committee Chairman had the casting vote and voted against the proposal.

It was **resolved** to recommend REFUSAL pending a request to be submitted to a Boniface District Councillor to call the application in and for MDDC's Planning Committee to have a site visit. (Proposed by Cllr Ross with 3 For and 3 Abstentions.)

Reference: 19/00180/FULL  
 Proposal: Erection of dwelling following demolition of joinery workshop and alterations and extension to existing outbuilding to garden store and open loggia  
 Location: Land and Buildings at NGR 283558 100212 (Former Berry & Vincent Site) Church Street, Crediton  
 Applicant: Mr N Pattersson, Estate House, Union Road, Crediton, EX17 3AL

It was **resolved** to recommend REFUSAL pending a request to be submitted to a Boniface District Councillor to call the application in and for MDDC's Planning Committee to have a site visit. (Proposed by Cllr Ross with 3 For and 3 Abstentions.)

Reference: 19/00373/HOUSE  
 Proposal: Erection of a single storey extension, conversion of garage to ancillary accommodation and installation of a dormer window  
 Location: 3 Meadow Gardens, Crediton, Devon  
 Applicant: Mr J Luff, 3 Meadow Gardens, Crediton, EX17 1EJ

It was **resolved** to recommend NO OBJECTION providing two car parking spaces remain available on the site. (Proposed by Cllr Ross)

Reference: 19/00348/TPO  
 Proposal: Application to crown lift 1 Western Red Cedar tree protected by Tree Preservation Order 99/00007/TPO  
 Location: Southfield House, Southfield Drive, Crediton  
 Applicant: Mrs R Skinner, Southfield House, Southfield Drive, Crediton

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 Brookes-Hocking)

Reference: 19/00434/HOUSE  
 Proposal: Erection of a two-storey extension  
 Location: Backs Barn, Park Lane, Crediton  
 Applicant: Mr Stephens, Backs Barn, Park Lane, Crediton, EX17 3PQ

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

*Am*

Reference: 19/00439/FULL  
 Proposal: Erection of a car port and store to plots 1 and 2 following planning Permission 17/00061/FULL  
 Location: Land at NGR 283973 99786 (Fairpark) Exeter Road Crediton  
 Applicant: Mr T Newstead, Moorview Homes Ltd, Mardale, Copplestone, Crediton, EX17 5LF

It was **resolved** to recommend NO OBJECTION. However, the Council notes the objector's comments regarding a badger set in the bank, and would ask whether an environmental assessment has been done. (Proposed by Cllr Brookes-Hocking)

Reference: 19/00239/FULL  
 Proposal: Reconstruction of fire damaged dwelling  
 Location: 1 Buller Square, Downeshead Lane, Crediton  
 Applicant: Linhay Homes Ltd, 11 Linhay Park, Sandford, Crediton, Devon, EX17 4LL

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

Reference: 19/00240/LBC  
 Proposal: Listed Building Consent for the demolition of fire damaged dwelling  
 Location: 1 Buller Square, Downeshead Lane, Crediton  
 Applicant: Linhay Homes Ltd, 11 Linhay Park, Sandford, Crediton, Devon, EX17 4LL

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

Reference: 19/00468/LBC  
 Proposal: Listed Building Consent for alterations to the front door and entrance area  
 Location: 62 East Street, Crediton, Devon  
 Applicant: Mr Jay Talbot, 62 East Street, Crediton, EX17 3BA

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

Reference: 19/00466/HOUSE  
 Proposal: Alterations to the front door and entrance area  
 Location: St Clares, 62 East Street, Crediton  
 Applicant: Mr Jay Talbot, 62 East Street, Crediton, EX17 3BA

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

Reference: 19/00582/HOUSE  
 Proposal: Erection of annexe following demolition of existing outbuilding  
 Location: 19 Lamejohns Field, Crediton, Devon  
 Applicant: Mr & Mrs M Heywood, 19 Lamejohns Field, Crediton, Devon, EX17 1EB

It was **resolved** to recommend NO OBJECTION providing that additional parking is provided on site to accommodate the increased occupancy. (Proposed by Cllr Harris)

### 183 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: 19/00023/HOUSE  
 Proposal: Installation of 3 dormer windows to rear elevation to provide first floor accommodation  
 Location: 48A Beech Park, Crediton, Devon, EX17 1HW  
 Applicant: Mr D Robinson, 48A Beech Park, Crediton, Devon, EX17 1HW

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, Devon  
 Applicant: Mr Paul Cleave, Park Cove, Peoples Park Road, Crediton, Devon, EX17 2DA

Reference: 19/00029/LBC  
 Proposal: Listed Building Consent to replace existing platform and footbridge 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, Devon  
 Applicant: Mrs L Bullock, Network Rail, Temple Point, Redcliffe Road, Bristol, BS1 6NL

Reference: 19/00227/CAT  
 Proposal: Notification of intention to carry out various works to 15 trees in a Conservation Area  
 Location: QE Academy Trust Western Road Crediton Devon  
 Applicant: Mr Ben Brook, Queen Elizabeth Academy, Western Road, Crediton, EX17 3LU

Reference: 19/00415/HOUSE  
 Proposal: Formation of access and provision of hardstanding for the parking of a vehicle  
 Location: 6 Butt Parks, Crediton, Devon  
 Applicant: Mr A Turner, 6 Butt Parks, Crediton, Devon, EX17 3HE

It was **resolved** to note that the following application has been WITHDRAWN (Proposed by Cllr Harris)

Reference: 19/00316/FULL  
 Proposal: Change of use of ground floor from A1 Use Class (Shops) to A2 Use Class (Financial and Professional Services)  
 Location: 99 High Street, Crediton, Devon  
 Applicant: Mr E Holden, Edward Holden Architect, 100 High Street, Crediton, EX17 3LF

#### **184 To receive an update on Crediton Neighbourhood Plan**

Cllr Brookes-Hocking advised that the Crediton Neighbourhood Draft Plan had reached Regulation 14 – Pre-submission Consultation stage. It has been submitted to MDDC as the Local Planning Authority, to carry out the Strategic Environmental Assessment screening and the Habitats Regulations Assessments. The draft plan, together with all related documents, is available online at [www.creditonnp.org.uk](http://www.creditonnp.org.uk) and in hard copy at the Town Council Office and Crediton Library. The public are being encouraged to comment on it. MDDC will also be forwarding the plan to the required statutory organisations, such as Historic England, and the Steering Group will be forwarding it to surrounding parishes for comment. A copy is also attached to these minutes as Appendix One. The closing date for comments is 20<sup>th</sup> May 2019. It is hoped that the referendum on the plan will be late summer/early autumn. Cllr Brookes-Hocking requested that the Clerk ensure that all Town Councillors are made aware of the plan, its related documents and how they can be accessed.

- 185 To consider instructing Phil Jones Associates to develop a microsimulation Vissim model, and associated testing, in relation to the Crediton Traffic & Urban Realm Feasibility Study.** Further information had been issued with the agenda. It was **resolved** to accept the quotation received from Phil Jones Associates to develop a microsimulation Vissim model, and associated testing, in relation to the Crediton Traffic & Urban Realm Feasibility Study, the costs of which would be met from S106 money provided by Mid Devon District Council. (Proposed by Cllr Ross)
- 186 To receive an update from the Clerk, regarding Old Landscore School, Greenway, Crediton, EX17 3LP and agree any actions.** The Clerk confirmed that following the Town Council's Extraordinary meeting held on Wednesday, 3<sup>rd</sup> April 2019, she had written to Mr David Bowles, Corporate Asset Manager (Surplus Land & Estate and Property Intelligence) at Devon County Council, to advise him that the Town Council had resolved to proceed with a Tenancy at Will, with Devon County Council, for the nominal sum of £1, for the Old Landscore Building. As yet, she had not received a reply to the e-mail as Mr Bowles is on annual leave. The Clerk confirmed she had also asked Mr Bowles whether it would be possible to have a key to the premises before the Tenancy at Will is signed, due to the Council losing a storage facility at the end of April and the need to relocate the items in storage. Cllr Brookes-Hocking suggested another temporary storage solution in case the items could not be relocated by the end of April.
- It was **resolved** for Cllrs Ross, Letch, Harris and Wyer to form an Old Landscore School Sub-Committee to manage the current acquisition of the building and its future feasibility. The Clerk advised that she was unable to Clerk any more evening meetings. (Proposed by Cllr Letch)
- 187 To discuss the public consultations, which took place on Wednesday, 6<sup>th</sup> March 2019, at the Boniface Centre and agree any actions.** The Clerk confirmed that the day went well with a steady stream of people attending and providing valuable feedback. The feedback from the day has been typed up by the Council's Administrative Assistant and is waiting to be formatted and analysed by the Clerk, prior to being circulated to all Councillors. Cllr Letch said he was pleased to see MDDC Officers in attendance and for their comments regarding how impressed they were with the consultation event. Cllr Brookes-Hocking confirmed that she would record all the comments left on the Neighbourhood Plan as part of the Neighbourhood Plan consultation process.
- 188 To consider a request for more recycling bins to be installed on Crediton Town Square and agree any actions.** Further information had been issued with the agenda. It was **resolved** to request for recycling bins to be installed on Crediton Town Square. (Proposed by Cllr Brookes-Hocking)
- 189 To consider and comment on the Stagecoach Route Consultation, which will affect buses serving Crediton.** Further information had been issued with the agenda. It was **resolved** to note the consultation and strongly object to any layover on Crediton High Street. (Proposed by Cllr Ross)
- 190 Close**  
The meeting closed at 7.07 pm.

Signed.....  
(Chairman)

Date: 21/05/19