



## ADDENDUM TO THE MINUTES OF THE TOWN STRATEGY COMMITTEE MEETING HELD ON 21<sup>ST</sup> MAY 2019

At the Town Council's Town Strategy Committee meeting held on Tuesday, 5<sup>th</sup> November 2019, at 6.00 pm, at Old Landscore School, Greenway, Crediton the following item was considered and resolved:

- '106 To append a correction to the minutes of the Town Strategy Committee meeting held on 21<sup>st</sup> May 2019 in relation to minute number 15, following a complaint from a member of the public. Further information had been issued with the agenda and was considered by members. It was resolved to append a correction to minute number 15 of the Town Strategy Committee meeting held on 21<sup>st</sup> May 2019 and change the year from 2013 to 2015. (Proposed by Cllr Wyer)'**



**Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 21<sup>st</sup> May 2019 at 6.00 pm, at Credition Library, Belle Parade, Credition**

**Present:** Cllrs Mr F Letch, Miss J Harris, Mrs L Brookes-Hocking, Mr J Ross, Mr J Downes, Mr A Wyer, Mr P Vincent and Mr T Matthews

**In Attendance:** Mrs Clare Dalley, Town Clerk  
1 member of the public

**1 To elect a Committee Chairman for 2019-2020**

It was **resolved** to elect Cllr Wyer as Committee Chairman for 2019-2020. (Proposed by Cllr Harris)

**2 To elect a Committee Deputy-Chairman for 2019-2020**

It was **resolved** to elect Cllr Brookes-Hocking as Committee Deputy-Chairman for 2019-2020. (Proposed by Cllr Letch)

**3 To receive and accept apologies**

None received

**4 Declarations of Interest**

Cllrs Letch, Wyer and Downes declared that as members 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 Matthews declared a personal interest in agenda item 10 'Mid Devon District Council - Planning Applications' and the planning application numbered 19/00673/HOUSE as the applicant is a relative of his.

**5 Public Question Time**

There were no questions.

**6 Order of Business**

There were no changes to the order of business.

**7 Chairman's and Clerk's Announcements**

There were no announcements.

**8 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 9<sup>th</sup> April 2019, as a correct record.** It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 9<sup>th</sup> April 2019, as a correct record and they were duly signed by Cllr Wyer. (Proposed by Cllr Brookes-Hocking)

**9 Matters Arising**

There were no matters arising.

**10 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:

Cllr Letch advised that he would be abstaining from voting on the applications below, unless otherwise noted.

Reference: 19/00411/HOUSE

Proposal: Erection of single-storey rear extension and two-storey side extension

Location: 17 Barnfield Crediton Devon

Applicant: Mr Grant Johnson, 17 Barnfield, Crediton, EX17 3HT

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

Reference: 19/00587/HOUSE

Proposal: Creation of two parking spaces to front gardens

Location: 7 and 8 Deep Lane Crediton Devon

Applicant: Mrs T Fraiquin, 8, Deep Lane, Crediton, EX17 2BX

Whilst the Council does not object to the installation of parking, it was **resolved** to recommend OBJECTION for the following reasons:

- The negative impact on the street scene due to the use of materials which are inappropriate for the area.
- The negative impact on the wildlife inhabiting the natural stone wall, such as slow worms, which are a protected species.

If the applicants can provide a form of retaining wall using local stone, which blends with the surrounding area and takes steps to protect the habitat, the Council would reconsider the application. (Proposed by Cllr Brookes-Hocking)

Reference: 19/00449/FULL

Proposal: Change of use from offices to Pre-School and Nursery

Location: Council Offices, Market Street, Crediton

Applicant: Mrs Hazel Lodge, Pippins Pre-School and Nursery, Market Street, Market Chambers, EX17 2BN

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking) Cllr Ross requested the minutes reflect that he abstained from voting.

Reference: 19/00450/LBC

Proposal: Listed Building Consent for internal alterations

Location: Council Offices, Market Street, Crediton

Applicant: Mrs Hazel Lodge, Pippins Pre-School and Nursery, Market Street, Market Chambers, EX17 2BN

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking) Cllr Ross requested the minutes reflect that he abstained from voting.

*ALW*

Reference: 19/00673/HOUSE

Proposal: Replacement of front boundary wall

Location: Corinth, Barnfield, CREDITON

Applicant: Mr J Bessant, ASW Developments Ltd, 54 Teignview Road, Bishopsteignton, TQ14 9SZ

Cllr Matthews declared a personal interest and abstained from voting. It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: 19/00667/FULL

Proposal: Demolition of garage and flats; erection of 5 dwellings and formation of access and parking

Location: Treen Motors, Charlotte Street Garage, Charlotte Street

Applicant: Mr S Treen, Treen Motors, Charlotte Street Garage, Charlotte Street, CREDITON, EX17 3BG

It was **resolved** to recommend OBJECTION to the application for the following reasons:

- There is inadequate parking provision.
- The colour is inappropriate, the building should be red brick fronted.
- It is not in accordance with the emerging CREDITON Neighbourhood Plan and the conservation area, as it is not in character with the other buildings within the conservation area.
- The Design Guide for the district clearly states that the property should conform with the CREDITON vernacular
- There is no adequate and safe crossing point for the increased residents.
- The increased traffic will make the need for better pedestrian crossing points necessary.

(Proposed by Cllr Wyer)

Reference: 19/00701/HOUSE

Proposal: Variation of Condition 2 of Planning Permission 17/01721/HOUSE to allow for the substitution of plans

Location: 1 Murley Close, CREDITON, Devon

Applicant: Mr & Mrs Benwell, 1 Murley Close, CREDITON, EX17 2DU

Cllr Harris declared a personal interest and abstained from voting. It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Ross)

Reference: 19/00515/OUT

Proposal: Outline for the erection of 2 dwellings with associated access, parking and demolition of existing buildings

Location: Exe Valley Garage, CREDITON, Devon

Applicant: Mr & Mrs Cann, CO Agent

Cllr Downes declared a personal interest as he knows the tenant of the property. It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

## 11 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)

*ALW*

Reference: 19/00327/CAT

Proposal: Notification of intention to dismantle 1 Conifer tree within the Conservation Area

Location: St Eval The Burrowe, CREDITON, Devon

Applicant: Mr Cowper, St Eval, The Burrowe, CREDITON, Devon, EX17 2BW

Reference: 19/00229/LBC

Proposal: Listed Building Consent for the demolition of stores to provide courtyard area and provision of access ramp (Revised Scheme)

Location: CREDITON Community Bookshop, 21 High Street, CREDITON, Devon

Applicant: Ms Dee Lalijee Huggins, Creation Community Bookshop, 21 High Street, CREDITON, EX17 3AH

Reference: 19/00228/FULL

Proposal: Demolition of stores to provide link building and provision of access ramp (Revised Scheme)

Location: CREDITON Community Bookshop, 21 High Street, CREDITON, Devon

Applicant: Ms Dee Lalijee Huggins, Creation Community Bookshop, 21 High Street, CREDITON, EX17 3AH

Reference: 19/00271/FULL

Proposal: Variation of condition 3 of planning permission 17/00061/FULL relating to tree protection plan

Location: Land at NGR 283973 99786 (Fairpark) Exeter Road, CREDITON, Devon

Applicant: Mr Toby Newstead, Moorview Homes Ltd, Mardale, Coplestone, CREDITON, EX17 5LF

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, EX17 1EJ

Applicant: Mr J Luff, 3 Meadow Gardens, CREDITON, Devon, EX17 1EJ

Reference: 19/00489/NMA

Proposal: Non-Material Amendment for 17/01268/FULL to allow 2 sun tunnels and painted render external walls

Location: Corinth, Barnfield, CREDITON

Applicant: Mr & Mrs Simpson, Corinth, Barnfield, CREDITON, EX17 3HY

Reference: 17/02061/MFUL Contact:

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

Applicant: Mr R Broad, Homeleigh Garden Centre, Dutson, Launceston, PL15 9SP

Reference: 18/01383/FULL

Proposal: Erection of 5 dwellings

Location: R & M Peters & Co Hawkins Way, Lords Meadow Industrial Estate, CREDITON

Applicant: R & M Peters Ltd, Hawkins Way, CREDITON, Devon, EX17 1HZ

*Atw*

Reference: 19/00367/HOUSE

Proposal: Erection of balcony on the rear elevation

Location: 21 Avranches Avenue, Crediton, Devon

Applicant: Ms Lynne Breeze, 21 Avranches Avenue, Crediton, Devon, EX17 2HB

Reference: 19/00648/NMA

Proposal: Non-material amendment to 16/00283/FULL to change the wording of Condition 11 to "prior to occupation of the dwelling"

Location: Old Orchard, Threshers, Crediton

Applicant: Mr P Warren, PJ Warren Ltd, Arden Gardens, Crediton, EX17 3AL

Reference: 19/00434/HOUSE

Proposal: Erection of a two-storey extension

Location: Backs Barn, Park Lane, Crediton, Devon

Applicant: Mr Stephens, Backs Barn, Park Lane, Crediton, Devon, EX17 3PQ

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, Devon

Applicant: Mrs Ruth Skinner, Southfield House, Southfield Drive, Crediton, Devon, EX17 2ET

- 12 **To consider and comment on an application for a new premises licence for Union Road Moto-Velo, Estate House, 1 Union Road, Crediton, EX17 3AL.** Supporting documentation had been issued with the agenda. It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking )
- 13 **To consider and comment on an application for a new premises licence for Utopian Brewing Ltd, Unit 4 Clannaborough Business Units, Crediton, EX17 6DA.** Supporting documentation had been issued with the agenda. It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)
- 14 **To receive an update on Crediton Neighbourhood Plan.** Cllr Brookes-Hocking advised that the plan is now at Regulation 14, which means it is being publicised and consulted on. The consultation includes the local planning authority, statutory bodies and the public. The closing date for comments is the 10<sup>th</sup> June 2019. The Town Council Offices have paper copies of the draft plan and it can also be found on the Crediton Neighbourhood Plan website at <http://www.creditonnp.co.uk/> and on the Town Council website, at [www.crediton.gov.uk](http://www.crediton.gov.uk) After the 10<sup>th</sup> June the plan will be prepared for Regulation 15, which requires the plan to be submitted to the local planning authority, having taken into consideration the comments received following the consultation. A Statement of Community Involvement and a Statement of Basic Condition will also be prepared and submitted to show how the Neighbourhood Plan is in conformity with the Local Plan. It is hoped that the referendum stage will be reached by November.
- 15 **To consider and comment on Devon County Council's (Footpath No 1, Crediton) Public Path Extinguishment and Definitive Map and Statement Modification Order 2019.** Further information had been issued with the agenda. It was **resolved** to OBJECT to the proposal for the following reasons:

Atw

- It reduces a public footpath (currently wide enough to be a dual use cycle/footpath) down to a width less than the minimum required for 2 wheelchairs to pass.
- It is a potentially very useful path, which is barely noticeable at the St. Saviours Way end because the driveway wall now reduces it to little more than an alleyway. The owner was informed at the time of the development (2013) that he was obstructing the footpath and might be subject to future enforcement action.
- Allowing this would run contrary to the emerging Neighbourhood Plan.
- It would make a great cycle route for those wishing to avoid cycling up the A377 - linking the Landscore area to the High Street.
- The wall is restricting the paths current usage.
- The wall has stopped vehicular access to residents' garages from the St Saviours Way end.
- The Town Council is keen to avoid this development setting a precedent.

(Proposed by Cllr Wyer) Cllr Downes abstained from voting.

**16 To receive an update from the Old Landscore School Sub-Committee regarding Old Landscore School, Greenway, Crediton, EX17 3LP and agree any actions.** The Clerk advised that the next meeting of the Sub-Committee is scheduled for Tuesday 4<sup>th</sup> June 2019, when the details of what is required from the feasibility study will be discussed. The Final Tenancy at Will is still awaited from Devon County Council and the Assistant Clerk is chasing this.

**17 To receive and consider the feedback received from the public consultations, which took place on Wednesday, 6<sup>th</sup> March 2019, at the Boniface Centre and agree any actions.** Details of the feedback received was circulated to members prior to the meeting and discussed. It was **resolved** for the feedback on the trim trail to be thoroughly considered at the next meeting of the Town Strategy Committee with a view to agreeing on how to move the project forward. (Proposed by Cllr Brookes-Hocking)

It was further **resolved** for the feedback from the Traffic & Urban Realm Study to be considered by the Crediton Neighbourhood Plan Steering Group, with a report to be provided to the Town Strategy Committee once this has been completed. (Proposed by Cllr Wyer)

**18 Close**

The meeting closed at 7.04 pm.

Signed...  .....  
(Chairman)

Date: 04/06/19.....