



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 05 October 2021 at 19.00 at Old Lansdown School, Greenway, Credition

Present: Cllrs E Brookes-Hocking, J Cairney, J Downes and J Harris

Absent: Cllr L Martin

Apologies: Cllr S Huxtable

In Attendance: Emily Armitage, Administrative Assistant
Cllr M Szabo

38. To receive and accept apologies

The meeting was opened at 19.01

It was **resolved** to receive and accept apologies from Cllr Huxtable (health reasons).
It was **resolved** not to accept the apologies of Cllr Martin as a valid reason was not given.

39. Declarations of Interest

Cllrs Cairney and Downes 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.

40. Public Question Time

No members of the public were present.

41. Order of Business

There were no changes to the order of business.

42. Chairman's and Clerk's Announcements

Cllr Brookes-Hocking announced that the Old Palace Cinema Group had visited Bucaneers, facilitated by Credition Dairy and the following information had been obtained, leading to a decision being made not to pursue its purchase:

- Extensive presence of asbestos in the building
 - Increased access to the building through the back was only available to Credition Dairy.
- Councillor Brookes-Hocking explained that a letter confirming this position had not yet been sent to MDDC or Credition Dairy in case a feasible solution to these difficulties were to be put forward but this was thought unlikely at this time. She expressed her gratitude to Credition Dairy for accepting and facilitating the communities' aspirations and for giving the group the opportunity to visit.

Cllr Brookes-Hocking announced that the Devon Association of Local Councils conference was taking place over the next three days with the Annual General Meeting being held on 6 October.

43. **Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 21 September 2021, as a correct record.**

It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 21 September 2021 as a correct record. (Proposed by Cllr Cairney).

44. **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 Downes declared that as a member of both the Crediton Town Council Planning and Town Strategy Committee and Mid Devon District Council Planning Committee, he reserves the right to change the way in which he votes in relation to any planning application on the basis that further information may become available. Furthermore, he will not declare to Crediton Town Council what any future voting intention will be when the matter is considered by Mid Devon District Council.

Reference: 21/00222/MFUL

Proposal: Erection of a retail foodstore with associated parking, access, servicing and landscaping

Location: Playing Field at NGR 284091 100385 Commercial Road, Lords Meadow Industrial Estate, Crediton

Applicant: Ms R Brady-Hooper, Lidl Great Britain Ltd

It was **resolved** to recommend objection on the grounds of insufficient contribution to increasing biodiversity and the proposal to remove the entire hedgerow on the west side of the site. Concerns remain relating to the lack of a design for a pedestrian crossing. (Proposed by Cllr Brookes-Hocking).

Reference: 21/01591/OUT

Proposal: Outline for the erection of 5 dwellings with all matters reserved

Location: Land at NGR 282528 100321 (West of Wynfrith Mews) Landscore, Crediton

Applicant: Mr Wilfrid Richer

It was **resolved** to recommend objection due to an insufficient amount of parking causing traffic congestion, potential danger to pedestrians due to a lack of a pavement/footpath on the south side and the loss of the green site on the edge of the conservation area. (Proposed by Cllr Harris).

Reference: 21/01717/HOUSE

Proposal: Erection of a rear extension

Location: 9 St Saviours Way, Crediton, Devon

Applicant: Ms Penny Lowery & Ms Eileen Bonner

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



Reference: 21/01803/HOUSE
Proposal: Erection of single storey extension
Location: Silbury Heights, Barnfield, Crediton
Applicant: Dickinson

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

Reference: 21/01582/LBC
Proposal: Listed Building Consent for internal and external alterations to include replacement of asbestos roof sheets with Spanish natural slate and installation of Conservation Velux
Location: 34A High Street, Crediton, Devon
Applicant: Miss Robyn Clifford

It was **resolved** to recommend no objection, providing the conservation officer is satisfied that the building will not be damaged in terms of its listed heritage status. (Proposed by Cllr Brookes-Hocking).

Reference: 20/01588/MFUL
Proposal: Erection of storage building with first floor office (512sqm) following demolition of barn and erection of grain store (498sqm) and change of use of land to car and lorry park
Location: Crediton Milling Co Ltd, Fordton Mill, Crediton
Applicant: Mr K Hopkins

It was **resolved** to recommend no objection, but Cllr Brookes-Hocking expressed her concern for the residents of Fordton with the speed of traffic on the narrow through-road affecting their quality of life and suggested that the town council consider ways of approving the situation at Fordton. (Proposed by Cllr Brookes-Hocking).

Reference: 21/01827/HOUSE
Proposal: Erection of a two storey rear extension, installation of glazing to front porch roof, enlargement of ground floor hall window, installation of rooflight to garage
Location: 3 Elston Meadow, Westwood, Crediton
Applicant: Mr P & Mrs S Haynes

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

Reference: 21/01849/HOUSE
Proposal: Erection of single storey rear extension
Location: Newlands, Western Road, Crediton
Applicant: Mrs Seydel

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

45. **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. The following decision were noted.



Reference: 21/01381/FULL

Proposal: Change of use from health centre (Use Class F2/F1) to dwelling (Use Class C3)

Location: Newcombes Surgery, Hillbank, 43 Clifford Gardens, Crediton

Applicant: Mr Jeff Jenner, Blockworks, Group Ltd

Reference: 21/01379/FULL

Proposal: Change of use from health centre (Use Class F2/F1) to residential children's home (Use Class C2)

Location: Newcombes Surgery, Hillbank, 43 Clifford Gardens, Crediton

Applicant: Mr Jeff Jenner, Blockworks Group Ltd

Reference: 21/01165/HOUSE

Proposal: Erection of fence and gate

Location: Overdale, Alexandra Road, Crediton, Devon

Applicant: Drs P & S Thompson

Reference: 21/01404/LBC

Proposal: Application to remove Condition 9 of Listed Building Consent 18/00933/LBC - Listed Building Consent for rebuilding of fire-damaged dwelling - to allow the meter box to be placed externally

Location: 2 Buller Square, Downeshead Lane, Crediton, Devon

Applicant: Mr Rob Limon, Linhay Homes Ltd

Reference: 21/01318/LBC

Proposal: Listed Building Consent for the replacement of kitchen floor covering and alteration of internal doorway layout; replacement of guttering and fascia board on outbuilding

Location: Western Lodge, Western Road, Crediton, Devon

Applicant: Mr Shevek Pring

Reference: 21/01417/HOUSE

Proposal: Erection of extension, widening of window at ground floor level, shortening of window at first floor level and replacement of roof slates

Location: 23 Barnfield, Crediton, Devon, EX17 3HU

Applicant: Mr Darren Easterbrook

Reference: 21/01324/HOUSE

Proposal: Erection of single storey side extension

Location: Meadow View, Crediton, Devon, EX17 3DB

Applicant: Mr B Lee

Reference: 21/01592/CAT

Proposal: Notification of intention to reduce the height of 1 Corkscrew Willow by approximately 2m and reduce the width by approximately 1m within the Conservation Area

Location: 1B St Lawrence Green, Crediton, Devon, EX17 3LH

Applicant: Mr A Grant



46. **To note applications 21/01381/FULL Change of use from health centre (Use Class F2/F1) to dwelling (Use Class C3) and 21/01379/FULL Change of use from health centre (Use Class F2/F1) to residential childrens home (Use Class C2) and the lack of consultation request from Mid Devon District Council**

Councillors expressed their concerns about the lack of consultation on these applications and asked that Mid Devon District Council be questioned as to why it was not circulated. It was agreed there should be a checking system in place to ensure all future applications have been received.

47. **To receive a report from Councillor Szabo on the refusal by Network Rail to agree to the clearing of the old cattle dock**

The report relating to this agenda item is attached to these minutes as Appendix one.

It was **resolved** for council staff, with the support of councillors, to investigate the listing process for the tea rooms at the Railway Station. (Proposed by Cllr Downes)

Cllr Brookes-Hocking recommended that Cllr Szabo share the information and documentation he has with office staff to present a case to English Heritage and for them to do an evaluation including the signal box, bridge and tea rooms.

Cllr Szabo suggested that the town council join the Tarka Rail Association, which would be put on a future agenda.

48. **To receive an update on the replacement of five bus shelters and to consider any recommendations for Full Council**

The Administrative Assistant reported that the Town Clerk had investigated the availability of heritage bus shelters with Fernbank, who had advised that the only sedum roof shelters available were the ones presented to Full Council in September. The Administrative Assistant also advised that the Town Clerk had emailed Devon County Council to obtain further information of ownership. It was **noted** that heritage shelters with sedum roofs could be investigated, however the full cost of installation and maintenance would be the responsibility of the town council.

It was **resolved** to continue with the recommendation to have five new steel bus shelters with sedum roofs, which would be considered at a future Full Council meeting. (Proposed by Cllr Harris, Cllr Downes voted against).

49. **To receive a report on sustainable transport developments affecting Crediton:**

- Exeter-Okehampton rail service opening
- Boniface Trail cycle route

Councillor Brookes-Hocking reported that the opening of the Dartmoor Line would mean half-hourly services by the end of 2022. She believed that this level of rail transport would mean Crediton being seen as a sustainable location for additional housing, as in the now defunct Greater Exeter Strategic Plan. As a town council, members should consider the green infrastructure and other sustainable measures that should be incorporated into such development.

Councillor Brookes-Hocking reported that DCC attended the last meeting of the A377 Action Group and explained that although the St Boniface cycle path was not yet a priority, a study could possibly be funded this year to establish whether a route of the required standard was feasible at all given the geospatial difficulties of the route. He pointed out two relevant government documents, 'Gear change: a bold vision for cycling and walking'

Full

(publishing.service.gov.uk) and 'Cycle infrastructure design' (LTN 1/20) – GOV.UK
Links to these documents can be found on Crediton Town Council website. The DCC officer made clear that an economic argument would also need to be made and Councillor Brookes-Hocking believed that Crediton Town Council should do all it could to press for the study and to co-operate with any consultants undertaking it in the future.

50. To note and respond to the Gambling Act - Consultation on fourth review of Statement of Principles

The consultation was noted and it was **resolved** to respond to Mid Devon District Council to continue with the agreement. (Proposed by Cllr Brookes-Hocking).

51. To note the date of the next meeting – Tuesday 02 November 2021 at 19.00

The date of the next meeting was noted.
The meeting was closed at 20.27.

Signed...
(Chairman)



Date: 05/11/21

THE LOST CATTLE DOCK & CREDITON RAILWAY

Presentation Notes: Cllr. Michael Szabo

1820 planning Tarka line, Exeter to Barnstaple
Local MP, James Wentworth Buller, raised funds for the railway
Joseph Locke built Exeter to Crediton railway
Railway completed 1847 opened 12 May 1851 delayed gauges (width)

Friends of Crediton Station:

1997, Linda Rogers, privately rescued and refurbished booking office..tea rooms. Decayed and riddled with dry rot
12 May 2001, 150 anniversary, catalyst
January, 2002 Friends established, 20 members, David Gosling, boss
Last active founding member today..Alan Stewart

Objective:

Preserve heritage station, historical interest, to look beautifully cared for and still operationally functional despite its age
Station recognised as unique and integral part of town
Tiverton parkway....Crediton station

LSWR livery 1900 -1910
To harmonise and unify all colours on the station
Presents uniform, tidy and pleasing appearance
Exact replicas of originals..lanterns, benches, and signs

Lost cattle dock:

Lost to the brambles of time, it's history consigned to the overgrowth
Crediton market town
Photos 1890, 1900 High St show cattle market
Cattle dock part of original station
Victorian workmanship..brick factories produced bespoke bricks
Second hand surplus rails used as fence posts
March, 2006 No licence required..avoid live signals
Courier photos George Palin, Mike Hodge
Exposed patio with blue serrated edge brick, 35 feet by 20 feet
Cattle pens made with second hand surplus rails
Full area 120 feet by 27 feet
July 2013 Network Rail ("NR") grant licence, renewed yearly until 2018.
No work done
7 June 2021 NR officers visit to assess licence application



19 September, 2021. NR officers deny licence application stating that the sidings next to cattle dock are technically classed as operational and due to future projects cannot be taken out of operation

Network Rail...covering themselves and hedging their bets
Monopoly, 25,000 employees, law unto itself so No Appeals
2015 UK government launches Billions of pounds investment in railways

Tarka Line: Exeter to Barnstaple
Double tracked only in Crediton...passing lane at Eggesford
Single tracked elsewhere including to Okehampton
Tarka Rail Association: (tarkarail.org), 200 members, £7 Per year
Leaflets on platforms

Dartmoor Railway: Okehampton to Exeter
Starting December 2021
One train every 2 hours more frequent trains through Crediton
North Cornwall residents park at Okehampton & travel to Crediton, Exeter
More frequent trains from Crediton to Exeter

Future projects at station:

Park & Ride, RGB Building, Dennis Brinicombe, NR Land, Golf course, NR
land up to cattle dock then Barnstaple platform
Resurfaced lane, new fence in last 4 years
This site has both rail and road access!!!
£10 million project Exeter St Davids...derelict since 1950
Need permanent depot to service Tarka line & Dartmoor railway
Crediton is the only feasible location...2-6 years

Grade II listed
Subject to regulations protecting historical and architectural significance
English heritage final arbiter
Signal box has a Grade II listing number with English heritage
Nothing else at the station including lost cattle dock has a listing number!!

What the council can do:

Investigate why the tea rooms, waiting rooms, and lost cattle dock don't have Grade II listing
Once listed contact NR about new depot
Insist new depot build is sympathetic and in keeping with station architecture
Insist NR don't railroad over lost cattle dock while building depot
Can NR clear the vegetation hiding the lost cattle dock when building?
Join Tarka Rail Association & Visit & tour the 1870 Grade II listed signal box

