



Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 1st October 2019 at 6.00 pm, at Credition Library, Belle Parade, Credition

Present: Cllrs Mr A Wyer (Committee Chairman), Miss J Harris, Mrs E Brookes-Hocking, Mr T Matthews, Mr J Downes, Mr J Ross, Mr P Vincent and Mr J Cairney

In Attendance: Mr Jon Tricker, Phil Jones Associates
Devon County Councillor Mr N Way (part meeting)
Mrs Yvonne Pope, Credition Disability Access Group (part meeting)
Mrs Clare Dalley, Town Clerk
1 member of the press
1 member of the public

79 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllr Mr F Letch. (Proposed by Cllr Wyer)

80 Declarations of Interest

Cllrs Wyer, Downes and Cairney 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.

81 Public Question Time

There were no questions.

82 Order of Business

There were no changes to the order of business.

83 Chairman's and Clerk's Announcements

There were no announcements.

84 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 3rd September 2019, as a correct record. It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 3rd September 2019, as a correct record and they were duly signed by Cllr Wyer. (Proposed by Cllr Harris)

85 Matters Arising

There were no matters arising.

86 Mr Jon Tricker, from Phil Jones Associates, will be providing a presentation on the 'final conclusions' in relation to the development of a microsimulation Vissim model and the Credition Traffic & Urban Realm Feasibility Study. Cllr Wyer welcomed Mr Tricker to the meeting. Mr Tricker provided the presentation on the draft conclusions from the microsimulation Vissim model.

Mr Tricker explained that from a traffic capacity perspective the new scheme would work. The scheme provides better walkability, traffic speeds are lower, it's safer for pedestrians to cross the road and there are more opportunities to cross the road.

The overall results showed that in the morning peak journey times had been significantly improved by 17% – 29%. In the afternoon there had been a 6% increase in journey time but this is attributed to the reduction in speed of vehicles to 20 mph.

The scheme also shows an improvement in air quality in the vast majority of the High Street. The exception to this is East Town, where the model shows a negative air quality impact. This is believed to be due to the installation of a roundel as part of the placemaking. Therefore, this part of the scheme may need to be reconsidered and refined.

Following the presentation, Councillors had the opportunity to ask questions.

Mr Tricker advised that the next steps would be for him to discuss the findings with Officers at Mid Devon District Council and Devon County Council and to look at possible refinements to the East Town area. Following this, a report will be produced.

In the meantime, MDDC have been asking for cost estimates for different parts of the scheme and Mr Tricker has put them in touch with a Quantity Surveyor.

87 **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: 19/01493/CAT
 Proposal: Notification of intention to crown lift all trees (various species) to 3m from ground level within the Conservation Area
 Location: Crediton Railway Station, Station Approach, Crediton
 Applicant: Great Western Railway, Milford House, 1 Milford Street, Swindon, SN1 1HL

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: 19/01295/HOUSE
 Proposal: Erection of front porch
 Location: Amber House, Tolleys, Crediton
 Applicant: Mr & Mrs R Moles, Amber House, Tolleys, Crediton, EX17 1HG

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: 19/01452/CAT
 Proposal: Notification of intention to thin and reduce the crown of 1 Evergreen Oak by 1-2 metres, 1 Hawthorn, 1 Plum and 1 Copper Beech tree and thin and reduce the height of 1 Cherry tree within the Conservation Area
 Location: Kinross, Pounds Hill, Crediton
 Applicant: Mr & Mrs Tucker, Kinross, Pounds Hill, Crediton, EX17 1DT

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Mrs Pope left the meeting at 6.53 pm.

Reference: 19/01481/FULL
 Proposal: Conversion of public house into 6 dwellings and demolition of existing toilet block, pub kitchen and toilets above
 Location: Kings Arms Park Street Crediton
 Applicant: Mr Luke O'Cathail, Madasa Ltd, The Cottage

It was **resolved** that whilst in principle the Council accepts the change of use of the building it OBJECTS to the application for the following reasons:

- It is over development of the site. Given the location of the proposed development, there is
 - no amenity space.
 - no private growing space.
 - the communal areas are inadequate.
 - the arrangement for recycling and refuse bins are ridiculous with a lack of space being provided.
- There is no adequate parking provision and the increased vehicles generated from the development will have an adverse impact on the already pressurised parking within the area.
- The application only provides 6 bicycle spaces, which is insufficient.
- There is no provision for prams/pushchairs.
- Some of the dwellings seem very small for current living standards.

(Proposed by Cllr Brookes-Hocking)

Reference: 19/00992/OUT
 Proposal: Outline for the erection of 9 dwellings
 Location: Land at NGR 282522 100321 (East of The Parks) Lanscore Crediton
 Applicant: Mr Cummins, CO Agent

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

- nine dwellings is over development of the site.
- there is no amenity space.
- there is inadequate parking provision.
- the hard standing is not porous and the water attenuation is inadequate, there will be water run-off.
- there is no pedestrian footway provision.
- the building is too tall and unsuitable due to the impact on the setting of the conservation area.
- the development is contrary to the Neighbourhood Plan as it would mean losing a Devon bank.

(Proposed by Cllr Brookes-Hocking)

Reference: 19/01530/FULL
 Proposal: Conversion of a restaurant to 5 dwellings (Revised Scheme)
 Location: The Crown of Crediton, Exeter Road, Crediton
 Applicant: Mr & Mrs Ho, The Crown of Crediton, Exeter Road, Crediton, EX17 3BR

It was **resolved** to recommend NO OBJECTION, however, the Council is concerned regarding the landscaping. There needs to be a much better landscaping plan including trees at the front of the building. The Town Council would be happy to assist in this area. (Proposed by Cllr Brookes-Hocking)

Reference: 19/01585/HOUSE
 Proposal: Erection of two-storey extension after demolition of existing garage and erection of rear covered way (Revised Scheme)
 Location: 7 Barn Park, Crediton, Devon
 Applicant: Ms P Hannaford, 7 Barn Park, Crediton, Devon, EX17 3JD

It was **resolved** to recommend NO OBJECTION, however, the Council does question what the applicant's future provision for parking will be, due to the loss of the garage. If the application will result in further hardstanding being installed in the front garden, to provide additional parking, any surfacing should be porous to reduce water run off. (Proposed by Cllr Brookes-Hocking)

Reference: 19/01026/FULL
 Proposal: Erection of an agricultural livestock building (730 sq. m.)
 Location: Land at NGR 281944 99435 (Denbury Farm), Crediton, Devon
 Applicant: (no name found)

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

The following application had been WITHDRAWN:

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 Neil Paterson, Estate House, Union Road, Crediton, EX17 3AL

88 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 Wyer)

Reference: 19/01008/HOUSE
 Proposal: Formation of a new access and driveway
 Location: Firway End, George Hill, Crediton, Devon
 Applicant: Mr and Mrs Hooper, Firway End, George Hill, Crediton, Devon, EX17 2DS

Reference: 19/01332/FULL
 Proposal: Provision of a fitting bay door to facilitate MOT bay and new customer entrance and sidescreen
 Location: ATS Euromaster, Mill Street, Crediton, Devon
 Applicant: Mr Mason, ATS Euromaster Ltd, Vantage Point, 20 Upper Portland Street, Aston Birmingham, B6 5TW

Reference: 19/01377/PNHH
 Proposal: Prior Notification for the erection of an extension, extending to 4.4m to the rear, maximum height of 2.9m, eaves height of 2.6m
 Location: Perrithorne Western Road, Crediton, Devon
 Applicant: Mr Martin Bagwell, Perrithorne, Western Road, Crediton, Devon, EX17 3NB

Reference: 19/01298/HOUSE
 Proposal: Erection of outbuilding as ancillary accommodation
 Location: 57 High Street, Crediton, Devon, EX17 3JX
 Applicant: Mr Jordan Clark, 57 High Street, Crediton, Devon, EX17 3JX

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 Wyrer)

Reference: 19/01154/FULL
 Proposal: Erection of 3 dwellings
 Location: Land at NGR 283701 100410 (Land Adjacent to 2, 3 & 4 Jockey Cottages) Jockey Hill, Blagdon, Crediton
 Applicant: Mr & Mrs C & L Ladd, 2 Blagdon Terrace, Blagdon, Crediton, Devon, EX17 1EQ

Reference: 19/01032/OUT
 Proposal: Outline for the erection of dwelling
 Location: 16 Blagdon Close, Crediton, Devon, EX17 1EL
 Applicant: Mr Andrew Wills, Beech House, Pounds Hill, Crediton, Devon, EX17 1DL

89 To receive an update on Crediton Neighbourhood Plan. Cllr Brookes-Hocking provided the following update:

- The Plan is still at Regulation 14.
- Members of the Neighbourhood Plan Steering Group had met with representatives of QE School and Devon County Council (DCC), following DCC's request to remove Stonypark Field from being designated as open space. Following this meeting, the Neighbourhood Plan Steering Group had agreed to do this.
- Members had also met with Devon Communities Together to discuss its approach to undertaking a Housing Needs Assessment.
- The Neighbourhood Plan Consultants are still advising that the Crediton Neighbourhood Plan should follow the Local Plan, which now won't be completed until February/March 2020.

90 To receive an update from the Old Landscore School Sub-Committee regarding Old Landscore School, Greenway, Crediton, EX17 3LP and agree any actions. Clare advised that the building is now being used and feedback sought, which will feed into the feasibility study. Due to her holiday, there had been a delay in instructing contracts pertaining to the building and purchasing furniture and equipment. She was meeting with the Council's Special Projects and Services officer this week to discuss moving the project forward, this will include arranging meetings with Devon County Council Officers.

91. To receive an update from the Climate Change and Sustainability Sub-Committee and agree any actions. Cllr Brookes-Hocking confirmed that a meeting had been held on 24th September 2019, where she had accepted the position of Chairman of the Sub-Committee. Fifteen people had been present at the meeting. Members had reviewed and amended the Terms of Reference of the Sub-Committee in order to enable five councillors to serve on it. It had been agreed that two of the six community seats available on the Sub -Committee would be filled by one representative of Sustainable Crediton and one representative of Crediton Extinction Rebellion. The remaining four spaces will be filled as more interested parties come forward. An Ecological Emergency had been declared. The next meeting is scheduled for Tuesday, 12th November, subject to the availability of the meeting space. Meetings will be held monthly from January 2020 with the January meeting being a 'big meeting' to introduce the work of the Sub-Committee to the public. It is also intended to hold green fair workshops in the February half-term week.

92. **To receive an update on the Devon Air Ambulance Night Landing site and to appoint the contractors for the work and the funding of the project.** The Clerk explained that over the last few months the Council office staff had been liaising with Mr Toby Russell of the Devon Air Ambulance Trust (DAAT), representatives of Crediton Football Club and Mid Devon District Council, with a view to installing a night landing site at Crediton Football Club.

Cllr Brookes-Hocking left the meeting at 7.25 pm

The Clerk advised that the electrical work will be carried out by MAT Electric as they are DAAT's approved contractors for the night landing site electrical works. In addition to this there are numerous other works required at the football club in order to create adequate access, this includes the removal and pruning of some trees, groundworks and the installation of new gates. A great deal of time and effort has been invested by the Council's Special Projects and Services Officer in trying to obtain quotations for all these works. Whilst some contractors were able to provide a quotation for parts of the work, only one contractor had been able to provide a quotation for all of the works, this was R J Brooks.

The total cost of the works is £4,444.75 plus VAT. Of this DAAT will provide a grant to pay for labour costs and plant hire of £1,642.75. This leaves £2,802.00. The Town Council has already earmarked £1,000 to the project and Crediton Hospital League of Friends has confirmed that it will contribute up to £2,000 towards the project.

It was **resolved** as follows:

- to proceed with the project
- to instruct MAT Electric to carry out the electrical work
- to instruct R J Brooks to carry out the groundworks, tree works and installation of the gates.
- For the project to be funded from the Council's £1,000 earmarked reserve fund and grants received from DAAT and Crediton Hospital League of Friends.

(Proposed by Cllr Downes)

93. **Close**

The meeting closed at 7.30 pm

Signed.....
(Chairman)

Date:.....