



**Minutes of Credition Town Council's Town Strategy Committee held on Tuesday 11 May 2021 at 19.00, at Old Lanscove School, Greenway, Credition**

**Present:** Cllrs Mrs E Brookes-Hocking, Miss J Harris, Mr J Cairney and Mr J Downes, Mr G Cochran and Mrs L Martin

**Apologies:** Cllrs Mr F Letch and Mr J Ross

**In Attendance:** Rachel Avery, Town Clerk

**186. To receive and accept apologies**

**The meeting was opened at 19.04. The apologies of Cllrs Letch and Ross were accepted.**

**187. Declarations of Interest**

Cllrs Cairney and Downes declared that as members 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.

**188. Public Question Time**

No members of the public wished to speak.

**189. Order of Business**

**There were no changes to the order of business.**

**190. Chairman's and Clerk's Announcements**

There were no announcements.

**191. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 4 May 2021, as a correct record.**

It was **resolved** to approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday 4 May 2021 as a correct record (Proposed by Cllr Harris).

**192. To receive the notes of the meeting held between Bunnyhomes and Credition Town Strategy Committee members, relating to the development of land at Pitt Hill, Credition**

The Town Clerk provided a brief overview of the meeting. The notes of the meeting form an appendix to the minutes.

The following comments were made regarding the information received from the meeting:

- disappointment at the lack of affordable housing allocated within the application
- concerns around air quality through the High Street and Exeter Road.
- Possible lack of S106 contributions to air quality and infrastructure, which should be raised as a concern to MDDC
- The developer appears to be prepared to investigate pedestrian provision
- The site is not part of the Local Plan, where the Town Council accepted all of the allocated sites when drafting the Neighbourhood Plan, of which this is not one. Whilst this site is not within the town boundary, it has an impact on the town and its services

- Settlement boundaries to the east, north, west have been reached. Any application in other parishes will want development as close to Crediton as possible as it has the infrastructure.

### 193. 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:** 21/00445/MARM

**Proposal:** Reserved Matters for the erection of 26 dwellings with associated access, parking, open space, landscaping and supporting infrastructure, following outline approval 17/01090/MOUT

**Location:** Land and Buildings at NGR 281938 100425 (Adjacent Brookdale, Threshers) Hollacombe

**Applicant:** Mr Sebastian Acarnley

It was **resolved** to recommend refusal on the following basis (Proposed by Cllr Harris):

- non allocated site within Local Plan
- lack of pedestrian access
- lack of affordable housing
- Concerns relating to S106 contributions, especially in relation to air quality and infrastructure

It was noted that these were provisional comments, as it had been suggested by the developer that further documents would be forthcoming, and some of the reasons for objection might be covered in subsequent documents.

It was requested that MDDC be asked to provide training on S106 allocation, sites and boundaries.

Cllr Cochran asked if there was a collective argument for a bypass due to the amount of development within Crediton. It was agreed that this was unlikely, however the Greater Exeter Strategic Plan had suggested that if Queen Elizabeth School became a single site school at Barnfield, a new southern access road would be required as the current access is unsuitable, which might have implications for development on the south side.

Cllr Harris highlighted the importance of reassessing the boundaries. This application, along with Pedlars Pool and Higher Road are all classed as being within the boundary of neighbouring parishes but will affect Crediton.

### 194. 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:** 20/01814/FULL

**Proposal:** Erection of garden shed, alterations to ground levels and retention of terracing and retaining walls

**Location:** Fair Havens, Mill Street, Crediton, Devon

**Applicant:** Mr Chris Reed, Reed Construction and Developments Ltd

**195. To receive an update on the purchase of Old Landscore School**

The Town Clerk advised that she was obtaining quotes for painting the inside of the hall and converting a toilet to full size for short term use.

DCC had not accepted the amendment of the overage, so the Heads of Terms have been agreed as presented.

The Town Clerk would be investigating other new community buildings in order to feed into a business plan and building specification.

She would be emailing architects to advise on current situation.

The use of Task and Finish Groups to deal with certain elements of the project would be considered by Full Council next week.

**196. To note the date of the next meeting – Tuesday 01 June 2021 at 19.00**

The date of the next meeting was noted.

**197. Close**

The meeting was closed at 19.32.

Signed.....  
(Chairman)

Date:.....