



Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 02 March 2021 at 18.00, via Zoom

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

In Attendance: Mrs R Avery, Town Clerk
Mr N Way, County Councillor
Cllr S Huxtable
17 Members of Public
Rachel Brady-Hooper, Matthias Daly and Chris Tookey, representing Lidl
Jane Williams, The Turning Tides Project CIC

147. To receive and accept apologies
The meeting was opened at 18.02.

148. Declarations of Interest
Cllrs Cairney, Downes and Letch 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.
Cllrs Cochran and Downes declared personal interests as nearby residents to planning application 21/00222/MFUL.

149. Public Question Time
Cllr Brookes-Hocking advised that members of the public wishing to speak in relation to planning application 21/00222/MFUL would be allowed to do so when the application is considered.
There were no members of the public wishing to speak at this time.

150. To receive a presentation in relation to planning app 21/00222/MFUL (Erection of a retail food store with associated parking, access, servicing and landscaping at Playing Field at NGR 284091 100385 Commercial Road, Lords Meadow Industrial Estate.
A presentation was received from Lidl in relation to their application, a copy of which forms part of the minutes.

151. Order of Business
It was noted that planning application 21/00222/MFUL would be considered first during item 155.

152. Chairman's and Clerk's Announcements.
There were no announcements.

153. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 2nd February 2021, as a correct record.
It was **resolved** to approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday 2nd February 2021 as a correct record. (Proposed by Cllr Letch).

154. To consider partnership working on a pilot project with Turning Tides CIC (and other community organisations) on an accessible heritage trail in Crediton

Jane Williams, Director of The Turning Tides Project CIC, provided an overview of a pilot project intended to be submitted as part of a Heritage Lottery Application that would create a 'History of Crediton' resource that:

- Brings together everything that already exists
- Add resources, information, and methods of engagement
- Encourages open discussion about our history and heritage
- Provides an opportunity for the community of Crediton to reconnect, following the pandemic
- Enables us to use our history to inform our future.

The resource will be designed and created by people with and without 'learning disability' or 'autism' labels, which would be fully accessible. Furthermore, the resource would be developed with the active involvement of all interested local partner organisations.

It was **resolved** that Crediton Town Council would support partnership working on this project, and an informal meeting between Jane Williams, the Town Clerk, Cllr Letch and Cllr Cairney would take place. (Proposed by Cllr Letch).

155. 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: 21/00222/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

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

Cllr Brookes Hocking advised that the Planning Officer would attend the next meeting of the Town Strategy Committee to provide information on this application, as there is still missing documentation to allow the committee to make an informed recommendation. A recommendation would be submitted by this committee at its April meeting.

Standing orders were suspended

The following comments were made in relation to the application:

- Concerns relating to a possible covenant on the land precluding the site from being developed
- Concerns relating to the payment to the Rugby Club for relocation and how this would be paid
- Loss of view for surrounding properties
- Noise pollution due to deliveries and shoppers, and increased traffic
- Request for further information relating to water run off and drainage
- Additional wildlife surveys relating to bats, dormice and birds who live on the site
- Increase in emissions
- Loss of recreational space
- Suggestions to amend surrounding roads which are not suitable for large delivery lorries
- Loss of habitat for protected bats
- Request to plant additional trees and hedge along Exhibition Road

- The additional of a green corridor on the site
- Supportive of employment for local people.

The following responses were provided by representatives of Lidl:

- Land has been earmarked for development through Local Plan, and will be developed
- Building of supermarket will unlock housing development and S106 funds to enable Rugby Club to relocate
- Delivery loading bay will be placed at leisure centre side of the property and deliveries will be limited to one per day due to proximity of distribution centre in Exeter
- Ecology surveys have been undertaken and form part of the application
- The development will provide 114 spaces for cars, but reduces the emissions of shoppers travelling to another Lidl store
- The road network would be discussed with the Highway Authority (DCC) as part of the planning process.

Cllr Cochran left the meeting at 19.30

Cllr Brookes-Hocking read a comment from the planning officer, citing that any payment from Lidl to the Rugby Club would be a private agreement and was unlikely to form part of a Section 106 agreement.

Standing orders were reinstated

Reference: 21/00135/TPO

Proposal: Application to prune/reduce crown of 1 Quercus by up to 1.5m protected by Tree Preservation Order 99/00007/TPO

Location: 3 Southfield Drive, CREDITON, Devon

Applicant: Mr L Marks

It was **resolved** to recommend no objection, subject to the work being undertaken is in line with the arboriculturists advice. (Proposed by Cllr Brookes-Hocking).

Reference: 21/00145/FULL

Proposal: Erection of a roof over entrance area

Location: Morrisons Supermarket, Mill Street, CREDITON

Applicant: Morrisons Supermarket

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

Reference: 21/00184/FULL

Proposal: Extension to internal office space within unit, new windows and entrance screen and creation of new parking spaces

Location: Wedge Group, Unit 1, Marsh Road

Applicant: Mr W Bulger

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

Reference: 21/00118/HOUSE

Proposal: Installation of rooflights to facilitate conversion of garage attic

Location: Trenavin, George Hill, Crediton

Applicant: Mr & Mrs J West

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

Reference: 21/00231/LBC

Proposal: Listed Building Consent for the erection of single storey rear extension following demolition of existing extension

Location: 70 High Street, Crediton, Devon

Applicant: Mr G Seaton

It was **resolved** to recommend refusal, on the basis that the proposed materials for the replacement extension are not compatible with the listed building attached. (Proposed by Cllr Brookes-Hocking).

Reference: 21/00230/HOUSE

Proposal: Erection of single storey rear extension following demolition of existing extension

Location: 70 High Street, Crediton, Devon

Applicant: Mr G Seaton

It was **resolved** to recommend refusal, on the basis that the proposed materials for the replacement extension are not compatible with the listed building attached. (Proposed by Cllr Brookes-Hocking).

Reference: 20/02141/OUT

Proposal: Outline for the erection of 8 dwellings with partial demolition of existing buildings and associated works

Location: Woods Group, 32 - 35 Exeter Road, Crediton, Devon

Applicant: Mr Wood

It was **resolved** to recommend refusal on the basis of concerns surrounding the accessibility of the site, lack of living space in some of the flat designs, lack of access to communal outside space for two dwellings, insufficient parking spaces and space to turn, lack of light to the basement of the main façade of the building and the size of the site in comparison to the Local Plan Review. Furthermore, the application is not sympathetic to the main building. (Proposed by Cllr Brookes-Hocking).

Reference: 20/01814/FULL (Revised drawings)

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 C Reed

It was **resolved** to recommend refusal on the basis that the introduction of hard landscaping, in terrace form, is inappropriate compared to the existing soft landscaping that has been replaced and the impacts this development has on the setting (listed building opposite and conservation

area). (Proposed by Cllr Brookes-Hocking).

Reference: 21/00302/LBC

Proposal: Listed Building Consent for internal alterations to include the creation of a downstairs WC, existing ladder staircase to be replaced and creation of an ensuite

Location: 9 North Street, Crediton, Devon

Applicant: Mr Claire Bowyer

It was **resolved** to recommend no objection. (Proposed by Cllr Brookes-Hocking).

156. 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: 20/02157/CAT

Proposal: Notification of intention to carry out works to 1 Scotts Pine tree, 4 Ash trees and 1 Oak tree within the Conservation Area

Location: Land at NGR 283842 100572 Penton Rise Crediton Devon

Applicant: Mr Christopher Dunstan

Reference: 21/00067/CAT

Proposal: Notification of intention to coppice 2 Hazel, 2 Sycamore and 1 Elder tree and reduce 1 Goat Willow tree within the Conservation Area

Location: St Breock, 1 Union Terrace, Crediton, Devon

Applicant: Mrs Kotarski

157. To receive an update on the Town CCTV project.

It was noted that the grants obtained had received approval for rollover to the next financial year. Information relating to listed building consent was awaited.

158. Post-Covid Crediton:

- **To receive an update regarding Town Square entertainment as restrictions lift**

The Town Clerk advised that she had been meeting with the Arts Centre and the Town Team, regarding the reinstatement of the benches from 29 March.

In line with government guidelines, and as restrictions start to lift, events will recommence.

Cllr Ross requested that caution be exercised when undertaking events, with the Town Clerk explaining that government advice will regularly be checked and risk assessed.

- **Further consideration of the creation of the Recovery Plan**

Cllr Brookes-Hocking suggested that a place to meet safely would be required as restrictions start to lift, alongside events for young people to provide safe spaces for them. The Town Clerk would contact Cllr Cochran to ask if he would be interested in liaising with the youth workers in the town, alongside Cllr Brookes-Hocking.

159. Close.

The meeting was closed at 20.10

Signed.....
(Chairman)

Date:.....