



Minutes of the Planning and Town Strategy Committee held on Tuesday, 02 January 2024 at 19:00 in the Old Landscore School, EX17 3LP

Present: Cllrs Liz Brookes-Hocking, Steve Huxtable, Giles Fawssett, Guy Cochran, Natalia Letch and Paul Perriman

Apologies: Cllr J Harris

In Attendance: Cllr F Letch (part meeting)

Minute Taker: Emily Armitage

MINUTES

70 PUBLIC QUESTION TIME

The following question was asked:

Will the town council engage more with the town by holding surgeries to deliver newsletters and provide information, especially during these uncertain times with the Pay and Display consultation and precept announcement. Councillors need to be more recognisable and I would like to see more action.

- Cllr Brookes-Hocking advised that a consultation had been available online for the public to have their say regarding on-street parking. She also commented that the main issue with holding surgeries on the town square is getting information across to a wide variety of people. Holding surgeries is useful for the town council profile but not for visitors.
- It was suggested that an alternative location to the town square might be outside the Ship Hotel at the top of Market Street to attract a wider variety of people.
- Cllr Cochran advised that he has attended previous surgeries and would be useful for more newsletters to be printed.
- Cllr Fawssett agreed to attend the next surgery.

71 APOLOGIES

It was **resolved** to receive and accept apologies from Cllr Harris due to holiday. (Proposed by Cllr Cochran)

72 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllr Cochran and N 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.

Cllr Cochran declared a personal interest with agenda item 77, as he is a member of Crediton Congregational Church.

73 CLIMATE EMERGENCY

Noted.

74 ORDER OF BUSINESS

There were no changes to the order of business.

75 CHAIR'S AND CLERK'S ANNOUNCEMENTS

Cllr Brookes-Hocking advised the meeting would not be livestreamed due to technical issues with the equipment.

Cllr Fawssett left the room at 19.08 and returned at 19.09.

76 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES

It was **resolved** to accept and approve the minutes. (Proposed by Cllr Cochran)

77 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

Ref: 23/01853/LBC

Proposal: Listed Building Consent for alterations to gallery level of worship area

Location: Congregational Church, High Street, Crediton

It was **resolved** to recommend approval. (Proposed by Cllr Brookes-Hocking)

Ref: 23/01856/LBC

Proposal: Listed Building Consent for alterations to ground floor worship area

Location: Congregational Church, High Street, Crediton

It was **resolved** to recommend approval in principle due to the need to improve heating and associated costs. It was agreed that new radiators need to be compatible with the colour of the interior. (Proposed by Cllr Brookes-Hocking)

Ref: 23/01923/FULL

Proposal: Construction and operation of a micro energy storage facility (Amended Location)

Location: Land at NGR 282446 100921 (Playing Field) Avranches Avenue, Crediton

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

78 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

Noted.



79 CREDITON NEIGHBOURHOOD PLAN

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Cllr Brookes-Hocking advised that the Neighbourhood Plan will need reviewing soon to establish which policies are weak and do not work, in order to see how the town could develop over the next 20 years. She commented that the Steering Group initially set up had dropped in numbers. It would be good for the community to be included as well as town council members. Cllrs Fawssett and Cochran agreed to be involved in the group. She will send a link to the FFCC report on the Land Use Framework pilots, one of which included the experience of the Crediton NP Steering group.

80 COMMUNITY LAND TRUST

Cllr Brookes-Hocking advised that District Councils in parts of Devon declared a housing emergency two years ago and Devon Housing Commission was set up last year.

Older and younger generations in different living situations are being affected by the following:

- Second home ownership and rental properties – particularly desirable areas by the coast
- Rural locations are not chosen for much development as lack of connectivity
- Land owners wanting as much income for their land as possible
- Problems with affordability and loss of the private rental sector
- Communities not keen on the housing design brought forward by developers
- Satellite towns like Crediton are created with lots of housing estates
- Properties have multiple vehicles and can travel to larger towns and cities for work
- Lack of bungalows for older generations
- Lack of social housing

Cllr Brookes-Hocking explained that she had been put in touch with Middlemarch Housing Association that is working with the Housing Commission. Middlemarch specialise in community-led housing.

It was agreed for four members of the committee to have an informal conversation via Zoom with Middlemarch and a date could be arranged. Cllr Brookes-Hocking advised she would like to find out what experiences they have for larger communities.

81 CREDITON MASTERPLAN

Final corrections were made by MDDC over the Christmas period and it was noted that the public consultation would be held on Wednesday 17 January at the Boniface Centre. It was agreed for the Administrative Officer to find out when an electronic document would be ready for publication.

82 20'S PLENTY CAMPAIGN

Cllr Fawssett wished to reiterate the point made at a previous meeting, that reducing speed to 20 mph is not mentioned in the Neighbourhood Plan. Cllr Brookes-Hocking advised that the document brief relates to environment and visual appearance. The Traffic and Urban Realm Study references traffic management and Cllr Fawssett agreed to look again at the document.

Cllr Brookes-Hocking advised that DCC does not have capacity to carry out schemes due to lack of funds. Any work done would fall to the town council to pay for.

Eliff

Cllr Cochran advised that a petition would need to be signed by a significant number of people to get work done by DCC.

83 PARKING

It was commented that two traffic cones have appeared outside the property and that the resident is the owner of up to three vehicles, which are reported as being parked on the street rather than on the property where there is space. It was suggested that there could be a neighbourly dispute and parking issues should be looked at by the police. It was questioned whether a letter to the police would be beneficial as requests for double yellow lines should be made to DCC or through the County Councillor.

It was **resolved** to send a letter to the resident to explain the town council would not be able to resolve the matter and that they should write directly to DCC. Also, to contact Cllr F Letch to do a site visit with Highways. (Proposed by Cllr Brookes-Hocking)

84 PENINSULA TRANSPORT CONSULTATION

Members commented that there was a lack of detail in the document as only in the framework stage, but also that Crediton was not on the priority list. It was highlighted that although there is mention of railways and reducing cars, there are inaccuracies on the rail network map. Cllr Brookes-Hocking commented that there should be more ambition for walking and cycling. Cllr Huxtable suggested asking the local MP to look at the document and could send a link. It was agreed that members would send their own comments directly to Peninsula Transport.

85 DATE OF NEXT MEETING

The date of the next meeting was noted as Tuesday 6 February.
The meeting closed at 20.13.

86 REPORTS PACK

Signed ...

Dated.....15/02/2024.....