



**Minutes of the Community Committee held on Tuesday, May 6, 2025
at 19:00 in The Bungalow, 8 North Street, EX17 2BT.**

Present: Cllrs Liz Brookes-Hocking, Joyce Harris, Steve Huxtable, Giles Fawssett, Paul Perriman, Jim Cairney and Guy Cochran

Apologies: Cllr Natalia Letch

In Attendance: 4 members of public
Penni Tearle, Chair of Boniface Allotments Association

Minute Taker: Emma Anderson

MINUTES

207 WELCOME AND INTRODUCTION

The meeting was opened at 19:00 by the Chair, who welcomed everyone. Each member introduced themselves briefly.

208 PUBLIC QUESTION TIME

The following questions were asked by one member of the public, with Cllr Brookes-Hocking providing a response:

Will the Christmas trees be up on the high street this year?

The Christmas trees are deteriorating and approaching the end of their lifespan. The weight/wind loading is being investigated, and we are also investing in lighter weight decorations. Members of the public will be made aware in advance of any decisions made.

With the 5 gypsy/traveller pitches included in the Pedlarspool development, does the Town Council have any measures in place to support the integration of traveller families?

The Town Council does not have any measures in place currently. Advice could be taken from Mid Devon District Council as the planning authority.

Another member of the public directed a question at Cllr Jim Cairney, as the newly elected County Councillor, querying where his loyalties lie across town, district and county council.

Cllr Brookes-Hocking explained that this was not the business of the Community Committee and advice would be sought from the Town Clerk as to where it would be more suitable to raise this question.

209 APOLOGIES

Decision: It was **resolved** to receive and accept apologies from Cllr N Letch. (Proposed by Cllr Brookes-Hocking)

210 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

211 CLIMATE EMERGENCY

It was noted that all decisions would be made with the climate emergency at the forefront of decision and policy making.

212 ORDER OF BUSINESS

Decision: It was **resolved** to adjust the order of business as follows:

Items 224 and 221 to be brought forward, before agenda item 215, to accommodate members of the public present. Item 223 to be brought forward and follow on from item 216.

(Proposed by Cllr Brookes-Hocking)

213 CHAIR'S AND CLERK'S ANNOUNCEMENTS

Cllr Brookes-Hocking advised members that the DALC website provides a substantial amount of information surrounding devolution and local government reorganisation.

214 COMMUNITY COMMITTEE MINUTES

Decision: It was **resolved** to approve the minutes of the Community Committee meeting held on 01 April 2025. (Proposed by Cllr Cochran)

215 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

The committee reviewed several planning applications submitted to the Mid Devon District Council. These included:

[25/00461/CAT | Notification of intention to dismantle 1 Ash tree; dismantle 1 Leyland to ground level; reduce the crown and height of 1 Magnolia by 1-2m; dismantle 1 tree \(T4\) to ground level; re-pollard 1 Larch tree; reduce the crown and height of 1 Norway Spruce by 3m; thin and reduce 1 Apple tree by 20%; prune upper branches of 1 Apple tree; dismantle 1 Ash tree to ground level and reduce 1 Savine Juniper to approximately 2.5m within the Conservation Area | Chantry Care Services 46 Dean Street Crediton Devon EX17 3EN](#)

Members noted that this application had already been decided. A member of the public raised several concerns advising that works proposed do not meet horticultural standards. The works would potentially do more harm than good have a negative impact aesthetically.

Decision: It was **agreed** to obtain advice from the arboriculture officer regarding the history of this application as well as some gaps in the application form.

[25/00401/FULL | Erection of building enclosure over area of existing Garden Centre | Mole Avon Country Stores Joseph Locke Way Crediton Devon EX17 3FD](#)

Decision: It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Harris)

[25/00486/CAT | Notification of intention to fell 1 Conifer Tree within the Conservation Area | 6B Courtis Gardens Crediton Devon EX17 3BQ \(revised location address\)](#)

EubH

Decision: It was **resolved** to obtain advice from MDDC's Arboriculture Officer as to whether the removal of the tree is necessary. (Proposed by Cllr Harris)

[25/00432/LBC | Listed Building Consent for the installation of gas meter and associated pipe work | Flat 20 High Street Crediton Devon EX17 3AH](#)

Decision: It was **resolved** to recommend NO OBJECTION whilst also highlighting that in terms of forward thinking, electricity would be a better solution. (Proposed by Cllr Brookes-Hocking)

[24/01827/FULL | Change of use of part of first floor showroom to cafe, alterations to the buildings fenestrations, creation of roof terrace and eformation of new parking areas and access road following demolition of existing cutting shed buildings | Eakers DIY Marsh Lane Lords Meadow Industrial Estate Crediton Devon EX17 1ES](#)

Decision: It was **resolved** to recommend APPROVAL. (Proposed by Cllr Brookes-Hocking)
Members noted that secure bicycle parking would be a welcomed addition.

[25/00581/LBC | Listed Building Consent for the removal of gypsum plaster and replace with lath and plaster in attic room, replace foam insulation and plasterboard and replace with wood fibre insulation in ground floor reception, remove gypsum plaster to reception walls and replace with lime plaster, gypsum plaster to a sealed up former doorway and decoration, fitting of flood gate to front elevation entrance door, fitting of glass screen in front low and dangerous first floor staircase balustrade | Manor Office 6 North Street Crediton Devon EX17 2BT](#)

Decision: It was **resolved** to recommend APPROVAL. (Proposed by Cllr Fawssett)

Task: Submit planning comments to Mid Devon District Council and request further information/advice where necessary. @Emily Armitage

216 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

The committee noted the planning decisions made by Mid Devon District Council.

217 CREDITON URBAN TASKFORCE

The committee received a verbal update on the activities of the Crediton Urban Taskforce. Recent efforts included clearing debris left by the County Council at Jockey Hill and preparing for the next event on 17th May.

218 REDVERS RAMBLE LEAFLET

The committee reviewed the Redvers Ramble leaflet, which had been in circulation for several years. Suggestions for improvement included adding numbered tags to the map to correlate with the route descriptions, making it easier for users to follow.

Decision: It was **resolved** to update the leaflet with numbered tags. (Proposed by Cllr Huxtable)

Task: Update Redvers Ramble leaflet prior to printing @Emily Armitage

219 PEOPLES PARK

Councillor Fawssett provided a verbal update on Peoples Park. He reported on the success of the recent tree spotting walk, which had received positive feedback from participants. Advice received during the walk has been actioned, and the new cutting regime is now underway.

EWB

Approximately half of the park area has been left uncut to promote biodiversity, and this initiative has received positive comments from the community. Plans are also in place to install a prominent sign to attract more volunteers for park maintenance and activities.

220 BIODIVERSITY POLICY REVIEW

Councillor Fawssett proposed setting up a working group to review and update the council's biodiversity policy. The working group will focus on issues such as weed killing, planting, and integrating biodiversity considerations into planning applications. The group aims to draft a comprehensive policy that reflects current best practices and promotes sustainable development within the community.

Decision: It was **resolved** to set up a working group with terms of reference to be devised and approved at the June committee meeting. (Proposed by Cllr Fawssett)

Task: Devise terms of reference for the biodiversity working group @Emma Anderson

221 BARNFIELD ALLOTMENTS

221.1 WATER LEAK UPDATE

The Deputy Clerk provided a verbal update on the water leak investigation at the Barnfield allotment site. The source of the leak was identified and repaired for £500. After turning the water back on, one of the taps started leaking and was replaced at a cost of £95.

221.2 INVESTIGATE THE INSTALLATION OF A WATER TROUGH

The committee received a report on the feasibility of installing a water trough at the Barnfield allotment site. Members discussed the benefits of the water trough for allotment holders and agreed to proceed with the installation, subject to final approval of the proposed plan.

Decision: It was **resolved** to investigate the feasibility of installing a water trough on the newly vacant plot at Barnfield allotments. (Proposed by Cllr Huxtable)

Task: Investigate the feasibility and costs of installing a water trough at Barnfield allotments on the newly vacant plot. @Emily Armitage

Penni left the meeting at 19:27

222 CREDITON & HAMLETS WAR MEMORIAL

The committee received a verbal update on the request to engrave additional names on the War Memorial. The Royal British Legion (RBL) is still in the process of gathering names and has released a press statement seeking public input. The press release will be included in the town council's newsletter as well as the local newspaper and social media.

Task: Publicise Royal British Legion press release for War Memorial names @Emma Anderson
2025-06-03

223 NEWCOMBES MEADOW

The committee discussed a complaint sent to Mid Devon District Council (MDDC) regarding the condition of Newcombes Meadow.

Em BH

Concerns included the maintenance of trees, hedges, and general upkeep of the park. Cllr Cochran advised members that he had received a response from MDDC confirming that the work had not been carried out by their team and further investigation was taking place. The member of public who made the complaint initially had still not received a response from Mid Devon District Council and the deadline for responding to a complaint had already passed.

The Deputy Clerk advised that the broken tree in the Jubilee Garden has been reported again to MDDC and this has been raised with a selection of other tree works due to be carried out.

Decision: The committee acknowledged the issues raised and it was **resolved** for Cllr Cochran to continue to follow this up with the District Council to ensure a timely response and resolution. (Proposed by Cllr Brookes-Hocking)

Task: Monitor responses from MDDC regarding maintenance issues in Newcombes Meadow and ensure updates are communicated to all parties. @Guy Cochran, Emma Anderson

Task: Contact MDDC again requesting a reply be sent to the member of the public as soon as possible. @Guy Cochran

224 LAND SOUTH OF BARNFIELD

Councillor Brookes-Hocking provided a verbal update regarding the Land South of Barnfield. The discussion focused on the potential development of the site, including challenges related to access. The consultant advised talking to the landowners, in terms of topographical challenges and bigger impacts. The developer working with the landowners has asked to see Crediton's vision.

A member of the public queried whether the feedback from the recent land use event would be collated and made available to view.

Decision: It was **agreed** that a summary of public comments from the recent event will be prepared for the June meeting.

Task: Prepare a summary of public feedback from the recent land use event for the June meeting. @Liz Brookes-Hocking 2025-06-03

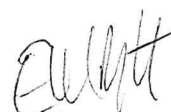
225 UNION ROAD TOILET BLOCK SITE

The committee received a verbal update on the proposed regeneration of the Union Road toilet block site into the Park House. The architect's presentation highlighted the design and planning considerations, with input from the conservation officer. While there were some concerns, none were significant enough to halt the project. Three trees would be felled as part of the proposal. Within the proposal the War Memorial remains in situ, but discussions took place with MDDC's Conservation Officer who confirmed it could be possible delist and move the War Memorial which has the potential to free up additional space for disabled access.

A further meeting with stakeholders was held, mainly from the performance sector of the community and other interest groups, with their comments being taken on board and incorporated into the design. The committee expressed support for the regeneration efforts and looked forward to further updates at the June meeting.

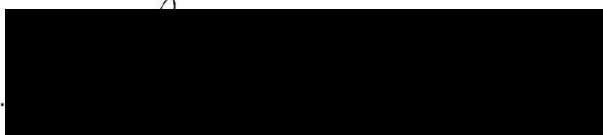
226 DATE OF NEXT MEETING

The date of the next meeting will be Tuesday, 03 June 2025. Meeting closed at 20:14.



227 REPORTS PACK

Signed ..



Dated.....

07/07/2025