



**Minutes of the Meeting of Credition Town Council held on
Tuesday 20 July 2021, at 19.00, at Old Landscore School, Greenway, Credition**

Present: Cllrs E Brookes-Hocking, J Downes, J Cairney, F Letch, J Harris, G Cochran, M Szabo and L Martin

Apologies: Cllrs S Huxtable, J Ross and H Zorlu

Absent: Cllr P Vincent

In Attendance: R Avery, Town Clerk
3 members of the public

2107/051 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllrs Huxtable, Ross and Zorlu. (Proposed by Cllr Harris). It was **resolved** not to accept apologies from Cllr Vincent because his opinion that the location of the meeting was unsuitable and the arrangements for public participation were inadequate were not considered to be acceptable reasons for failing to attend. (Proposed by Cllr Harris).

2107/052 Declarations of Interest

Cllr Letch, Downes and Cairney declared that as members of more than one authority, any views or opinions expressed at this meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

2107/053 Public Question Time

A member of the public expressed concerns regarding the purchase of Old Landscore School citing the following:

- Expensive building to run, making the building a 'white elephant'
- Not a building that is designed for meetings such as these or community use
- Poor toilet facilities
- Lack of parking and poor access
- Increase in precept to pay for the project.

It was requested that Credition Town Council undertake a full cost/benefit analysis due to the large precept increase and a lack of information provided to the public.

A member of the public expressed agreement and has previously raised questions relating to renovation, where the previous chairman stated, 'how long is a piece of string'. They asked if the current chairman agreed with the statement or that it would be inadvisable to complete the purchase before establishing the intention, cost, architectural ambition, and timescale. Furthermore, they asked why letting the building to a single organisation such as Credition Youth Orchestra had not been considered, who had expressed an interest in the building before the council had.

Cllr Brookes-Hocking offered the following comments:

- That the decision to purchase was made in March, and the council's standing orders state that unless new information is brought forward, the decision cannot be considered for six months

- The council had run a survey of potential user groups, and it became clear that there were groups willing to use it now and when the renovations are completed. She stated that she was not sure that the council had ever been approached by Crediton Youth Orchestra
- Potential users and adaptations will be considered in greater detail when the council is able to spend money on an asset it owns, which will hopefully be in the autumn
- If the building were likely to be a 'white elephant', the council would not have received such positive comments about usage. The building will not be a useless asset but is much needed as there are few public buildings available at the west end of town
- It is very likely that the renovation would be costly, but the council owns no other property and investing in a community use space for different purposes is a fantastic opportunity
- Concerns around the use of taxpayers money, increases in precept and council tax can be discussed when the council sets its budget each financial year, and members of the public are welcome to attend all meetings. The council feels that it represents value for money.

Cllr Letch stated that the Projects Officer has a list of groups wishing to use this property, with at least one of them on a substantial and permanent basis.

Cllr Cairney stated that the council owns no assets and without investment, no further funding for the council can be obtained.

Cllr Downes stated that there are ringfenced funds, but this is a substantial item on the agenda and public question time was not an appropriate item for debate.

A member of the public asked if the building was being purchased to make a profit. Cllr Brookes-Hocking clarified that many other buildings have been taken over and run to enable repayment of loans, such as the Town Hall. In her opinion, the building would become solvent, which was why the purchase was approved.

2107/054

Order of business

It was **resolved** to change the order of business so that agenda item 12 (2107/062) was taken at item 4 (2107/055). (Proposed by Cllr Brookes-Hocking).

Cllr Martin joined the meeting at 19.18

2107/055

Chairman's and Clerk's Announcements

The Town Clerk advised that:

- Cllr Ross had resigned as the council's representative for Sustainable Crediton.
- All but two CCTV cameras has been installed in the town; the cameras on Newcombes Meadow toilet block will be installed once arrangements have been made for the facias to be replaced as they are rotten, and the cameras can not be mounted on them in their current state.

2107/056

Town Council Minutes

It was **resolved** to approve and sign the minutes of the Crediton Town Council Meeting held on Tuesday 18 May 2021 and Tuesday 08 June 2021 as a correct record. (Proposed by Cllr Harris)



- 2107/057** To receive, and to ratify the decisions therein, the minutes of the following meetings.
- **Climate Change and Sustainability Committee held on 13 May 2021**
It was **resolved** to approve the minutes (Proposed by Cllr Brookes-Hocking)
 - **Planning and Town Strategy Committee held on 01 June 2021**
It was **resolved** to approve the minutes (Proposed by Cllr Brookes-Hocking)
 - **Council Affairs and Finance Committee held on 08 June 2021**
It was **resolved** to approve the minutes (Proposed by Cllr Harris)
 - **Council Affairs and Finance Committee held on 22 June 2021**
It was **resolved** to approve the minutes (Proposed by Cllr Harris)
- 2107/058** **To receive a presentation regarding the lost cattle dock at Crediton Railway Station and future plans for its unveiling**
Cllr Szabo provided an overview of the lost cattle dock, which was used to load and unload cattle off trains to be walked to the market in the town. The dock is situated in an area on the north line, where the builders yard is.
Friends of Crediton Station cleared 90% of the area in 2006. In 2013, Friends of Crediton Station wanted to clear it again. Network Rail drew up a licence to undertake the work, provided safety briefings. With only four people approved to work on the project, the job was too big. The licence was renewed annually until 2017, but then Network Rail refused to renew. It was recently agreed that attempts would be made to do this again, but the Friends do not have enough workers to attack the clearance. He has spoken to Sustainable Crediton and The Turning Tides Project regarding support.
Whilst initial conversations with Network Rail have been positive, they are checking some technical issues which may take several months. Until a new licence agreement signed, no work can be undertaken. He hopes for this to be in place for autumn, which is a good time to clear the land.
He stated that general support of Crediton Town Council would be welcomed, with Cllr Cochran offering to help as he has a chainsaw licence.
Cllr Downes stated that there are two qualified people within Sustainable Crediton with licences, and it would be beneficial for communication to be undertaken with John Craythorne.
- 2107/059** **To resolve to grant the Town Clerk, in conjunction with Cllrs Brookes-Hocking and Harris, designated authority to comment of planning applications during the summer recess**
It was **resolved** to grant the Town Clerk, in conjunction with Cllrs Brookes-Hocking and Harris, designated authority to comment of planning applications during the summer Recess. (Proposed by Cllr Brookes-Hocking).
- 2107/060** **To note the amended Calendar of Meetings for the year**
It was **resolved** to note the calendar of meetings. (Proposed by Cllr Harris).
- 2107/061** **To note the chosen Mayoral Charity 2021-22**
Cllr Brookes-Hocking confirmed that the Mayoral Charity would be Crediton Food Bank.



- 2107/062** **To consider funding the installation of a lockable bollard to be installed separating Penton Lane from Penton Lynch as requested by a member of the public**
Standing orders were suspended to allow a member of the public to speak
 A member of the public expressed concerns regarding pedestrian and loss of the ancient cob wall if access from Penton Lane to Penton Lynch is not restricted. Installed barriers have not been effective as they have been abused as they can be tipped over. It was accepted that Penton Lane should be accessed by vehicles for delivery, but Penton Lynch cannot and should not be accessed.
 It was noted that the lane is unregistered lane and confirmation of this and any required permissions were awaited from Devon County Council.
Standing orders were reinstated
 It was **resolved** to approve the purchase and installation of a lockable bollard, subject to no legal constraints relating to this matter and the costs are within the budget of the P3. (Proposed by Cllr Downes).
- 2107/063** **To consider the creation of a new footpath from the footbridge on Downeshead Lane to the entrance of Tarka View (requiring approval from the Downes Estate, adoption of the new route by Devon County Council and S106 funding availability)**
 Cllr Downes provided an overview of the creation of a footpath, which would include the installation of a gate and culvert to enable a right of way across Devon County Council and Downes Estate land.
 It was **resolved** to approve the progression of a permissive footpath from the footbridge on Downeshead Lane to the entrance of Tarka View, with council officers providing further information in due course. (Proposed by Cllr Downes).
- 2107/064** **Tree planting and open spaces:**
- **To consider supporting the investigation of appropriate locations for trees to be planted in celebration of the Queens Platinum Jubilee**
 It was **resolved** for officers to investigate appropriate locations, including assessment of green corridors as stated in the Neighbourhood Plan for consideration by the Amenities and the Built Environment Committee. (Proposed by Cllr Brookes-Hocking).
 Cllr Downes recommended that Devon County Council and Mid Devon District Council be contacted to establish tree planting initiatives.
 - **To consider planting a tree in recognition of the NHS and Covid-19 pandemic**
 It was **resolved** to dedicate the two replacement lime trees at Peoples Park to the NHS, keyworkers and the Covid-19 pandemic with a bench and plaque in between. (Proposed by Cllr Harris).
 - **To consider supporting, in principle, the rewilding of Greenway play area (subject to MDDC approval)**
 It was **noted** that Sustainable Crediton have been contacted about this area and further discussions with MDDC and existing groups should be held.
- 2107/065** **To receive an update on the purchase of Old Landscore School and to consider the creation of a task and finish group to consider the use and requirements of the building a enable a detailed specification to be created**



It was **resolved** to approve the Terms of reference and for Cllrs Brookes-Hocking, Huxtable, Letch and Szabo to site on the task and finish group. (Proposed by Cllr Harris). Cllr Downes stated that if the task and finish group were to determine that the project was not viable, a decision may have to be made to pull out of the sale. Cllr Brookes-Hocking stated that the purpose was not to decide whether to purchase the building, but to develop the strategy by which the project will be completed in a cost-effective manner.

2107/066 To receive an update on Britain in Bloom

Cllr Szabo reported that one of the Britain in Bloom judges visited Crediton today. He and Bert Jewell took him around the town, receiving excellent feedback.

Tomorrow, Cllr Szabo will be visiting 18 venues for the It's Your Neighbourhood assessments.

It was noted that the awards presentation will take place on 7 October.

Thanks were extended to Bert for his wonderful planting, especially at Newcombes Meadow and to Cllr Szabo for his hard work in entering the competition.

2107/067 To note the date of the next meeting – Tuesday 21 September 2021

The date of the next meeting was **noted**. The meeting was closed at 20.14.

Signed

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Dated.....23/09/21.....