



**Minutes of Crediton Town Council's Planning & Town Strategy Committee held on Tuesday 02 November 2021 at 19.00 at Old Lanscore School, Greenway, Crediton**

**Present:** Cllrs E Brookes-Hocking, J Cairney, J Downes and J Harris

**Absent:** Cllr Martin

**Apologies:** Cllr S Huxtable

**In Attendance:** Emily Armitage, Administrative Assistant

**52. To receive and accept apologies**

The meeting was opened at 19.01 It was resolved to receive and accept apologies from Cllr Huxtable (health reasons).

**53. Declarations of Interest**

Cllrs Cairney and Downes declared that as a member 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 Downes declared that as a member of both the Crediton Town Council Planning and Town Strategy Committee and Mid Devon District Council Planning Committee, he reserves the right to change the way in which he votes in relation to any planning application on the basis that further information may become available. Furthermore, he will not declare to Crediton Town Council what any future voting intention will be when the matter is considered by Mid Devon District Council.

*The meeting was stopped at 19.02 as there were technical issues with the live stream. The meeting was re-started at 19.07.*

**54. Public Question Time**

No members of the public were present.

**55. Order of Business**

There were no changes to the order of business.

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

Cllr Brookes-Hocking announced two events due to take place on 4 and 6 November related to the Climate Emergency and the COP26 event.

**57. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 05 October 2021, as a correct record.** It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 05 October 2021 as a correct record. (Proposed

*20/11/21*

**58. 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: 21/01922/CAT

Proposal: Notification of intention to prune Chinese Wingnut Saplings and 1 Oak tree within the Conservation Area

Location: Parklands, 15A Exeter Road, Crediton

Applicant: Mr Thomas White

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

Reference: 21/01952/FULL

Proposal: Erection of extension

Location: Unit 2 Marsh Road, Lords Meadow Industrial Estate, Site Vicinity Grid Ref: 284558 / 100241 Parish: Crediton Town 18

Applicant: Bosacki

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

Reference: 21/01949/HOUSE

Proposal: Erection of an extension with basement, part demolish existing garage to create storage shed and erection of a double garage with roof access and covered entrance over existing steps and walkway

Location: 7 Alexandra Way, Crediton, Devon

Applicant: Mr Keith Hopkins

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

Reference: 21/00412/FULL

Proposal: Conversion of former bank to 5 self contained flats

Location: 133 High Street, Crediton, Devon

Applicant: Mr A Williams

It was **resolved** to recommend NO OBJECTION, however there was concern over the lack of parking (Proposed by Cllr Brookes-Hocking)

Reference: 21/00413/LBC

Proposal: Listed Building Consent for the conversion of former bank to 5 self contained flats

Location: 133 High Street, Crediton, Devon

Applicant: Mr A Williams

It was **resolved** to recommend NO OBJECTION, subject to any comments from the Conservation Officer and it was agreed to request that the applicant retain the internal features and frontage of the building (Proposed by Cllr Harris)

Reference: 21/02000/LBC

Proposal: Listed Building Consent for the installation of an air source heat pump to rear wall

*aeBt*

Location: Dean Thatch, 44 Dean Street, Crediton  
Applicant: Mrs Alison Whittall

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It was **resolved** to recommend NO OBJECTION (Proposed by Cllr Harris)  
It was agreed to add an agenda item to a future meeting to discuss the use of alternative sources of energy in relation to planning applications. (Proposed by Cllr Brookes-Hocking)

Reference: 21/01916/HOUSE  
Proposal: Erection of single storey rear extension and insertion of dormer in roof to provide additional bedroom  
Location: 34 Greenway, Crediton, Devon  
Applicant: Mrs S Pym

It was **resolved** to recommend NO OBJECTION (Proposed by Cllr Brookes-Hocking)

Reference: 21/01455/FULL  
Proposal: Conversion of the Mews into a one bedroom dwelling 21/01456/LBC  
Location: 133 High Street, Crediton, Devon  
Applicant: Mr Sebastian Ash

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

Reference: 21/01456/LBC  
Proposal: Listed Building Consent for conversion of the Mews into a one bedroom dwelling  
Location: 133 High Street, Crediton, Devon  
Applicant: Mr Sebastian Ash

It was **resolved** to recommend NO OBJECTION, subject to the Conservation Officer's comments and to suggest that the work be done in keeping and sympathetic to the nature of the building (Proposed by Cllr Downes). Cllr Brookes-Hocking commented on the lack of consideration to biodiversity and suggested planting in the courtyard should be stipulated to the developer.

Reference: 21/02099/HOUSE  
Proposal: Erection of a two storey extension  
Location: 3 Fairfield Road, Crediton, Devon  
Applicant: Mr & Mrs Pike

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

#### 59. 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. The following decision were noted. In relation to application 21/01683/CAT it was agreed for the Administrative Assistant to contact Mid Devon District Council to enquire if a replacement tree was planted as requested.

Reference: 21/01683/CAT  
Proposal: Notification of intention to fell 1 fruit tree (cherry plum) within the Conservation Area  
Location: Upauver, Jockey Hill, Crediton, Devon  
Applicant: Mr A Shepherd

*ASB H*

Reference: 20/01588/MFUL

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Proposal: Erection of storage building with first floor office (512sqm) following demolition of barn and erection of grain store (498sqm) and change of use of land to car and lorry park

Location: Crediton Milling Co Ltd, Fordton Mill, Crediton, Devon

Applicant: Mr K Hopkins, Crediton Milling Co Ltd

Reference: 21/01523/FULL

Proposal: Removal of condition 9 of planning permission 19/00800/FULL relating to the entrance gate and operating systems

Location: Old Orchard, Threshers, Crediton, Devon

Applicant: Mr Simon Ripley

Reference: 21/01596/FULL

Proposal: Change of use from club (Sui Generis) to residential dwelling (Class C3)

Location: Club Crediton, Searle Street, Crediton, Devon

Applicant: Mr Nicholas England

Reference: 21/00743/LBC

Proposal: Listed Building Consent for remedial works to gable wall

Location: 16 St Lawrence Green, Crediton, Devon, EX17 2BD

Applicant: Exact Structures Ltd

**60. To receive a report relating to the Town Square and to consider recommendations therein**

The associated document had been issued prior to the meeting. The report was noted. It was **resolved** to recommend to Full Council that the Town Council should enter into negotiation to take on the lease of the Town Square. However a report from Mid Devon District Council would be required as there are concerns about its current condition in particular the surface of the square and problems with the heritage lighting. (Proposed by Cllr Brookes-Hocking).

**61. To discuss and make recommendations regarding traffic concerns at Church Street**

The Administrative Assistant advised members about the regular reports from residents about HGV lorries trying to use Church Street to access the dairy. It was **resolved** to recommend investigating funding for new signage to try to stop large vehicles from using Church Street and to investigate the traffic implications of reversing the access and one-way system (Proposed by Cllr Downes).

**62. To note the Community-led Affordable Housing Delivery from Mid Devon District Council**

further information had been issued with the agenda. It was agreed for Cllr Brookes-Hocking to contact the relevant housing officer at Mid Devon District Council to arrange a meeting to discuss affordable housing within Crediton.

**63. To note the date of the next meeting – Tuesday 07 December 2021 at 19.00**

The date of the next meeting was noted.

The meeting was closed at 19.57.

Signed.. [Redacted]  
(Chairman)

Date: 21/12/21