



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 07 February 2023 at 19.00 at Old Landscore School, Greenway, Credition

Present: Cllrs E Brookes-Hocking, J Harris, S Huxtable, J Cairney and D Ross

Apologies: Cllrs N Letch and J Downes

In Attendance: Emily Armitage Administrative Officer
One member of the public

114. To receive and accept apologies

The meeting was opened at 19.01.

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

115. Declarations of Interest

Cllr Cairney 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.

116. Public Question Time

No questions were raised.

117. To note that decisions will be made with the climate emergency at the forefront of decision and policy making

This was noted.

118. Order of Business

There were no changes.

119. Chairman's and Clerk's Announcements

There were no announcements.

120. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on 17 January 2023, as a correct record

It was **resolved** to approve and sign the minutes of the meeting held on 17 January 2023. (Proposed by Cllr Huxtable)

**121. 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:**

Ref: 23/00023/CAT

Proposal: Notification of intention to remove one Conifer, one Sycamore tree and remove 3m from height and shape one Beech tree within a Conservation Area

Location: Courtney Villa, High Street, Crediton

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

Ref: 22/02363/HOUSE

Proposal: Erection of garage with home office, retaining wall & creation of off-road parking

Location: Evenleigh, Threshers, Crediton

It was **resolved** to recommend objection on the grounds that the development is significantly larger in scale than the existing garage, looks imposing in the street scene and overpowers the house and surroundings such that the site is over-developed. (Proposed by Cllr Brookes-Hocking)

Ref: 23/00111/CAT

Proposal: Notification of intention to remove one Leylandii tree within a Conservation Area

Location: Spinnakers, Four Mills Lane, Crediton

It was **resolved** to recommend approval, however, it is recommended that a smaller more suitable specimen be planted in its place. (Proposed by Cllr Brookes-Hocking)

Ref: 23/00069/HOUSE

Proposal: Installation of replacement windows

Location: 2 Church Street, Crediton, Devon

Due to the windows being original timber, and the building a non-designated heritage asset within a conservation area, it was felt that UPVC was an unsuitable replacement which would be detrimental to the historic quality of the building itself, especially the rear sash windows, adversely affecting the setting of the grade I listed parish church and also the adjacent recently listed grade II Dart and Francis buildings, currently being restored appropriately for the listing, contrary to NPPF 190 and Crediton NP Policy H1. It was suggested that other more sympathetic materials than UPVC could be used. It was **resolved** to recommend objection, two in favour of objection and one against. Cllr Cairney abstained from voting. (Proposed by Cllr Brookes-Hocking)

Ref: 23/00014/CAT

Proposal: Notification of intention to lift the crowns of 2 Yew trees and reduce the canopy of 1 Western Red Cedar tree within the Conservation Area

Location: 1 The Limes, East Street, Crediton

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

122. Mid Devon District Council - Planning Decisions

Devon District Council, the determining Authority, has **APPROVED** the following applications with conditions as filed:

Ref: 22/02175/ADVERT

Proposal: Advertisement Consent to display 2 illuminated fascia signs, 3 large illuminated wall mounted billboards, 2 small illuminated wall mounted billboards, 1 freestanding illuminated poster display unit and 1 non illuminated trolley bay sign

Location: Playing Field at NGR 284077 100374 Commercial Road, Lords Meadow Industrial Estate, CREDITON

Ref: 21/02115/FULL

Proposal: Conversion of former doctors surgery to 4 childrens home dwellings (C2) with associated landscaping and parking

Location: Newcombes Surgery, Clifford Gardens, CREDITON DEVON

Ref: 22/02145/HOUSE

Proposal: Erection of single storey extension and alteration and replacement of 1 window on North West elevation

Location: 2 Lake View, CREDITON, DEVON, EX17 1DW

Ref: 22/02360/NMA

Proposal: Non-Material Amendment for 19/01132/MFUL to allow minor changes to boundary walls and landscaping

Location: Land at NGR 283153 99974 Barn Park, CREDITON

Ref: 22/02176/ADVERT

Proposal: Advertisement Consent to display 1 illuminated 6m Flagpole style sign

Location: Playing Field at NGR 284077 100374 Commercial Road, Lords Meadow Industrial Estate, CREDITON

Ref: 22/01282/LBC

Proposal: Listed Building Consent for the installation of 4 transverse tie bars to

Location: Priory Cottage, Church Street, CREDITON

Ref: 22/02240/TPO

Proposal: Application to remove/prune limbs of 1 pine tree (T1) on west side by between 0.5m to 3m, install three-way flexible brace between all major stems at 12m protected by Tree Preservation Order 08/00010/TPO

Location: Cedar House, Threshers, CREDITON, DEVON

Ref: 22/02307/HOUSE

Proposal: Erection of single storey extension

Location: 15 Glen Creedy Court, CREDITON, DEVON, EX17 1GD

Ref: 22/00795/FULL

Proposal: Conversion of storage building to 2 dwellings

Location: 111 High Street, CREDITON, DEVON, EX17 3LF

Ref: 22/00796/LBC

Proposal: Listed Building Consent for conversion of storage building to 2 dwellings

Location: 111 High Street, CREDITON, DEVON, EX17 3LF



Ref: 22/02294/HOUSE

Proposal: Creation of vehicle access and parking space, construction of replacement retaining wall and steps

Location: 5 Wynfrith Mews, Landscore, Crediton, Devon

Ref: 22/02366/CAT

Proposal: Notification of intention to reduce the height of 1 Cherry tree (A) by 2m and 1 Plum tree (B) by 3m and fell 1 Ash tree (C) in a Conservation Area

Location: Strathyre, Pounds Hill, Crediton, Devon

To note the following application has been REFUSED:

This was **noted**.

Ref: 22/02309/HOUSE

Proposal: Erection of single storey extension and raising of roof to provide first floor accommodation

Location: 15 Lame John's Field, Crediton, Devon, EX17 1EB

To note the following application decision to APPEAL:

This was **noted**.

Ref: 22/01285/HOUSE

Proposal: Erection of an extension

Location: 14 Deep Lane, Crediton, Devon, EX17 2BX

- 123. To note the Tree Preservation Order from MDDC.** Further information had been issued with the agenda. It was **resolved** to accept the Tree Preservation Order. (Proposed by Cllr Brookes-Hocking)
- 124. To note the information received from Cllr Downes on the Shared Prosperity Fund and the Rural England Prosperity Fund.** Further information had been issued with the agenda. Cllr Brookes-Hocking suggested contacting Richard Marsh to establish the appropriate officer to speak to and to invite them to a meeting. She commented that this might be Molly Farrell, an economic development expert. Very little money has been allocated and guidance is needed to see if communities can approach MDDC. The Administrative Officer to make enquiries.
- 125. To review the progress of Crediton Town Council Strategic Plan 2021-25**
Cllr Brookes-Hocking advised that the plans objectives need reviewing to demonstrate further thinking. Councillor and committee information can be amended in due course. The Administrative Officer to look at the plan with Cllr Brookes-Hocking and give an update on progress made at the March meeting.
- 126. To discuss and comment on the development at Wellparks 22/00067/MFUL**
A powerpoint presentation had been received from MDDC which Cllr Brookes-Hocking showed to the committee. She explained that the Planning Officer is concerned about the impact of the commercial development on the Grade 2 listed farmhouse and outbuildings and there would be



a loss of significance of the heritage asset, contrary to NPPF policies and Crediton NP policy H1. Councillor Brookes-Hocking referred to the concerns raised by Historic England related to the severing of the farm from the estate by the construction of Well Parks Hill. The view of the farm would be obscured from the east by the height and position of the commercial development that was planned to be next to the historic asset. It was felt that this damaged the significance of the Grade II asset contrary to the NPPF and Crediton NP Policy D5. It was commented that the view approaching Crediton would be spoilt by the height of the industrial buildings and did not contribute to the Crediton eastern gateway site at Well Parks roundabout. The application has not gone to planning yet and councillors may comment further about the lack of consideration to Neighbourhood plan policy. Cllr Huxtable to get further comments to the Administrative Officer this week.

127. To note the response from DCC Highways regarding pedestrian access for the possible school at Pedlars Pool development and agree any actions

The Administrative Officer discussed this briefly with the Planning Officer who advised due to outline planning permission approval of all access points, MDDC and DCC are not able to revisit this element of the scheme and the developer cannot be compelled to make any changes. The current application only relates to the layout, scale, appearance, and landscaping. Cllr Brookes-Hocking commented that if the school is built without safe pedestrian access to it, this will encourage parents to drive short distances rather than walk.

128. To receive an update on the action points from the Crediton and District Joint Planning meeting'. Cllr Brookes-Hocking advised there had been a meeting with Richard Marsh, MDDC and the Section 106 officer on Monday 6th February. Cllr Ross commented that Section 106 was challenging for new councillors to understand. Cllr Brookes-Hocking suggested looking at policies within the Neighbourhood Plan again to see what objectives could be achieved through s106 agreements. In any case it is advisable to review the NP within two years as it could be challenged by developers if older than that and keeping long-term plans for the area up to date is important.

129. To receive the report on plans for the King's Coronation and approve any recommendations therein. A report had been issued prior to the meeting. Cllr Cairney commented that a lot of effort from staff and councillors had gone into the Jubilee celebrations, and it would be difficult to expect the same level of commitment to the Coronation. Cllr Brookes-Hocking advised there was not a specific budget set aside but that a small grant could be applied for. The following plans were agreed:

- Service to be held on 5th May at Holy Cross by Rev Tregenza
- Members of the public to be encouraged to bring their own food – afternoon tea or similar
- Stallholders to be invited to the town square
- Staff to review insurance documents etc for volunteers if needed
- The Town Band and Youth Orchestra to be contacted
- The Town Council can supply gazebos
- The Rugby Club to be contacted to assist with moving benches prior to the event
- Staff who work on the day to be given a day off in lieu or receive payment.

It was **resolved** to have a low-key event on Sunday May 7th as part of the Big Sunday Lunch, which the Town Council would facilitate by publicising the event, providing tables and seating, and sourcing musical entertainment. (Proposed by Cllr Cairney)



The meeting was stopped briefly at 20.11 due to a member of public entering the building. The meeting was recommenced at 20.12.

- 130. To receive the consultation documents regarding the Silverton Neighbourhood Plan and to agree a response.** Further information had been issued with the agenda. It was agreed to do a response as a town council. The Administrative Officer could collate comments to send.
- 131. To note plans for a joint meeting between Crediton Town Council and Mid Devon District Council to meet with High Street businesses to discuss Christmas in Crediton 2023 and other areas of importance to traders.** This was discussed at the recent Christmas committee meeting. Cllr Brookes-Hocking suggested speaking to Bruce Evans about whether the Chamber of Commerce is currently active. Cllr Ross agreed to contact him.
- 132. To note the date of the next meeting – Tuesday 07 March 2023 at 19.00**
The date of the next meeting was noted. The meeting was closed at 20.13.

Signed...
(Chairman)

A large black rectangular redaction covers the signature of the Chairman. A small handwritten mark is visible to the right of the redaction.

Date: 30/06/23