



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 04 October 2022 at 19.00 at Old Landscore School, Greenway, Credition

Present: Cllrs J Harris, J Downes, D Ross and J Cairney

In Attendance: Emily Armitage, Administrative Officer
One member of the public was present
Cllr G Fawssett

49. Public Question Time

The following question was asked by a member of the public:

- Is anyone from Credition Town Council intending to speak at the next Mid Devon District Council (MDDC) planning meeting regarding the children's home development at Newcombes.
- Cllr Harris advised that it is likely that Cllr Brookes-Hocking would attend being the Chairman of the Planning and Town Strategy committee, but this could not be confirmed in her absence.

The following question was received from Cllr G Fawssett:

- How is Credition Town Council promoting active travel
- The Administrative Officer advised that one of the aims within The Traffic and Urban Realm Feasibility study is to improve cycle and pedestrian accessibility.
- The Devon Association of Local Councils is trying to pursue 20mph limits as are other counties in the country, however they are not enforceable. Cllr Brookes-Hocking would be happy to discuss in greater detail at a later date.

The Administrative Officer reported that it is likely bus services in Credition could be reduced, which councillors expressed their concern about.

Cllr Fawssett was satisfied with the response.

50. To receive and accept apologies. The meeting was opened at 19.00

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

51. Declarations of Interest

Cllr 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.

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

This was noted.

53. **Order of Business**

There were no changes to the order of business.

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

There were no announcements.

55. **Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 06 September 2022, as a correct record.** It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 06 September 2022 as a correct record.
(Proposed by Cllr Ross)

56. **To receive an update on the Neighbourhood Plan**

The Referendum took place on Thursday 22 September and the result was -
719 in favour (88%)
94 against (12%)
13% turnout

A copy of the report was handed out at the meeting. The Administrative Officer commented that policies in the Neighbourhood Plan must now be applied when making planning decisions as the document is legally binding.

57. **Mid Devon District Council - Planning Applications [MDDC Planning Public Access Portal](#)**

Mid Devon District Council (MDDC), the determining Authority, has asked for comments from this Town Council on the following planning applications:

Reference: 22/00063/MARM

Proposal: Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future Crediton Rugby Club and up to 1.1ha of land for future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval 17/00348/MOUT
Location: Land at NGR 284185 101165 (Creedy Bridge) Crediton, Devon

- An online meeting was held last week, Cllr Brookes-Hocking was in attendance along with district and parish councillors and members of the public.
- The Principle Planning Officer from MDDC believes the application will not go to the planning committee before the new year.
- Sandford Parish Council and Devon County Council are unhappy with the road layout plans being pushed by the developers.
- MDDC have said the design is poor and not in keeping with the local area. There is no enthusiasm for accepting the application.
- The Planning Officer can potentially hold another meeting if required and comments can still be made and recorded.

It was **resolved** to recommend postponing a decision on the application until the November meeting when more detailed comments could be made. (Proposed by Cllr Harris)

Reference: 22/01554/MFUL

Proposal: Erection of external heat pump systems and solar car port, installation of

EWH

photovoltaic panels to existing roofs and erection of shelter over skate park
Location: Lords Meadow Leisure Centre, Commercial Road, Lords Meadow Industrial Estate

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It was **resolved** to recommend approval. (Proposed by Cllr Cairney)

Reference: 22/01712/HOUSE

Proposal: Erection of a replacement garage and storage sheds

Location: Mount Jocelyn, CREDITON, Devon

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

Reference: 22/01703/CAT

Proposal: Notification of intention to fell 1 Magnolia and 1 False Acacia within the Conservation Area

Location: Culver House, Exeter Road, CREDITON

Cllr Harris noted that the trees were showing signs of disease. It was **resolved** to recommend no objection provided the arborists report agrees to the removal of the trees and that two replacements are planted. (Proposed by Cllr Ross)

Reference: 22/01665/FULL

Proposal: Erection of car port and boundary fencing

Location: Fair Havens, Mill Street, CREDITON

It was **resolved** to recommend approval as it will improve the street scene. (Proposed by Cllr Harris)

Reference: 21/01862/FULL

Proposal: Change of use from sui generis to the storage and distribution of dairy products (B8) and retention of cold dairy storage building

Location: Westcountry Distribution Ltd, Unit 3 East Town Park, Mill Street

It was **resolved** to recommend more information is requested and the same statement is used in the minutes from 7 December 2021. (It was resolved to recommend refusal on the grounds that it does not enhance the area as asserted in the design and access statement and does nothing to improve the area which includes residential properties facing the building).

(Proposed by Cllr Harris)

Reference: 22/01828/ADVERT

Proposal: Advertisement consent for the retention of an illuminated Media Charger Unit with Screen and 3 flag pole signs

Location: Tesco Stores Limited, Joseph Locke Way, CREDITON

It was **resolved** to recommend approval. (Proposed by Cllr Harris)

58. 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 decisions were noted:**

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Reference: 22/01382/TPO

Proposal: Application to lift crown of overhanging trees to 4/5m above ground level and remove one Sycamore tree protected by Tree Preservation Order 99/00007/TPO

Location: 18 Jocelyn Mead, Crediton, Devon, EX17 2EN

Reference: 22/00514/HOUSE

Proposal: Erection of single storey rear extension

Location: 40 Winswood, Crediton, Devon, EX17 3EY

Reference: 22/01560/NMA

Proposal: Non Material Amendment to 21/01949/HOUSE to allow for a single garage in the proposed basement instead of the erection of double garage

Location: 7 Alexandra Way, Crediton, Devon

Reference: 22/01205/HOUSE

Proposal: Erection of replacement PVCu conservatory

Location: 9 Charlotte Street, Crediton, Devon, EX17 3BB

Reference: 22/01506/CAT

Proposal: Notification of intention to fell 1 Conifer tree within the Conservation Area

Location: Old Chapel Mews, 108A High Street, Crediton, Devon

Reference: 21/00222/MFUL

Proposal: Erection of a retail foodstore with associated parking, access, servicing and landscaping

Location: Playing Field at NGR 284091 100385 Commercial Road, Lords Meadow Industrial Estate, Crediton

Reference: 22/01613/CAT

Proposal: Notification of intention to reduce the height of 2 Lime trees by approximately 3m and reshape the crowns within the Conservation Area

Location: 2 The Limes, East Street, Crediton, Devon

Mid Devon District Council, the determining Authority, has REFUSED the following application:

Reference: 22/01285/HOUSE

Proposal: Erection of an extension

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

The refusal was noted.



59. To discuss the Parish Boundary Review

Further information had been issued with the agenda.

It was agreed to postpone this item until the next meeting when more information is obtained from the Town Clerk.

60. To respond to questions from the public regarding the development at Newcombes

Further information had been issued with the agenda.

The Administrative Officer read the following response: Re: 21/02115/FULL - Conversion of former doctors surgery to 4 childrens home dwellings (C2) with associated landscaping and parking - This application still needs to go in front of the Planning Committee. MDDC are awaiting a response from Devon County Council regarding the need for these facilities. In the meantime the applicant has provided further information in the form of the South West market position statement to outline the need. The Development Management Manager is currently considering whether there is sufficient information to enable this application to go in front of Planning Committee and they are awaiting a date for this.

61. To receive an update on the A377 Crediton to Exeter cycle route

The Administrative Officer advised that Newton St Cyres Parish Council have not yet received a final consultation report.

62. To receive an update on Crediton Masterplan and agree any actions

The Town Clerk met with Richard Marsh, Adrian Welsh and Mollie Fawell from MDDC regarding the forthcoming Masterplan. The brief is to be considered by cabinet in November, and once this has been approved, the town council will receive further information.

63. To note the date of the next meeting – Tuesday 01 November at 19.00

The date of the next meeting was noted. The meeting was closed at 19.49.

Signed...
(Chairman)



A large black rectangular redaction covers the signature of the Chairman. There are blue ink scribbles below the redaction.

Date: 01/11/22.....