



Minutes of Credition Town Council's Planning & Town Strategy Committee held on Tuesday 02 May 2023 at 19.00 at Old Landscore School, Greenway, Credition

Present: Cllrs E Brookes-Hocking, J Harris, J Downes, S Huxtable, D Ross and N Letch

Apologies: Cllr Cairney

In Attendance: Emily Armitage, Administrative Officer
4 members of public

165. To receive and accept apologies

The meeting was opened at 19.00.

It was **resolved** to receive and accept apologies from Cllr Cairney. (Proposed by Cllr Downes)

166. Declarations of Interest

Cllr Downes declared that as members of both the Credition Town Council Planning and Town Strategy Committee and Mid Devon District Council (MDDC) Planning Committee, they reserve the right to change the way in which they vote in relation to any planning application on the basis that further information may become available. Furthermore, they will not declare to Credition Town Council what any future voting intention will be when the matter is considered by Mid Devon District Council.

167. Public Question Time

Members of public were present to discuss item 10 'To note an email received from a member of public regarding Credition skatepark and agree any action' The following comments were made:

- Surface of skate park is gravelly which restricts movement
- Injury can occur when falling on gravel
- Location is not suitable for younger users and not family friendly
- Skating has a positive impact on health which is important
- Neighbouring towns have better skateparks than Credition
- Is there funding available for it to be moved to a more suitable location.

Cllr N Letch commented that she had raised this with MDDC previously, however nothing has been done. Members of public suggested Newcombes Meadow as an alternative. Cllr Brookes-Hocking commented that the park has unlit areas and some anti-social behaviour, which could be an issue and nearby residents might have an opinion. It was **resolved** to investigate Section 106 money being used to fund a new skatepark and for a working group to be set up to discuss a suitable location involving MDDC. (Proposed by Cllr Downes)

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

This was **noted**.

169. Order of Business

Page 54

Cllr Brookes-Hocking proposed to change the order of business:

- To discuss item 10 during public question time
- To discuss item 11 during public question time.

Members of Moto-Velo were present to discuss item 11 'To note concerns raised by a member of public regarding various issues about organised events at Moto-Velo, Union Road'.

Cllr Downes declared a personal interest as he is a user of Moto-Velo.

The Administrative Officer advised that a local resident had visited the office to complain of incidents of excessive noise caused by large gatherings of motorbikes mainly during the week and that it was having a negative impact on his life. They were also concerned generally about pollution, amenity, and accessibility issues caused by motorbikes, which could potentially escalate over the summer.

The following comments were made:

- Social evening is Thursdays only
- Busiest time from 18.30 to 21.30
- Maximum of 30 bikes might be present
- Further parking space obtained reducing accessibility issues
- Would be happy to engage with local residents

Cllr Downes commented that the restoration of the building has improved the street scene and is a benefit to the town. It was agreed for the Administrative Officer to contact the resident to advise them of the response.

170. Chairman's and Clerk's Announcements

None.

171. Town Strategy Committee Minutes – To approve and sign the minutes of the Planning & Town Strategy Committee Meeting held on 04 April 2023, as a correct record

It was **resolved** to approve and sign the minutes of the meeting held on 04 April 2023.
(Proposed by Cllr Harris)

**172. 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: 23/00326/FULL

Proposal: Erection of replacement clubhouse with additional changing and toilet facilities following demolition of existing buildings

Location: Crediton United AFC, Commercial Road, Lords Meadow Industrial Estate

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

Ref: 23/00501/HOUSE

Proposal: Installation of 6 solar PV panels on garage roof



Location: Fircroft, George Hill, Crediton

Page 55

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

Ref: 23/00599/LBC

Proposal: Listed Building Consent for removal of part of ground floor external wall, erection of single storey extension to form new kitchen and utility, alterations to master bedroom to form new shower room and new floor alteration to ensure structural stability
Location: 9 Park Street, Crediton, Devon

It was **resolved** to recommend objection due to materials not being suitable and no advice received from the Conservation Officer or discussion with MDDC. (Proposed by Cllr Brookes-Hocking)

Ref: 23/00481/HOUSE

Proposal: Erection of single storey extension
Location: St Marys, Barnfield, Crediton

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

Ref: 23/00626/HOUSE

Proposal: Conversion of garage to dining/utility rooms
Location: 16 Glen Creedy Court, Crediton, Devon

It was **resolved** to recommend no objection, however there would be a loss of carparking space. (Proposed by Cllr Harris)

Ref: 23/00643/CAT

Proposal: Notification of intention to fell 6 Leylandii within the Conservation Area
Location: 3 Manor House, Parliament Street, Crediton

It was **resolved** to recommend objection as the removal of trees goes against Neighbourhood Plan policies to retain tree canopy within town. Cllr Brookes-Hocking commented that there is no mechanism to force applicants to replant a suitable alternative. Cllr Downes expressed concern regarding increasing applications for tree felling. (Proposed by Cllr Downes)

Ref: 23/00652/CAT

Proposal: Notification of intention to reduce crown of 2 Lime trees by 50% and pollard 1 Lime tree within a Conservation Area
Location: Holy Cross Church, East Street, Crediton/CAT

It was **resolved** to recommend no objection provided the tree officer considers it reasonable. (Proposed by Harris)

173. Mid Devon District Council - Planning Decisions

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



Ref: 23/00331/TPO

Proposal: Application to lift the crowns of 7 Red Cedar trees to approximately 10-12m above ground level, and reduce the branches back from the property by 3-4m, protected by Tree Preservation Order 99/00007/TPO

Location: Woodland at NGR 282821 100674 Alexandra Road, Crediton, Devon

Ref: 23/00447/CAT

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

Location: Haywards County Primary School, East Street, Crediton, Devon

Ref: 23/00374/CAT

Proposal: Notification of intention to fell 1 Apple, 2 Hazel and 3 Sycamore trees within a Conservation Area

Location: Orchard House, Brays Close, Crediton Devon

Ref: 23/00282/HOUSE

Proposal: Erection of an office/study building

Location: West Park, Alexandra Road, Crediton, Devon

Ref: 23/00428/PNHH

Proposal: Prior Notification for the erection of an extension, extending 5.30m to the rear, maximum height of 3.90m and eaves height of 2.50m

Location: Cresthaven, Buller Road, Crediton, Devon

To note the following application has been WITHDRAWN:

This was **noted**.

Ref: 23/00273/FULL

Proposal: Erection of children's home with associated amenity and parking

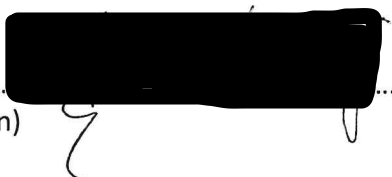
Location: Development Site at NGR 283549 100518, Newcombes, Crediton

- 174. To note an email received from a member of public regarding Crediton skatepark and agree any action.** Further information had been issued with the agenda.
This item was discussed in public question time.
- 175. To note concerns raised by a member of public regarding various issues about organised events at Moto-Velo, Union Road**
This item was discussed in public question time.
- 176. To note an email received from a member of public regarding traffic concerns at Jockey Hill and to agree any action.** Further information had been issued with the agenda.
Cllr Brookes-Hocking commented that bollards would probably not stop any damage occurring should this happen again but might reduce impact. Cllr N Letch suggested a flashing light be installed at the bottom of Jockey Hill to warn motorist going over 30mph. It was **resolved** to contact Michelle Woodgate from DCC to make this recommendation. (Proposed by Cllr Brookes-Hocking)



177. **To review the Anti-Social Behaviour Policy and Procedures Consultation from MDDC and to agree any comments.** Further information had been issued with the agenda.
This was **noted**.
178. **To note the Air Quality SPD Adoption Statement from MDDC.** Further information had been issued with the agenda.
This was **noted**.
179. **To receive an update on the removal of benches at Newcombes Meadow and to agree any further action.** The Administrative Officer advised that MDDC purchase benches in a bulk order of 25. Cllr Brookes-Hocking commented that the park belongs to the people of Crediton but is the responsibility of MDDC to replace them. It was not the concern of the town council if a minimum order is stipulated. It was **resolved** for the Administrative Officer to contact MDDC to request the two benches that were removed, be replaced. (Proposed by Cllr Brookes-Hocking)
180. **To note the date of the next meeting – Tuesday 06 June 2023 at 19.00**
The date of the next meeting was **noted**. The meeting was closed at 19.50.

Signed.....
(Chairman)

A large black rectangular redaction box covers the signature of the Chairman. A handwritten mark, possibly initials, is visible below the redaction.

Date: 30/6/23