



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

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

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

**1. To elect a Chairman for the year 2022-23**

It was **resolved** to elect Cllr Brookes-Hocking as Chairman for the year 2022-23. (Proposed by Cllr Harris)

**2. To elect a Deputy Chairman for the year 2022-23**

It was **resolved** to elect Cllr Harris as Deputy Chairman for the year 2022-23. (Proposed by Cllr Cairney)

**3. To receive and accept apologies.** It was **resolved** to receive and accept apologies from Cllr Huxtable, Cllr Cochran and Cllr N Letch. (Proposed by Cllr Brookes-Hocking)  
The meeting was opened at 19.00.

**4. Declarations of Interest**

Cllr Cairney and Downes 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.

Cllr Downes declared that as a member of both the Credition Town Council Planning and Town Strategy Committee and Mid Devon District Council (MDDC) 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 Credition Town Council what any future voting intention will be when the matter is considered by Mid Devon District Council.

**5. Public Question Time**

One member of the public was present.

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

This was noted.

**7. Order of Business**

There were no changes to the order of business.

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

None.

**9. Planning and Town Strategy Committee Minutes – To approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday, 03 May 2022, as a correct**

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record.

Page 2

It was **resolved** to approve and sign the minutes of the Planning and Town Strategy Committee Meeting held on Tuesday 03 May 2022 as a correct record with the addition of Cllr Huxtable's apologies which were missed off the previous minutes. (Proposed by Cllr Brookes-Hocking)

10. **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: 22/00805/FULL

Proposal: Erection of fence

Location: Land at NGR 283918 99668 (Roadside Verge) Four Mills Lane CREDITON

It was **resolved** to recommend approval and to note that replacement saplings should be planted in addition to the installation of a fence. (Proposed by Cllr Brookes-Hocking)

Reference: 22/00767/LBC

Proposal: Listed Building Consent for display of a painted mural on the side of the garage/store

Location: CREDITON Arts Centre, East Street, CREDITON

*Cllr Downes left the meeting at 19.05 as he has a pecuniary interest with CREDITON Arts Centre*

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

*Cllr Cairney left the meeting at 19.06*

*Cllr Downes and Cairney re-joined the meeting at 19.07*

Reference: 22/00866/HOUSE

Proposal: Erection of two storey extension

Location: 2 Salmon Hutch, Uton, CREDITON

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

Reference: 22/00869/LBC

Proposal: Listed Building Consent to repair or remove slates and repoint existing brickwork on gable end wall

Location: 4 High Street, CREDITON, Devon

It was **resolved** to recommend objection to the plans to remove the existing original material as it was felt that painted brickwork would look entirely different to the original hanging slates. Should the application go through, a request to the Conservation Officer should be made for original materials to be re-instated. (Proposed by Cllr Brookes-Hocking)

Reference: 22/00797/FULL

Proposal: Erection of single storey modular building to provide pharmacy with pergola canopy and hard landscaping works (Revised Scheme)

Location: Redlands Primary Care, Joseph Locke Way, CREDITON

*Cllr Ross declared a personal interest as Sustainable CREDITON have been in talks*

*EWH*

It was **resolved** to recommend no objection provided some green amenity is given consideration when landscaping (Proposed by Cllr Brookes-Hocking)

Reference: 22/01001/HOUSE

Proposal: Erection of two storey side extension and single storey extension to rear (Revised Scheme)

Location: 2 Tuckers Close, Crediton, Devon

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

Reference: 22/00807/FULL

Proposal: Renovation of building including external elevation treatment, installation of new windows and roof, demolition of existing office building to provide additional parking

Location: Buccaneers Bar, 3 Cinema Buildings, East Street

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

Cllr Downes proposed more solar panels should be installed. Cllr Brookes-Hocking also requested more amenity trees be planted which would help to create shade and for the frontage of the building to be made more attractive.

#### 11. 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:

Reference: 22/00616/CAT

Proposal: Notification of Intention to fell 1 Beech within the Conservation Area

Location: 2 The Maltings, Crediton, Devon, EX17 1HT

Reference: 22/00345/HOUSE

Proposal: Erection of garage extension

Location: 2A Okefield Road Crediton Devon EX17 2DN

Reference: 22/00301/LBC

Proposal: Listed Building Consent for installation of 10 replacement windows

Location: 34A High Street, Crediton, Devon, EX17 3JP

Reference: 21/01354/LBC

Proposal: Listed Building Consent for renovation of offices and erection of extension to form 2 flats

Location: 18 Union Road, Crediton, Devon, EX17 3AS

Reference: 21/01351/FULL

Proposal: Renovation of offices and erection of extension to form 2 flats

Location: 18 Union Road, Crediton, Devon, EX17 3AS

Reference: 22/00604/PNCOU

Proposal: Prior notification for the change of use from commercial, business and service



(Class E) to 1 residential dwelling (Class C3)  
Location: Courtney House, High Street, Crediton, Devon

Reference: 22/00633/CAT

Proposal: Notification of intention to remove 2 Palm trees within the Conservation Area

Location: On The Green, St Lawrence Green, Crediton, Devon

**12. To consider the request from a member of public to collect evidence to obtain signage for Hedgehog crossings at Exhibition Road.**

Cllr Downes would be happy to support the request but expressed his concern that road users would likely ignore any warning signs. Cllr Brookes-Hocking suggested she and the Administrative Officer would contact the member of public for further information and Devon County Council wildlife department also.

**13. To receive an update on the Neighbourhood plan**

Cllr Brookes-Hocking advised that the plan had gone through the examination stage with there being some small modifications to be made for consistency with the Local Plan. Office staff will be working on formatting the document to make it accessible. The plan will need to go back to cabinet for approval for a referendum in early October. She will update the committee next month.

**14. To receive an update on Mid Devon District Council Community Led Housing**

Cllr Brookes-Hocking advised that since the meeting she attended with the Town Clerk and Devon Communities Together she had not received any further correspondence regarding the housing needs assessment, but would attempt to get an update for the next meeting.

**15. To discuss the Plan Mid Devon consultation and agree any actions**

Cllr Brookes-Hocking advised she is waiting to receive the PowerPoint presentation of the meeting with MDDC which herself, several councillors and members of the community attended. Another meeting will likely take place in due course.

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

Cllr Brookes-Hocking was unable to give a specific update, but hopeful it could be discussed at the next committee meeting.

**17. To note the date of the next meeting – Tuesday 05 July 2022 at 19.00**

The date of the next meeting was noted. The meeting was closed at 19.36.

Signed..  
(Chairman)



Date: 05/07/22