



**Minutes of Credition Town Council's Town Strategy Committee held on
Tuesday, 3rd March 2020 at 6.00 pm, at Old Landscore School, Greenway, Credition**

Present: Cllrs Mrs E Brookes-Hocking (Committee Chairman) Mr F Letch, Miss J Harris, Mr J Downes, Mr J Cairney and Mr J Ross

In Attendance: Mrs Clare Dalley, Town Clerk

156 To receive and accept apologies

None received.

157 Declarations of Interest

Cllrs Letch, Downes and Cairney declared that as members of more than one authority, that 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 Letch declared a personal interest in agenda item 9 'Mid Devon District Council - Planning Applications' and the planning application numbered 20/00281/HOUSE as the applicant is his daughter.

Cllrs Brookes-Hocking, Harris, Downes, Cairney and Ross declared a personal interest in agenda item 9 'Mid Devon District Council - Planning Applications' and the planning application numbered 20/00281/HOUSE as the applicant is a fellow Credition Town Councillor.

158 Public Question Time

There were no members of the public.

159 Order of Business

There were no changes to the order of business.

160 Chairman's and Clerk's Announcements

There were no announcements.

161 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 4th February 2020, as a correct record. It was resolved to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 4th February 2020, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Letch)

162 Matters Arising

Page 46 item minute number 149 – Cllr Brookes-Hocking asked the District Councillors present to confirm the date in March when the planning application numbered 19/001309/FULL would be considered. Cllr Downes advised the application will be considered in April not March as previously advised.

Page 47, minute number 149 – Cllr Brookes-Hocking advised that no applications had been received by the Methodist Church for the new Youth Work post. The matter will be reviewed by the Youth Committee.

Page 47, minute number 150 – Cllr Brookes-Hocking asked the District Councillors present for an update on the planning application numbered 20/00061/LBC. Cllr Downes advised that no decision had been made, as yet.

Page 49, minute number 154 – Cllr Brookes-Hocking confirmed that the Crediton Neighbourhood Plan Steering Group had commented on Mid Devon District Council’s Schedule of Proposed Main Modifications to the Local Plan including the Sustainability Appraisal Addendum, Habitat Regulations Assessment Addendum, and an Addendum to the Equalities Impact Assessment, as requested. Cllr Brookes-Hocking confirmed she would send a copy of the response to the Clerk for circulation to all Councillors.

163 To appoint a new Deputy Committee Chairman.

It was **resolved** to appoint Cllr Ross as the Deputy Committee Chairman. (Proposed by Cllr Downes)

164 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: 20/00157/HOUSE
 Proposal: Conversion of bungalow to two-storey house, pitched roof to garage and associated parking
 Location: Evenleigh, Threshers, Crediton
 Applicant: Mr & Mrs Poole, Evenleigh, Threshers, Crediton, EX17 3NL

It was **resolved** to OBJECT to the application for the following reasons:

- a huge area will be surfaced in tarmac, a far bigger area than that required for one dwelling house.
- there is no drainage provision.
- there will be a loss of potential biodiversity.
- there is no planting scheme.

(Proposed by Cllr Ross)

Reference: 20/00201/FULL
 Proposal: Erection of 2 dwellings (Revised Scheme)
 Location: Land at NGR 283701 100410 (Land Adjacent to 2, 3 & 4 Jockey Cottages) Blagdon Crediton
 Applicant: Mr & Mrs Ladd, 2 Blagdon Terrace, Blagdon, Crediton, EX17 1EQ

It was **resolved** to OBJECT to the application for the following reasons:

- there is no parking provision, which is unacceptable.
- parking in the area is already over capacity and a problem for existing residents.
- there will be a loss of valuable green space within the conservation area.



- the materials and design are totally out of keeping with the area and will adversely affect the street scene.
- The development will have a detrimental impact on the conservation area.

(Proposed by Cllr Harris)

Reference: 20/00203/TPO
 Proposal: Application to remove two branches of 1 Oak tree (T4) protected by Tree Preservation Order 99/0007/TPO
 Location: 18 Trenavin Close, CREDITON, Devon
 Applicant: Lorna Dimond, 18 Trenavin Close, CREDITON, Devon, EX17 2EZ

It was **resolved** to recommend NO OBJECTION as long as MDDC's Tree Officer's professional opinion is that the work is necessary. (Proposed by Cllr Letch)

Reference: 20/00234/FULL
 Proposal: Erection of a replacement dwelling
 Location: Rose Marie, Buller Road, CREDITON
 Applicant: Mr & Mrs Gunn, Porthmeor, Buller Road, CREDITON, EX17 2AX

It was **resolved** to recommend NO OBJECTION, however, the Town Council has concerns that there is no mention of any planting or replacement of any trees. The Town Council would support porous surfacing, if parking is required, with as much planting as possible to mitigate the impact of the new building. (Proposed by Cllr Harris)

Reference: 20/00282/CAT
 Proposal: Notification of intention to remove 3 Monterey Cypress trees within the Conservation Area
 Location: Priory Cottage, Church Street, CREDITON
 Applicant: Mr A Jenkins, Priory Cottage, Church Street, CREDITON, EX17 2AQ

It was **resolved** to recommend NO OBJECTION as long as MDDC's Tree Officer's professional opinion is that the work is necessary. (Proposed by Cllr Brookes-Hocking)

Reference: 20/00289/CAT
 Proposal: Notification of intention to remove 1 Leylandii tree within the Conservation Area
 Location: Palace Cottage, Blagdon, CREDITON
 Applicant: Mrs W Quick, Palace Cottage, Blagdon, CREDITON, EX17 1DP

It was **resolved** to recommend NO OBJECTION as long as MDDC's Tree Officer's professional opinion is that the work is necessary. (Proposed by Cllr Brookes-Hocking)

Reference: 20/00281/HOUSE
 Proposal: Erection of two storey rear extension with room in roof
 Location: Hilary, Barnfield, CREDITON
 Applicant: Mr & Mrs Z Zorlu, Hilary, Barnfield, CREDITON, EX17 3HY

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



Reference: 20/00233/FULL
 Proposal: Installation of 1.8m railings, pedestrian gates and associated works
 Location: QE Academy Trust, Western Road, CREDITON
 Applicant: QE Academy Trust, Western Road, CREDITON

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

Reference: 20/00235/LBC
 Proposal: Listed Building Consent for the installation of 1.8m railings, pedestrian gates and associated works
 Location: QE Academy Trust, Western Road, CREDITON
 Applicant: QE Academy Trust, Western Road, CREDITON

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

165 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. (Proposed by Cllr Letch)

Reference: 19/01849/FULL
 Proposal: Retention of flue and associated works
 Location: Buckland Timber, Marsh End, Lords Meadow Industrial Estate, CREDITON
 Applicant: Buckland Timber Glulam Manufacturers, Buckland Timber, Marsh End, Lords Meadow Industrial Estate, CREDITON, DEVON, EX17 1DN

Reference: 19/01781/LBC
 Proposal: Listed Building Consent for repairs to chimney, rainwater goods and roof.
 Location: 43 Dean Street, CREDITON, DEVON, EX17 3EW
 Applicant: Mr Stephen Rowe, Rosabil, Buller Road, CREDITON, DEVON, EX17 2AX

Reference: 19/02059/HOUSE
 Proposal: Erection of an extension and alterations including installation of a dormer window
 Location: 18 Blagdon Rise, CREDITON, DEVON, EX17 1EN
 Applicant: Mr & Mrs R Adams, 7 George Hill, CREDITON, EX17 2DT

Reference: 19/02084/ADVERT
 Proposal: Advertisement Consent to display 8 non-illuminated heritage trail information panels (Revised Scheme)
 Location: St Boniface Church, East St Junction with Charlotte St, CREDITON Parish Church & Car Park (The Old Organ House), Newcombes Meadow Park, CREDITON Methodist Church, Town Square, CREDITON Congregational Church, & St Lawrence Green CREDITON
 Applicant: Mr Rod Brookes-Hocking, CREDITON Town Team, Oliver House, 7 North Street, CREDITON, EX17 2BT

Reference: 19/02106/FULL
 Proposal: Change of use of land to create additional domestic garden



Location: 18 Deep Lane Crediton Devon EX17 2BX
 Applicant: Mr Shaun Timms, 18 Deep Lane, Crediton, Devon, EX17 2BX

It was **resolved** to note that Mid Devon District Council, the determining Authority, has REFUSED the following applications with conditions as filed. (Proposed by Cllr Letch)

Reference: 19/01575/CLU
 Proposal: Certificate of lawfulness to establish the lawful implementation of planning permission 13/00380/FULL in compliance with Condition (1) imposed upon that permission
 Location: 122 - 123 High Street, Crediton, Devon
 Applicant: Litchfield Properties, C/o 100 High Street, EX17 3LF

166 To receive an update on Crediton Neighbourhood Plan and agree any actions.

Cllr Brookes-Hocking confirmed that advice had been received regarding Policy H2 of the Draft Neighbourhood Plan, which had been found to be 'not in conformity with the National Planning Policy Framework and the Local Plan'. The statement of community involvement also needs to be completed.

167 To receive an update from the Climate Change and Sustainability Sub-Committee.

Cllr Brookes-Hocking advised that the Climate Change and Sustainability Event planned for Saturday 15th February 2020 had been cancelled due to adverse weather conditions. To this end, the children's competition had been transferred to the Sustainable Crediton Seed Share event held on Saturday 28th February 2020. The event had been extremely well attended by the public and four Town Councillors were also available at the event for members of the public to talk to. The children's competition had received 19 entries. Councillor Brookes-Hocking felt that it would be appropriate to give every entrant a small gift, such as a sunflower in a terracotta pot. Members felt this was a good idea. It was **resolved** to allocate £40 to purchase a small gift for each competition entrant. (Proposed by Cllr Brookes-Hocking).

Cllr Letch advised that he had recently attended the Devon County Council Overview and Scrutiny South West meeting, where key stakeholders had shared information regarding their actions on Climate Change. It was agreed Cllr Letch would pass this information to Mid Devon District Councillor Mrs Elizabeth Wainwright, who is Cabinet Member for Climate Change

Cllr Brookes-Hocking advised the next big event is on 28th March 2020, between 9.30 am and 1.00 pm, when the Town Council will be hosting the Climate and Ecology Emergency Community Conversation. It was **resolved** for this to be loaded onto the Council's Facebook page as an event in order to get an indication of the number of people interested in attending. (Proposed by Cllr Brookes-Hocking)

Cllr Brookes-Hocking also advised that the clerking of this Committee will need to be revisited in the near future.

168 To discuss the social care provisions in Crediton and agree any actions.

Cllr Brookes-Hocking advised that she had recently visited Chris Parsons at the Crediton Foodbank to find out how things were going. Unfortunately, since the last update provided to the Council,

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things have deteriorated week by week. When asked what could be done to improve the situation, it was felt that having a more accessible Citizens Advice service in the town would be a step in the right direction.

Cllr Letch advised that in his capacity as Chairman of Mid Devon District Council's Scrutiny Committee he wished to look at the Citizens Advice service that is provided across the three Mid Devon towns.

Cllr Brookes-Hocking drew Councillors' attention to the minutes of the Town Council's Grants Committee meeting held in February when it had been resolved for her to meet with Unite Carers to gain a better understanding of the service it offers to residents of CREDITON.

It was recognised by all Councillors that CREDITON is in need of a central hub which can address, amongst other things, the social care needs of the CREDITON community.

It was **resolved** for Cllr Brookes-Hocking to meet with representatives of Unite Carers and Citizens advice to gain a better understanding of the services they are providing to residents of CREDITON. (Proposed by Cllr Brookes-Hocking)

- 169 To consider the Local Government Boundary Commission for England's public consultation on its draft recommendations for new electoral arrangements for Mid Devon District Council and agree any actions.** Councillors had been directed to the link for further information www.lgbce.org.uk prior to the meeting. It was **resolved** to note the consultation. (Proposed by Cllr Letch)
- 170 To discuss Devon County Council's proposed action to stop up land adjacent 27 Willow Walk, CREDITON and agree any action.** Further information had been issued with the agenda. It was **resolved** to ask Devon County Council who owns the land and to object to the proposals as the land should be retained and used for planting and improving biodiversity. (Proposed by Cllr Brookes-Hocking)
- 171 Close**
The meeting closed at 7.13 pm.

Signed

(Chairman)

Date: 17/09/20