



**Minutes of the Meeting of Credition Town Council held on
Tuesday 8 June 2021, at 18.00, at Old Landscore School, Greenway, Credition**

Present: Cllrs E Brookes-Hocking, J Downes, J Cairney (part-meeting), F Letch, J Harris, S Huxtable, G Cochran, M Szabo, L Martin and H Zorlu

Apologies: Cllr Ross

Absent: Cllr Vincent

In Attendance: R Avery, Town Clerk
P Cork, representing Credition Dairy
A Quick, Credition Courier
2 members of the public

2106/031 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllr Ross. (Proposed by Cllr Brookes-Hocking).

2106/032 Declarations of Interest

Cllr Letch, Downes and Cairney declared that as members of more than one authority, any views or opinions expressed at this meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

2106/033 Public Question Time

No members of the public wish to speak at this time.

2106/034 Order of business

It was **resolved** to bring item 13 forward to item 8. (Proposed by Cllr Brookes-Hocking).

2106/035 Chairman's and Clerk's Announcements

There were no announcements.

2106/036 Town Council Minutes

It was **resolved** to approve and sign the minutes of the Credition Town Council Meeting held on Tuesday 18 May 2021 as a correct record. (Proposed by Cllr Harris).

**2106/037 To receive, and to ratify the decisions therein, the minutes of the following meetings.
Minutes had been issued with the agenda:**

- **Assets and Amenities Committee held on 23 March 2021**
It was **resolved** to approve the minutes of the meeting. (Proposed by Cllr Harris).
- **Town Strategy Committee held on 04 May 2021**
It was **resolved** to approve the minutes of the meeting. (Proposed by Cllr Brookes-Hocking)

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- 2106/038** **To receive and note the contents and recommendations within the internal audit report from the Council's Internal Auditor for the financial year 2021-22**
It was **resolved** to note the contents and recommendations within the internal audit report. (Proposed by Cllr Cochran).
- 2106/039** **To receive and approve the Council's accounts for the financial year 2020-21 A copy of the documentation had been issued with the agenda**
It was **resolved** to approve the accounts for the financial year 2021-22. (Proposed by Cllr Harris).
- 2106/040** **To consider, approve and sign the Annual Governance Statement 2020-21 (Section One of the Annual Return 2020-21)**
It was **resolved** to approve and sign the Annual Governance Statement, which was read out by the Town Clerk. (Proposed by Cllr Szabo).
- 2106/041** **To consider, approve and sign the Annual Accounting Statements 2020-21 (Section Two of the Annual Return 2020-21)**
It was **resolved** to approve and sign the Annual Accounting Statements 2020-21. (Proposed by Cllr Harris).
- 2106/042** **To consider the potential designation of Buccaneers Bar, 3 Cinema Buildings, Crediton, EX17 3AZ as an Asset of Community Value, including the process required and appropriate support from Crediton Town Council**
Cllr Brookes-Hocking provided an overview of the discussion at the Town Strategy meeting, where it was agreed to allow those in opposition of the application an opportunity to put their case forward to Full Council.
The process of registering an Asset of Community Value (ACV) was explained. If the loss of a building would be detrimental, it can be registered so that when it comes up for sale, six months is given to find a way of purchasing at market value. There is no requirement for the owner to sell the building to the community.

Cllr Brookes-Hocking allowed members of the public to speak on the item. Standing orders were suspended.

The following points were made by members of the public:

- The discussion around the loss of the building does not relate to the existing tenant or the value of Crediton Dairy to the community. If this proposal is approved, the building as a heritage community asset is lost
- The process of designating the building as an ACV offers an opportunity to ask and answer whether it is of value to the community
- There is a recognition of demand for what the building could provide, which has been determined by the Heart Project and the study is available for public view on their website
- Although the cultural sector has been hit by the pandemic, tours are being booked. There is a good supply of performers for a suitable venue, and contacting the cultural community in and around Crediton shows that there is a great deal of demand
- Pre-Covid, the building has been run as a bar and snooker establishment that had entertainment as a side-line. The building has good acoustics and a good

atmosphere. Turning the building into a community venture as an entertainment venue cannot compare to how it has been used up to now

- An initial investigation into funding has been positive, with government funding available. Full details of a community ownership fund are awaited, which will offer £150m to support communities that wish to buy assets such as pubs, shops and theatres at risk of being lost. This requires match funding of up to £250,000 which may be enough to purchase the building in its current state
- Further consultation could take place over the six months after the ACV registration and if the project proves unviable, the application from Crediton Dairy could then be considered
- Informal discussions with the Heart Project have confirmed that they are considering a different direction, but would wish to be part of the consultation process
- A wealth of support to proceed with the ACV has been received, and objections have started to be added to the Mid Devon District Council (MDDC) website.

Phil Cork from Crediton Dairy added the following:

- An open letter from the Buccaneers landlord was printed in the Crediton Courier regarding loss of business
- A variety of music events have failed
- An assessment of the work required to bring the building up to standard has been undertaken and considerable work is required, starting with a new roof
- Crediton Dairy is a growing business. It employs 180 people, with 150 based in the town. The current office and canteen facilities are insufficient for growing workforce, with this building offering the opportunity to increase facilities in an ideal location.

Standing orders were reinstated.

Cllrs Letch and Downes stated that they would not vote on this item due to sitting on the MDDC Planning Committee, and Cllr Downes would call the application in should the Planning Officer be minded to approve and in case of predetermination due to the possible nomination of the building as an Asset of Community Value.

Cllr Szabo stated he wished to support businesses within the town such as Crediton Dairy who are doing well. For this reason, he would not support a proposal to register the building as an ACV.

Cllr Brookes-Hocking stated that it was unfortunate that Crediton Dairy had not responded to requests to comment or be involved in the Neighbourhood Plan, which looked at this industrial area and how it could work better alongside residential buildings and other services.

Cllr Downes stated that the Arts Centre tried to hold acoustic events around 10 years ago, but they were not well attended. Cinema nights have also not been well attended. Open mic and jazz nights at Buccaneers have mainly been attended by those playing. However, he would like the building to be kept as an asset and a venue for the town. An investigation must take place to establish evidence. He confirmed that he would call the application in to the MDDC's Planning committee.

Cllr Brookes-Hocking stated that it has been an ambition of Crediton Heart Project to find entertainment space as there is no dedicated performance space other than the

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Arts Centre which has limitations due to size and shape. If they are interested in holding conversations, this is significant as they have identified an ambition to have a community performance space as a creative town with a wide breath of arts-based groups.

Cllr Cochran stated that it would be integral to find out why people did not attend previously, through a consultation process.

Cllr Huxtable expressed concerns relating to why no one has stepped forward and made an offer on the building prior to discussions, with intentions to save the building when there was a lack of interest before. It was noted that the owner contacted the dairy, and the sale had not been put in public domain.

Cllr Cairney joined the meeting at 18.45.

It was **resolved** to support the community in registering the building as an Asset of Community Value. (Proposed by Cllr Brookes-Hocking).

2106/043

To consider the approval of the following resolutions relating to bank holiday fixed penalty notices (requested by Cllr Vincent – motion request form had been issued with the agenda):

- **that Crediton Town Council condemns the practice by Devon County Council of applying fixed penalty notices to vehicles parked at limited parking zones on Bank Holiday Mondays**
- **that Crediton Town Council considers this practice as exploitative of residents and visitors staying in the town**
- **that Crediton Town Council believes there is no requirement for this practice for the purposes of traffic management in Crediton**
- **that the income raised in fines comes from those often less well-off (without off-street parking or garaging) who have few options to park elsewhere in the town when not at work**
- **that Crediton Town Council believes that residents and visitors should be able to enjoy the amenities of Crediton, restricted parking zones, just as on a Sunday (and notes that this was always the practice of the Traffic Warden service, run by Devon & Cornwall Police, prior to Devon County Council taking on the service and re-naming it Civil Enforcement**
- **that Crediton Town Council further requests that the time period (8am - 6pm) applied to limited parking zones in Crediton is aligned to that in Okehampton (9am - 6pm).**

It was **resolved** that this motion would not be considered due to the inappropriate language used, but that Crediton Town Council should discuss the issue surrounding Bank Holiday parking restrictions. (Proposed by Cllr Brookes-Hocking).

It was noted that over the past 3-4 years, enforcement officers have been particularly prevalent on Bank Holidays Mondays.

Cllr Letch had recently attended a parking enforcement seminar, where it was explained that the days were not changeable in accordance with public holidays. When times are set, they are set for the district which is why Okehampton times are different as they are located in West Devon.

Cllr Harris advised that the signs used to exclude Bank Holidays, but this had changed some time ago. Cllr Cairney suggested that the council provide public information

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regarding this.

Cllr Szabo asked how the motion would be implemented if approved. Cllr Letch advised that if the town council wishes DCC to consider this, he would pass on to Devon County Council for pursuit throughout Mid Devon.

Cllr Letch advised that on the last Bank Holiday, 29 tickets were issued. In the preceding weeks, 12 and 11 had been issued.

It was **resolved** that Cllr Letch would make enquiries regarding the issue around Bank Holidays and Cllr Brookes-Hocking would research parking restrictions around other towns within Devon, and this item would be reconsidered at the next Full Council meeting. (Brookes-Hocking).

2106/044 To approve the location for future meetings of Crediton Town Council
It was **resolved** to continue using Old Landscore School for all meetings. (Proposed by Cllr Harris).

2106/045 To consider and approve the renaming of the Climate Change and Sustainability Committee to the Climate Emergency Committee
It was **resolved** to name the committee the Climate Emergency Committee. (Proposed by Cllr Harris).

2106/046 To consider and approve the request from Mid Devon District Council for benches at St Lawrence Green
Supporting documents had been issued with the agenda
It was **resolved** to approve the request, with a preference for the heritage style. (Proposed by Cllr Brookes-Hocking).

2106/047 To note the date of the next meeting – Tuesday 20 July 2021 at 19.00
The date of the next meeting was noted.

PART TWO

2106/048 It is recommended that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information
It was **resolved** that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information. (Proposed by Cllr Harris).

2106/049 To consider the report regarding Youth Worker provision, and to agree any recommendations therein
Cllr Martin declared an interest as an employee of Plymouth and Exeter District Methodist Church and left the meetings at 19.35.

A copy of the report had been issued prior to the meeting. It was **resolved** to approve that the Crediton Methodist Church Youth Worker would be TUPE-ed to Crediton Town Council. (Proposed by Cllr Downes).

Clr Martin re-joined the meeting at 19.41.

2106/050

Close

The meeting was closed at 19.42.

Signed

[Redacted signature]

Dated.....

07/09/21