



**Minutes of the Crediton Town Council Meeting, held on
Tuesday, 17th April 2018, at 7pm, at the Council Chamber, Market Street, Crediton**

Present: Cllrs Mr F Letch, Miss J Harris, Mr M Szabo, Mr J Ross, Mrs E Brookes-Hocking, Mr J Downes, Mr R Wright, Mrs H Zorlu, Ms K Piercy, Mrs A Hughes and Mr N Way

In Attendance: Mrs C Dalley, Town Clerk
Two representatives of Gleeson Developments
1 member of the public

Absent: Cllr Miss J Walters

1804/314 To receive and accept apologies
There were no apologies.

1804/315 Declarations of Interest
Cllrs Letch, Wright, Downes & Way declared that as members of more than one authority, that any views or opinions expressed at this meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

1804/316 To receive a presentation from Gleeson Developments Ltd regarding the amendments made to planning application 17/00348/MOUT.
Two representatives of Gleeson Developments attended the meeting and provided a presentation regarding the amendments made to planning application 17/00348/MOUT, a copy of which is attached as Appendix One. After the presentation, Councillors had the opportunity to ask questions. The representatives of Gleeson Developments left the meeting.

1804/317 Public Question Time
There were no questions.

1804/318 Order of Business
It was **resolved** to defer agenda item 22 'To discuss the idea of asking Mid Devon District Council to introduce free parking at St Saviours Way car park from 2.00 pm on a Saturday afternoon until Monday morning' until the May Council meeting as Cllr Wright is awaiting further information. (Proposed by Cllr Letch)

1804/319 Chairman's and Clerk's Announcements
The Clerk reminded Councillors of the Health & Well-Being Open Day being held on Wednesday, 25th April 2018 and asked for volunteers to help on the day.

Cllr Letch announced he had attended the following:

- 22nd March - Beavers Scout meeting where he provided a talk
- 10th April - Crediton Museum for the opening of the Young at Heart Exhibition
- 11th April - CODS excellent performance of the Witchfinder

- 15th April - MDDC's Civic Service
- 16th April - His Mayor's Reception

1804/320 **Town Council Minutes** – To approve and sign the minutes of the Crediton Town Council meeting held on Tuesday, 20th March 2018, as a correct record. Copies had been circulated with the agenda. It was **resolved** to approve and sign the minutes of the Town Council meeting held on 20th March 2018, as a correct record. (Proposed by Cllr Wright)

1804/321 **Matters Arising**
There were no matters arising.

1804/322 **Police Report**
The Clerk advised that she had only been able to access very basic crime information for Crediton Town and the latest figures accessible related to February 2018, when 44 crimes were reported, which were as follows:
11 Anti-social behaviour
7 Burglary
1 Criminal damage and arson
17 Violence and sexual offences
2 Vehicle crime
3 Other theft
2 Shoplifting
1 Public order

1804/323 **To receive, and to ratify the decisions therein, the minutes of the following Committee meetings:**

- **Administration & Personnel Committee held on Tuesday, 20th March 2018**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Administration & Personnel Committee held on Tuesday, 20th March 2018. (Proposed by Cllr Harris)
- **Parish Paths Committee held on Tuesday, 27th March 2018**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Parish Paths Committee held on Tuesday, 27th March 2018. (Proposed by Cllr Letch)
- **Policy & Forward Planning Committee held on Tuesday, 3rd April 2018**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Policy & Forward Planning Committee held on Tuesday, 3rd April 2018. (Proposed by Cllr Hughes)
- **Floral Crediton Committee held on Tuesday, 10th April 2018**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Floral Crediton Committee held on Tuesday, 10th April 2018. (Proposed by Cllr Szabo)

A copy of the minutes had been issued with the agenda or prior to the meeting.



1804/324 Mid Devon District Council – Planning Applications

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

Reference: 17/00348/MOUT
 Proposal: Residential development of up to 257 dwellings and up to 5 Gypsy and Traveller pitches; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations
 Location: Land at NGR 284185 101165 (Creedy Bridge), Crediton, Devon
 Applicant: Messrs T Turner, S Turner, R. Turner, B Stamp & O Taylor, Gleeson Developments Ltd, C/o Mrs Jane Terry, Vail Williams LLP, CarriageHouse, Walnut Tree Close, Guildford, GU1 4TX

It was **resolved** to express concern regarding the road infrastructure and request further time to consider the application as the Town Council would like to do the following before making a recommendation:

- discuss the application with Mr Ian Sorensen at Devon County Council Highways;
- contact Sandford Parish Council and ask them for a meeting to discuss their views and concerns regarding the application;
- Contact MDDC's 106 Officer to discuss 106 contributions, such as how the money will be allocated and spent.

(Proposed by Cllr Harris) Cllrs Letch, Wright, Way and Downes abstained from the vote.

Reference: 18/00426/FULL
 Proposal: Erection of extension and decking area, and alterations including provision of access ramp
 Location: Methodist Church, Union Road, Crediton, EX17 3AW
 Applicant: Mrs C Marshall, Crediton Methodist Church, Methodist Church, Union Road, Crediton, EX17 3AW

It was **resolved** to recommend APPROVAL. (Proposed by Cllr Harris) Cllrs Wright, Letch, Downes and Way abstained from the vote.

Reference: 18/00439/CAT
 Proposal: Notification of intention to remove 1 Silver Birch tree within the Conservation Area
 Location: The Pound, Mill Street, Crediton, EX17 3AA
 Applicant: Miss C Lawes, The Pound, Mill Street, Crediton, EX17 3AA

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: 18/00055/TPO
Proposal: Application to fell 1 Beech tree and crown reduce 1 Oak tree protected by Tree Preservation Order 88/00002/TPO
Location: Palm Lodge, Deep Lane, Crediton, EX17 2BY
Applicant: Mr Blackmore, Palm Lodge, Deep Lane, Crediton, EX17 2BY

It was **resolved** to recommend OBJECTION as the Council is concerned about the loss of one mature tree and a second mature species being compromised, within a wooded setting, unless MDDC's Tree Officer's professional opinion is that the work is absolutely necessary. (Proposed by Cllr Brookes-Hocking)

Reference: 18/00488/FULL
Proposal: Change of use and conversion of bank (A2 use) to form 2 dwellings (C3 use)
Location: Barclays Bank Plc, 6 Market Street, Crediton, EX17 2BH
Applicant: Mr F Winkler, Florian Winkler Architect, Unit 1, Imbert Green Technology Park, Stoke Canon, Exeter, EX5 4RJ

It was **resolved** to recommend NO OBJECTION however the Town Council has concerns regarding the lack of provision for onsite parking. (Proposed by Cllr Brookes-Hocking)

Reference: 18/00489/LBC
Proposal: Listed Building Consent for internal and external alterations to convert bank to 2 dwellings
Location: Barclays Bank Plc, 6 Market Street, Crediton, EX17 2BH
Applicant: Mr F Winkler, Florian Winkler Architect, Unit 1, Imbert Green Technology Park, Stoke Canon, Exeter, EX5 4RJ

It was **resolved** to recommend NO OBJECTION however the Town Council has concerns regarding the lack of provision for onsite parking. (Proposed by Cllr Brookes-Hocking)

Reference: 18/00495/FULL
Proposal: Change of use of existing first floor offices to single flat
Location: 106 High Street (First Floor), Crediton, EX17 3LF
Applicant: Mr C Reed, Reed Construction & Developments Ltd, 106 High St, Crediton, EX17 3LF

It was **resolved** to recommend NO OBJECTION however the Town Council has concerns regarding the lack of provision for onsite parking. (Proposed by Cllr Brookes-Hocking)

Reference: 18/00496/LBC
Proposal: Listed Building Consent for internal alterations
Location: 106 High Street (First Floor), Crediton, EX17 3LF
Applicant: Mr C Reed, Reed Construction & Developments Ltd, 106 High St, Crediton, EX17 3LF

It was **resolved** to recommend NO OBJECTION however the Town Council has concerns regarding the lack of provision for onsite parking. (Proposed by Cllr Brookes-Hocking)



Reference: 18/00531/CAT
Proposal: Notification of intention to Remove 9 Fir trees within a Conservation Area
Location: 1 The Limes, East Street, CREDITON
Applicant: Mrs E Hustwayte, 1 The Limes, East Street, CREDITON, EX17 3BA

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

Reference: 18/00539/LBC
Proposal: Listed Building Consent for the replacement of 4 sash windows to the front elevation (1st and 2nd floors)
Location: 106 High Street, CREDITON, DEVON, EX17 3LF
Applicant: Mr C Reed, Reed Construction & Developments Ltd, 106 High St, CREDITON, EX17 3LF

It was **resolved** to OBJECT as the proposal will mean the removal of the original fabric of the building. This Council insists upon a like for like replacement. (Proposed by Cllr Ross)

Reference: 18/00458/HOUSE
Proposal: Change of external render colour from Terracotta to Light Grey (Sandex Smooth)
Location: 3 The Ridings, Jockey Hill, CREDITON,
Applicant: Mr N Jenner, Pool House, Pennsylvania Road, Exeter, EX4 5BJ

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

Reference: 18/00567/CAT
Proposal: Notification of intention to fell 1 Fir tree within the Conservation Area
Location: 63 High Street, CREDITON, EX17 3JX
Applicant: Mr R Stephenson & Ms E Gregory, 63 High Street, CREDITON, EX17 3JX

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 Harris)

Reference: 18/00286/HOUSE
Proposal: Erection of a detached garage
Location: Larksbloom, Brays Close, CREDITON, EX17 3HZ
Applicant: Mrs A J Ford, Larksbloom, Brays Close, CREDITON, EX17 3HZ

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

Reference: 18/00493/LBC
Proposal: Listed Building Consent for the conversion of barn to holiday let
Location: Higher Park Farm, CREDITON, EX17 3PR
Applicant: Mr & Mrs S Curran

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



Reference: 18/00492/FULL
 Proposal: Conversion of barn to holiday let
 Location: Higher Park Farm, Crediton, EX17 3PR
 Applicant: Mr & Mrs S Curran

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

1804/325 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: 18/00167/CAT
 Proposal: Notification of intention to remove 4 lower limbs (approx 8m) of 1 Oak tree within the Conservation Area
 Location: Poundsgate, Pounds Hill, Crediton, EX17 1DT
 Applicant: Mr Steve Jackson, Poundsgate, Pounds Hill, Crediton, EX17 1DT

Reference: 18/00121/HOUSE
 Proposal: Erection of rear extension, lowering of existing rear extension roof to form flat roof with roof light, and installation of flue (Revised Scheme)
 Location: 25 Exeter Road, Crediton, EX17 3BL
 Applicant: Mr & Mrs P Williams, 25 Exeter Road, Crediton, EX17 3BL

Reference: 18/00087/HOUSE
 Proposal: Erection of two storey extension and basement following demolition of garage
 Location: 12 Chapel Downs Road, Crediton, EX17 2EB
 Applicant: Mr I Halsey, 12 Chapel Downs Road, Crediton, EX17 2EB

Reference: 17/00982/MFUL
 Proposal: Erection of 49 dwellings, including associated public open space, landscaping and all other associated external works
 Location: Land at NGR 284671 100838 Cromwells Meadow Crediton Devon
 Applicant: Mr A West, Persimmon Homes SW, Mallard Road, Sowton Trading Estate, Exeter, EX2 7LD

Reference: 18/00125/HOUSE
 Proposal: Erection of single storey side extension
 Location: Penton House, Penton Lane, Crediton, EX17 1ED
 Applicant: Mr & Mrs Robbins, Penton House, Penton Lane, Crediton, EX17 1ED

Reference: 18/00317/CAT
 Proposal: Notification of intention to remove the deadwood of 3 Lime trees and pollard 3 Lime trees within the Conservation Area
 Location: Graveyard, Holy Cross Church, East Street, Crediton,
 Applicant: Crediton Church Corporation, Parish Office, Boniface Centre, Church Lane, Crediton, EX17 2AH

Reference: 18/00369/CAT
 Proposal: Notification of intention to remove 2 primary and 2 secondary branches from 1 Beech tree within the Conservation Area
 Location: Three Corners, Pounds Hill, Crediton, EX17 1DT
 Applicant: Mr Keith Jeram, Three Corners, Pounds Hill, Crediton, EX17 1DT

Reference: 18/00279/HOUSE
 Proposal: Erection of a two storey rear extension
 Location: 33 Barnfield, Crediton, EX17 3HU
 Applicant: Mr Jeremy Whittiker, 33 Barnfield, Crediton, EX17 3HU

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

Reference: 17/01511/MOUT
 Proposal: Outline application for the erection of up to 120 dwellings, public open space, vehicular access and associated infrastructure
 Location: Land at NGR 282065 100892 (Chapel Downs Farm), North of Queen Elizabeth Drive, Barnstaple Cross, Devon
 Applicant: Barratt Homes c/o Mr M Rees, LRM Planning, Dean Clarke House, Southernhay, Exeter, EX1 1AP

1804/326 To consider a premises licence application for the Enchanted Garden Ball 2018 at Shobrooke Park, Crediton, Devon, EX17 1DG. A copy of the application and supporting documents had been issued with the agenda. It was **resolved** to recommend NO OBJECTION to the premises licence. (Proposed by Cllr Harris)

1804/327 Accounts Due for Payment and Receipts – To examine and agree the accounts due for payment and receipts for the period 21st March 2018 to 17th April 2018 inclusive and to receive the bank reconciliation. The schedule of payments and receipts were issued prior to the meeting. It was **resolved** to approve the payments totaling £33,100.19, receipts totaling £145,869.61 and accept the bank reconciliations, copies of which are attached to these minutes as Appendix Two. (Proposed by Cllr Hughes)

The Clerk advised that she has identified a technical glitch with the 2018-2019 Scribe software therefore, petty cash payments and card payments made since Friday, 13th April 2018, have not been included in the payments schedule. These payments will be reflected in the April payments list put before the May Council meeting.

1804/328 To receive a list of outstanding debts owed to Crediton Town Council. The documentation relating to this item had been issued prior to the meeting. It was **resolved** to note the outstanding debts of £220.29, a copy of which is attached to these minutes as Appendix Three. (Proposed by Cllr Letch)

1804/329 Budget Review – To review the budget for the year to date. A copy of the budget sheets had been issued prior to the meeting. It was **resolved** to note the budget sheets and the information contained therein, a copy of which is attached to these minutes as Appendix Four. (Proposed by Cllr Letch)

- 1804/330** To receive a report from the Council's internal control checkers, following the monthly random inspection and agree any actions. A copy of the report had been issued with the agenda. It was **resolved** to note the report with no further actions. (Proposed by Cllr Letch)
- 1804/331** To review the Town Council's Co-option Policy. A copy of the policy had been issued with the agenda. The Clerk advised that the 'Co-option Eligibility Form' had been amended to more accurately reflect the disqualification criteria. It was **resolved** to adopt, with immediate effect, the Town Council's Co-option Policy, as amended. (Proposed by Cllr Harris)
- 1804/332** To review the Town Council's Protocol on Member/Officer Relations. A copy of the protocol had been issued with the agenda. The protocol was reviewed and it was **resolved** to approve the Town Council's Protocol on Member/Officer Relations. (Proposed by Cllr Harris)
- 1804/333** To receive a recommendation from the Administration & Personnel Committee to approve and adopt with immediate effect a new General Privacy Notice, Privacy Notice for Staff, Councillors and Role Holders and Data Protection Consent Form in order to comply with the new General Data Protection Regulation. A copy of the new General Privacy Notice, Privacy Notice for Staff, Councillors and Role Holders and Data Protection Consent Form had been issued with the agenda. It was **resolved** to approve and adopt with immediate effect the Town Council's new General Privacy Notice, Privacy Notice for Staff, Councillors and Role Holders and Data Protection Consent Form. (Proposed by Cllr Letch)
- 1804/334** To consider a request from Crediton Running Network to use Stonypark Field on Sunday 20th May for the annual Crediton Crunch 10K run. A copy of the request had been issued with the agenda. Cllr Wright, who currently holds a grazing licence for the field did not object to the request. It was **resolved** to grant Crediton Running Network permission to use Stonypark Field on Sunday, 20th May 2018 for the annual Crediton Crunch 10K run. (Proposed by Cllr Letch) It was recommended that the Clerk advise the network that a new boundary fence has been erected on the southern boundary of the field.
- 1804/335** To discuss the idea of asking Mid Devon District Council to introduce free parking at St Saviours Way car park from 2.00 pm on a Saturday afternoon until Monday morning. It was **resolved** to defer this item until the May Council meeting. (Proposed by Cllr Letch)
- 1804/336** **Councillor Reports** - At the discretion of the Chairman, to receive reports from Councillors (Town, District, and County) and representatives of the Council - strictly for information only.

Cllr Piercy

- Had attended a meeting of Crediton United Charities, who are currently looking at parking provisions near Newcombes.
- Had attended the 'Breaking The Mould' conference and provided a written report which had been circulated by the Clerk to all Councillors.



Cllr Ross

- Attended a Sustainable Crediton meeting, which had received a good response to its request for more volunteers. He expects the group to have a vibrant future.
- Attended the Mayor's Reception.
- Attended the planting of the Lucombe Oak.
- Attended a Devon Communities Together training session on community land trusts and in particular affordable housing. He will be presenting his report to the Policy & Forward Planning Committee in June.
- Has joined the Neighbourhood Plan Steering Group.
- Attended the Gleeson public consultation held in Sandford.

Cllr Letch

- Attended the newly formed Crediton Community Conversation group, looking at Health & Well-Being within Crediton, on 28th March 2018, and has been appointed Chairman of the group.
- Attended a gypsy and traveller briefing, the notes of which have been distributed to all Councillors.
- Along with District Councillors Way, Downes and Wright attended a meeting with MDDC's 106 Officer to discuss the releasing of section 106 money for the Crediton Town Centre Traffic & Urban Realm Feasibility Study. The Clerk confirmed the money has now been released and the Traffic Consultants have been instructed.
- Attended a Community Safety Partnership meeting focusing on safeguarding vulnerable people, the notes of which have been distributed to all Councillors.

1804/337

Correspondence and Matters to Note - To receive Council correspondence and matters to note. Copies of the correspondence and matters to note had been issued with the agenda.

Correspondence

1. DCC - Various road closures
2. Town Clerk - Health & Well-being Open Day
3. MDDC - Information Update
4. Teignbridge DC - Weekly list information
5. Heather Wheeler MP - Homelessness
6. Member of public - Crediton litter
7. Member of public - Letters page
8. MDDC - Cabinet Meeting Agenda
9. MDDC - Air quality annual status report
10. Bow Scouts - Thank you re TAP Fund
11. Boniface Link - Minutes
12. Cllr Letch - Gypsy & Traveller training
13. Police & Crime Commissioner - Councillor advocate scheme
14. Member of public - Alexandra Road parking
15. Gleeson - Creedy Bridge Public drop-in event
16. Member of public - Earlybirds parking issues

Matters To Note

1. CPRE – Various documents (copy held in office)
2. Devon Communities Together - Tree Health Agenda
3. MDDC Press release - Land charges success
4. MDDC - Planning agenda published
5. NALC - Chief Exec Bulletin 11-16 March
6. Devon Communities Together - CPRE Devon media release
7. Assistant Clerk- We are Crediton Exhibition
8. DALC - Latest Newsletter
9. NHS - Healthy People March 2018
10. MDDC Press release - Rotary tree planting
11. NALC - Chief Exec Bulletin 12-23 March
12. DCC - Trading Standards - selling age restricted products
13. MDDC Press release - Closure order to stop drug dealing
14. Rural England – Rural Transport March 2018
15. Crediton Area Children’s Centre – Activities
16. NALC - Chief Exec Bulletin 13-29 March
17. Sustainable Crediton - Newsletter Issue 92
18. MDDC Press release - Changes to legislation regarding housing
19. DALC - Latest Newsletter
20. VOYC - Devon April 2018 newsletter
21. DCT - Devon Community Transport Awards 2018
22. MDDC - Supplement to Audit agenda published
23. MDDC - Community PDG Agenda & Planning Supplement published
24. MDDC Press Release - Licensing advice big hit with businesses
25. MDDC Press Release - Any Bin Will Do
26. MDDC - Scrutiny agenda published
27. MDDC - Notification of key decisions published
28. Rural Services Network - Weekly digest
29. NALC - Chief Exec's Bulletin 24 Mar - 6 April

Correspondence no.6 – Cllr Brookes-Hocking asked for the Town’s youth workers to be contacted.

Correspondence no.12 - Cllr Brookes-Hocking suggested the Town Council arranged some gypsy and traveller training. The Clerk advised she would investigate who ran the training at MDDC, to ascertain if the same officer could deliver the training and what the cost would be.

Matters To Note no.25 – Cllr Zorlu advised that people had been putting dog poo in play area bins. The Clerk confirmed she would report this.

Matters To Note no.27 – Cllr Brookes-Hocking felt that this was an example of very poor communication from MDDC and a waste of time.

It was **resolved** to note the correspondence and matters to note. (Proposed by Cllr Letch)



1804/338 Business brought forward

Cllr Wright

- Advised that the wooden slats on the seat outside Lloyds bank are rotten.
- The guttering on the Lloyds Bank building is blocked and water is over spilling onto the pavement below.

Cllr Szabo

- Two Britain in Bloom judges will be visiting Crediton on Wednesday, 11th July 2018 at 10.00 am.

Cllr Piercy

- Stated that with all the banks closing, Crediton needs a Credit Union. Fellow Councillors advised there used to be a Crediton Union in the Town but is folded as it became unviable. There is a Crediton Union based in Plymouth which covers the whole of Devon.
- There is an empty building at the bottom of Four Mills Lane where the car scrap yard was.

Cllr Way

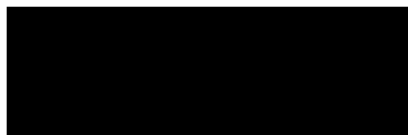
- In his capacity as a County Councillor he had met Mrs Meg Booth, Head of DCC Highways to discuss highways issues. There has recently been a change in emphasis regarding drain cleaning and pothole filling. Now, if there is a cluster of potholes they will all be treated. There have been problems with the new Skanska contract and there has been a huge backlog of schemes.

Cllr Downes

- Requested a DCC Highway Officer attended a Council meeting to explain exactly how potholes are filled. The Clerk advised that a DCC Highways Officer holds a surgery at the Council Office building on the 1st and 3rd Thursday of every month.

1804/339 Close

The meeting closed at 8.35 pm.



15/5/18

A handwritten signature in blue ink.

A

**Creedy Bridge, Crediton
17/00348/MOUT**

**Presentation to Crediton Town Council
17 April 2018**



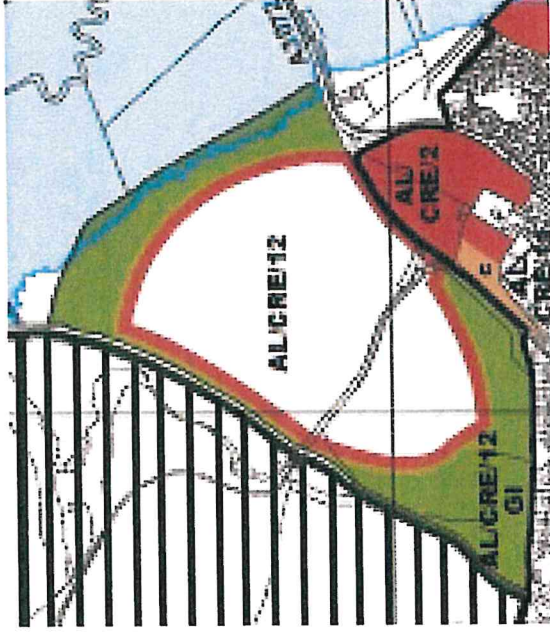
Outline

- Local Plan Allocation
- Housing Land Supply
- Application Background
- Original Submission
- Revised Scheme
- Community Infrastructure and Financial Contributions
- Consultation
- Questions

Local Plan Allocation

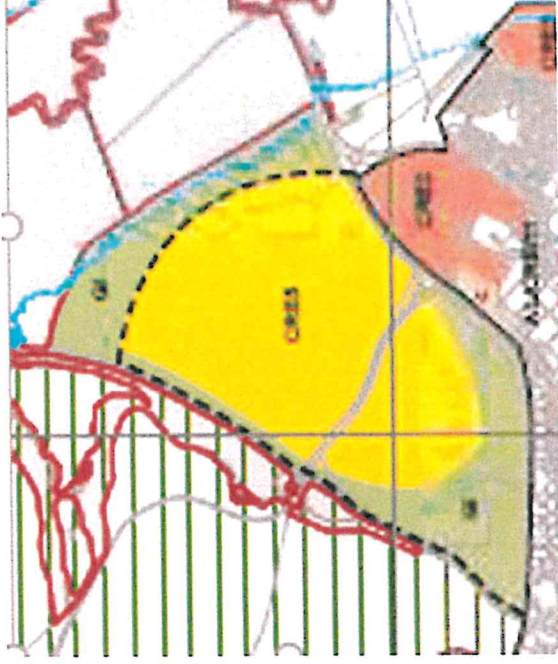
- Allocations DPD Allocation
AL/CRE/12
- Local Plan Review Allocation
CRE5

Mixed use: Employment, Residential, Recreation



Adopted Policies Map 2013

Mixed use: Residential, Education, Recreation

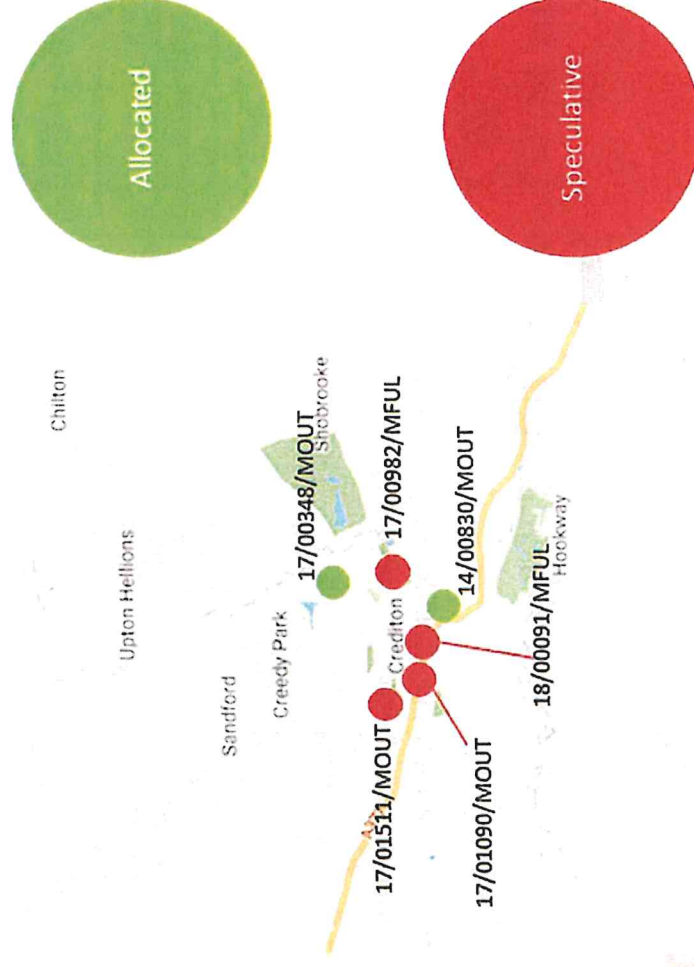


Proposed Modifications 2018

- MDDC formally released the site for development, August 2015

Housing Land Supply

- Deficit in Mid Devon 5-year housing land supply
- Speculative applications:



Application Background

- Pre-application discussions with MDDC
- Landscape and heritage-led design principles to reflect the characteristics of the site and surrounds
- A desire to be as policy compliant as possible within the constraints of the site
- Presentations to MDDC Members' Planning Panel and Design Review Panel
- 17/00348/MOUT Validated 6 March 2017
- Feedback and Response
- Revisions – Re-consultation to 30th April 2018

Original Submission



Planning Application Process

Statutory Consultee Responses

- No objection from:
Historic England / Environment Agency / Natural England / South West Water / DCC – Highways, Surface Water Drainage / Flood Risk, Waste, Health Care, D&C Police, Sport England / MDDC – EHO, Housing Enabling, Conservation, Ecology
- MDDC request for:
Amended heritage buffer / Reduction in housing numbers/density / Provision of G&T pitches

Revised Scheme



Land at Creden Bridge
Creden
Illustrative Masterplan
 Date: 24/06/19
 Scale: 1:2000
 Project No: 24/19/02

BARTON WILLMORE
 Planning & Urban Design
 11, The Quadrant, Exeter, Devon, EX1 2BN
 Tel: 01392 265500
 www.bartonwillmore.co.uk



Application Background

Revised Submission – What is the same?

- 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club
- Up to 1.1 hectares of land safeguarded for a primary school
- Access from A3072 (Exhibition Way)
- Pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane
- Landscaping and areas of public open space
- Financial contributions (pro rata)

Application Background

Revised Submission – What is different?

- 20% reduction in no. of dwellings to 257 (-69 units)
- Increased provision of affordable housing to 21%
- Revised developable area to create increased landscaped buffer to the SE of the Site
- Up to 5 G&T pitches
- Revised Illustrative Layout Plan inc. indicative relocation of Primary School to Pedlers Pool Lane
- Reduced density to 30dph

Community Infrastructure Provision

- 21% Affordable Housing (54 Units) + 5 G&T pitches
- Sustainable Travel Measures (Public Transport Contribution and the provision of Travel Plan Vouchers) - £955,900.
- Primary Education - £846,424 (£13,652 per pupil based on the scheme generating 62 pupils).
- Early Years Education - £64,250 (£250 per dwelling).
Primary Special Needs - £36,392.
- Healthcare provision - £93,291 (£363 per dwelling).

Total: £1,996,757

Community Infrastructure

- 21% Affordable Housing (54 Units) + 5 G&T pitches
- 1.1ha site for Primary School - Safeguarded
- 8.6ha of land for relocation of the Crediton Rugby Club - Safeguarded
- Public open space and children's play areas

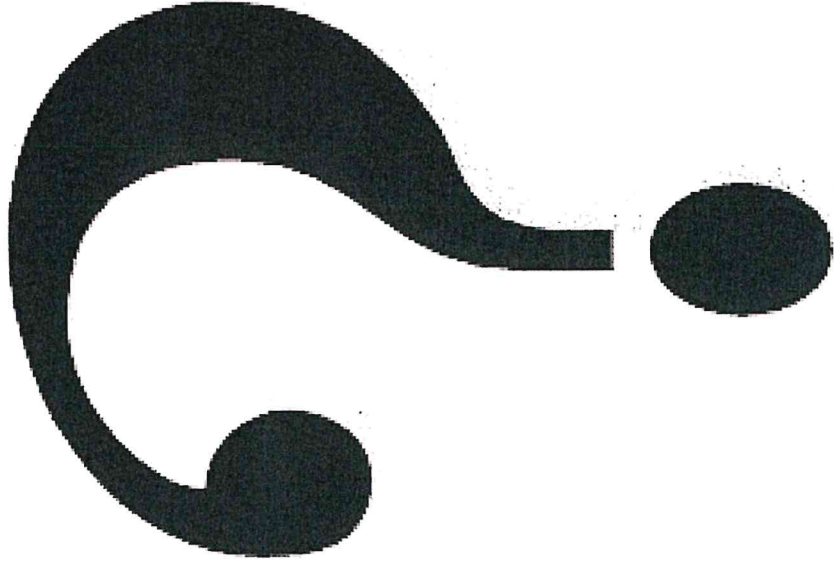
Works to the Public Highway

- Access arrangements from A3072 (Exhibition Way);
- Pedestrian and cycle access on to the Pounds Hill / Stonewall Cross Junction, Old Tiverton Road and Pedlerspool Lane; and the
- Provision of passing places along Stonewall Lane.

Consultation

- Public Engagement Events 16/17 April 2018
- Presentations to Sandford and Crediton Parish Councils
16/17 April 2018
- MDDC Planning Application Portal 17/00348/MOUT
- Deadline for responses 30 April 2018

Questions?



Changes to the Illustrative Scheme

Original Submission (Illustrative)



Revised Scheme (Illustrative)



17/00348/MOUT Creedy Bridge, Crediton

Land at NGR 284185 101165 (Creedy Bridge) Crediton Devon

Revised Description of Development:

Residential development of up to 257 dwellings and up to 5 Gypsy and Traveller pitches; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations

**Crediton Town Council
PAYMENTS LIST**

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total	
505 Staff Salaries	22/03/2018		Co-operative currē	BACS	Salaries - March	Mrs C Dalley	E	1,927.64	0.00	1,927.64	
506 Staff Salaries	22/03/2018		Co-operative currē	BACS	Salaries - March	Mrs Emma Anderson	E	1,336.72	0.00	1,336.72	
507 Staff Salaries	22/03/2018		Co-operative currē	BACS	Salaries - March	Mrs Emily Armitage	E	639.32	0.00	639.32	
508 PAYE/National Insuranc	22/03/2018		Co-operative currē	BACS	PAYE/National Insurance	HMRC	E	1,240.75	0.00	1,240.75	
509 Pension Contributions	22/03/2018		Co-operative currē	BACS	Pension Contributions	Peninsula Pensions	E	1,300.32	0.00	1,300.32	
510 Postage	22/03/2018		Co-operative currē	400412	Postage - Stamps	Post Office Ltd	E	164.50	0.00	164.50	
511 People's Park Maintenanar	31/03/2018		Co-operative currē	400413	Peoples Park - Inspect st	Hooper Services	S	35.00	7.00	42.00	
512 People's Park Maintenanar	31/03/2018		Co-operative currē	400413	Peoples Park - Weed con	Hooper Services	S	120.00	24.00	144.00	
513 People's Park Maintenanar	31/03/2018		Co-operative currē	400413	Peoples Park - Apply hert	Hooper Services	S	100.00	20.00	120.00	
514 Greenway Play Area Ma	31/03/2018		Co-operative currē	400413	Greenway Play Area - We	Hooper Services	S	60.00	12.00	72.00	
515 Greenway Play Area Ma	31/03/2018		Co-operative currē	400413	Greenway Play Area - apj	Hooper Services	S	50.00	10.00	60.00	
516 Greenway Play Area Ma	31/03/2018		Co-operative currē	400413	Greenway Play Area - Gri	Hooper Services	S	50.00	10.00	60.00	
517 Spinning Path Gardens	31/03/2018		Co-operative currē	400413	Spinning Path Play Area -	Hooper Services	S	60.00	12.00	72.00	
518 Spinning Path Gardens	31/03/2018		Co-operative currē	400413	Spinningpath Play Area -	Hooper Services	S	50.00	10.00	60.00	
519 Upper Deck Maintenananc	31/03/2018		Co-operative currē	400413	Upper Deck - Weed contr	Hooper Services	S	50.00	10.00	60.00	
520 Upper Deck Maintenananc	31/03/2018		Co-operative currē	400413	Upper Deck - maintenanc	Hooper Services	S	40.00	8.00	48.00	
521 People's Park Maintenanar	31/03/2018		Co-operative currē	400413	Peoples Park - Step clear.	Hooper Services	S	15.00	3.00	18.00	
522 Exhibition Road - Maintn	31/03/2018		Co-operative currē	400413	Exhibition Road - grass ci	Hooper Services	S	64.50	12.90	77.40	
523 Staff/Councillor Training	31/03/2018		Co-operative currē	400414	GDPR training	DALC	S	80.00	16.00	96.00	
524 Bandstand maintenance	31/03/2018		Co-operative currē	400415	Bandstand - light repairs	J D Ward (Electrical Ser	S	84.87	16.97	101.84	
525 People's Park - Grass C.	31/03/2018		Co-operative currē	400416	Peoples Park - Grass Cutl	Hooper Services	S	190.00	38.00	228.00	
526 People's Park Maintenanar	31/03/2018		Co-operative currē	400416	Peoples Park - Step clear.	Hooper Services	S	15.00	3.00	18.00	
527 Christmas in Cred - Con	31/03/2018		Co-operative currē	400417	Christmas in Crediton - W	Winkleigh Morris	E	100.00	0.00	100.00	
528 Weed Spraying	31/03/2018		Co-operative currē	400418	Weed killer	Edwin Tucker & Sons Lt	S	29.83	5.97	35.80	
529 Scout Mem Gdn - montl	31/03/2018		Co-operative currē	400419	Scout Memorial garden -	Mike Turnbull	E	630.00	0.00	630.00	
530 Office Service Charge	31/03/2018		Co-operative currē	400420	Staff expenses - laundry	Mrs Emma Anderson	E	14.00	0.00	14.00	
531 Office Supplies	31/03/2018		Co-operative currē	400445	Cable Ties	Adams Home Hardware	S	5.16	1.03	6.19	
Total									219.87	8,452.61	8,672.48

4

Credition Town Council RECEIPTS LIST

Voucher Code	Date	Minute	Bank	Receipt No	Description	Customer	VAT Type	Net	VAT	Total
380	23/03/2018		Co-operative curre	BACS	Exhibition Road - Allotme	Ms Rachel Larkman	E	5.46	0.00	5.46
381	23/03/2018		Co-operative curre	BACS	Boniface Allot Ass - Meml	Ms Rachel Larkman	E	0.75	0.00	0.75
382	23/03/2018		Co-operative curre	BACS	Christmas lights donation	The General Sir Redvers	E	100.00	0.00	100.00
383	31/03/2018		Nationwide a/c 90	bacs	Bank Interest	Nationwide Building Soc	E	368.32	0.00	368.32
384	21/03/2018		Co-operative curre	cheque	Christmas lights donation	Duke of York	E	100.00	0.00	100.00
386	31/03/2018		Cambridge & Cour	bacs	Bank Interest	Cambridge & Counties E	E	115.33	0.00	115.33
Total								689.86	0.00	689.86



Crediton Town Council

Bank Reconciliation at 31/03/2018			
	Cash in Hand 01/04/2017		203,394.76
	ADD		
	Receipts 01/04/2017 - 31/03/2018		261,655.68
	SUBTRACT		
	Payments 01/04/2017 - 31/03/2018		189,809.08
A	Cash in Hand 31/03/2018 (per Cash Book)		275,241.36
	Cash in hand per Bank Statements		
	Cash 31/03/2018	0.00	
	Petty Cash 31/03/2018	98.02	
	Cambridge & Counties 31/03/2018	75,973.37	
	Co-operative current a/c 65809. 31/03/2018	117,381.90	
	Nationwide a/c 90097276 31/03/2018	85,401.36	
			278,854.65
	Less unrepresented cheques As attached		3,735.32
			275,119.33
	Plus unrepresented receipts As attached		122.03
B	Adjusted Bank Balance		275,241.36
	A = B Checks out OK		

RECEIVED

09 APR 2018

The co-operative bank
co-operativebank.co.uk/business

phone 03457 213 213

MRS C L DALLEY
Credton Town Council
Credton Area Office
Market Street
Credton
EX17 2BN

M1438/J1014110000

32400

Community Directplus Account

Summary	Date	Description	Money out	Money in	Balance
Account title CREDITON TOWN COUNCIL	13 MAR 18	OPENING BALANCE			126,195.94
	19 MAR 18	400357	790.00		
	19 MAR 18	400374	50.00		
Sort code 089299	19 MAR 18	400378	33.49		
	19 MAR 18	400383	47.32		125,275.13
Account number 65809217 00	20 MAR 18	2656 PO 09:52MAR20	70.00		125,205.13
	21 MAR 18	2656 TESCO STORES	19.11		125,186.02
Statement date 4 April 2018	22 MAR 18	EMILY ARMITAGE SALARY	639.32		
	22 MAR 18	HMRC 120PG01414685	1,240.75		
Statement number 28	22 MAR 18	DEVON COUNTY COUNC 00158	1,300.32		
	22 MAR 18	EMMA ANDERSON SALARY	1,336.72		
Page number 1 of 1	22 MAR 18	CLARE DALLEY SALARY	1,927.64		118,741.27
	23 MAR 18	LARKMAN D & RA INVOICE E22B-2018		6.21	
Statement opening balance 126,195.94	23 MAR 18	JD WETHERSPOON PLC 2000747615		100.00	118,847.48
	26 MAR 18	400392	36.00		
Money out 9,309.37	26 MAR 18	400412	164.50		118,646.98
	27 MAR 18	400395	462.00		118,184.98
Money in 106.21	28 MAR 18	400396	33.82		
	28 MAR 18	400411	53.46		118,097.70
	29 MAR 18	400401	694.80		
Statement closing balance 116,992.78 S	29 MAR 18	400405	21.00		117,381.90
	3 APR 18	400409	6.30		
International Bank Account Number	3 APR 18	DD BT GROUP PLC WW28369691-000022	186.85		117,188.75
GB41 CPBK 0692 9965 8092 17	4 APR 18	400394	120.00		
Bank Identification Code	4 APR 18	400398	47.32		
CPBK GB22	4 APR 18	400404	28.65		116,992.78 S
Statement closing balance					116,992.78 S

Deposits° into this account are eligible for the Financial Services Compensation Scheme (FSCS). More information can be found overleaf.

°For more information on eligible deposits please refer to www.FSCS.org.uk

Abbreviations: S Sub Total (Intermediate Balance) OD Overdrawn Balance OD/S Overdrawn Intermediate Balance NSTF Non Sterling Transaction Fee. Details of overdraft interest rates are shown overleaf. Details of calculations of interest charged are available on request.

Our Ref: 15006951\X201\SGR
 Date: 31st March 2018
 DDI: 0344 225 3939
 Fax: 0116 254 4637
 Email: savings@ccbank.co.uk

Strictly Private & Confidential

Crediton Town Council
 Mr F W Letch
 Council Offices,
 Market Street
 Crediton
 Devon
 EX17 2BN

Statement of Account

Account name: Crediton Town Council

Account number: 15006951

Sort code: 60-95-86

Notice description: 120 Day Notice Business Savings Account Issue 1 Monthly 1.79%

FSCS Eligibility: Eligible

Sheet Number: T 1

Date	Description	Debits £	Credits £	Balance £
01/04/2017	Brought forward			74,751.19 Cr
30/04/2017	Interest credited gross 15006951		94.62	74,845.81 Cr
31/05/2017	Interest credited gross 15006951		97.89	74,943.70 Cr
30/06/2017	Interest credited gross 15006951		94.86	75,038.56 Cr
31/07/2017	Interest credited gross 15006951		98.15	75,136.71 Cr
31/08/2017	Interest credited gross 15006951		98.27	75,234.98 Cr
30/09/2017	Interest credited gross 15006951		95.23	75,330.21 Cr
31/10/2017	Interest credited gross 15006951		98.53	75,428.74 Cr
30/11/2017	Interest credited gross 15006951		95.47	75,524.21 Cr
31/12/2017	Interest credited gross 15006951		114.82	75,639.03 Cr
31/01/2018	Interest credited gross 15006951		114.99	75,754.02 Cr
28/02/2018	Interest credited gross 15006951		104.02	75,858.04 Cr
31/03/2018	Interest credited gross 15006951		115.33	75,973.37 Cr



Nationwide Building Society



Private & Confidential
 Attn of Clare Louise Dalley
 Crediton Town Council
 Council Offices
 Market Street
 Crediton
 United Kingdom
 EX17 2BN

Summary for 05 Feb 2018 - 31 Mar 2018

Start Balance	85,033.04
Total In	368.32
Total Out	0.00
End Balance	85,401.36

Client Name Crediton Town Council
Account Type Business Instant Saver Issue 5 - Annual

Account Number 90097276
Statement Number 7
Currency Sterling
Interest Rate as at 31 Mar 2018 0.50%

	Description	Details	Payments	Receipts	Balance
05 Feb 2018	Start Balance				85,033.04
31 Mar 2018	Interest Credited	For the period 01 Apr 2017 to 31 Mar 2018		368.32	85,401.36
31 Mar 2018	End Balance				85,401.36

The deposits in this account are eligible for protection under the Financial Services Compensation Scheme (FSCS)

Please find enclosed a copy of the FSCS Information Sheet and Exclusion List which provides information about the Financial Services Compensation Scheme and the protection that it provides.

Crediton Town Council

Interest paid during the period 1 April 2017 to 31 March 2018

Account Number 90097276

£ 368.32

If you have a 95 Day Saver or Instant Saver account, you can pay in as often as you like. Just check your terms and conditions to find out the minimum payment and maximum balance for your account type.

You can find out how to make a payment on the back of this statement.



Nationwide
 Building Society

Credition Town Council PAYMENTS LIST

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
1	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400421	Grant Funding	Churches Housing Actioi	E	1,500.00	0.00	1,500.00
2	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400422	Grant Funding	Credition & District Acce-	E	150.00	0.00	150.00
3	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400423	Grant Funding	Credition Town Team (F)	E	800.00	0.00	800.00
4	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400423	Grant Funding	Credition Town Team (B	E	2,000.00	0.00	2,000.00
5	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400424	Grant Funding	Journey Therapeutic Coi	E	250.00	0.00	250.00
6	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400425	Grant Funding	The Turning Tides Proje	E	1,000.00	0.00	1,000.00
7	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400426	Grant Funding	Credition Talking Newsp.	E	300.00	0.00	300.00
8	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400427	Grant Funding	Credition Rugby Football	E	750.00	0.00	750.00
9	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400428	Grant Funding	The Brown Paper Bag T	E	300.00	0.00	300.00
10	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400429	Grant Funding	Credition Parish Church	E	160.00	0.00	160.00
11	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400430	Grant Funding	St Boniface Concert Soc	E	300.00	0.00	300.00
12	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400431	Grant Funding	Tiverton & District Comi	E	1,500.00	0.00	1,500.00
13	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400432	Grant Funding	Credition International S	E	500.00	0.00	500.00
14	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400433	Grant Funding	Credition Town Band	E	500.00	0.00	500.00
15	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400434	Grant Funding	Torrige, North, Mid & \	E	2,500.00	0.00	2,500.00
16	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400435	Grant Funding	Action for Children	E	500.00	0.00	500.00
17	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400436	Grant Funding	Involve Voluntary Actior	E	500.00	0.00	500.00
18	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400437	Grant Funding	Credition Area History &	E	1,000.00	0.00	1,000.00
19	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400438	Grant Funding	Credition Youth Theatre	E	800.00	0.00	800.00
20	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400439	Grant Funding	Credition Arts Centre	E	1,000.00	0.00	1,000.00
21	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400439	Grant Funding	Credition Arts Centre (Fc	E	1,000.00	0.00	1,000.00
22	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400439	Grant Funding	Credition Arts Centre (B)	E	800.00	0.00	800.00
23	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400440	Grant Funding	Credition Community Bo	E	650.00	0.00	650.00
24	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400441	Grant Funding	Credition United Associa	E	920.00	0.00	920.00
25	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400442	Grant Funding	Credition Operatic & Dra	E	500.00	0.00	500.00
26	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400443	Grant Funding	Boniface Trail Associatic	E	400.00	0.00	400.00
27	Grants to other Groups/ 16/04/2018	No.19 (28.10.	Co-operative curre	400444	Grant Funding	Age Concern	E	2,000.00	0.00	2,000.00
28	Telephone Charges 03/04/2018		Co-operative curre	DD	Telephone Charges	BT	S	155.71	31.14	186.85
29	Photocopier/Printing Ch 17/04/2018		Co-operative curre	400448	Printing Charges	Concorde	S	26.72	5.34	32.06
30	Subscriptions 17/04/2018		Co-operative curre	400449	NALC Affiliation fees	DALC	Z	289.72	0.00	289.72
31	Subscriptions 17/04/2018		Co-operative curre	400449	DALC Affiliation fees	DALC	X	27.44	0.00	27.44
32	Subscriptions 17/04/2018		Co-operative curre	400449	DALC Service Charge	DALC	S	521.29	104.26	625.55
33	Bandstand maintenance 17/04/2018		Co-operative curre	400450	Bandstand - Roof repairs	R J Brooks & Son Ltd	S	85.00	17.00	102.00
34	Christmas in Cred - Cor 17/04/2018		Co-operative curre	400451	First Aid & Medical Cover	Devon EMS	E	90.00	0.00	90.00
35	Staff/Councillor Training 17/04/2018		Co-operative curre	400452	SLCC Regional Conferenc	SLCC Enterprises Ltd	S	140.00	28.00	168.00
36	Office Supplies 11/04/2018		Petty Cash	pettycash	Office Consumables/Tea,	Tesco	E	2.09	0.00	2.09

**Crediton Town Council
PAYMENTS LIST**

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
37 Peoples Park - tree mail	17/04/2018		Co-operative curre	400453	Lucombe Oak Planting	Urban and Rural Tree Sr	S	270.00	54.00	324.00
Total								24,187.97	239.74	24,427.71

Handwritten mark

Crediton Town Council RECEIPTS LIST

Voucher Code	Date	Minute	Bank	Receipt No	Description	Customer	VAT Type	Net	VAT	Total
1 P3 Grants	05/04/2018		Co-operative curri	BACS	Parish Paths - Grant	Devon County Council	E	6,000.00	0.00	6,000.00
2 Precept	06/04/2018		Co-operative curri	BACS	Precept	Mid Devon District Coun	E	119,732.50	0.00	119,732.50
3 DCLG Grant	06/04/2018		Co-operative curri	BACS	DCLG Precept Grant	Mid Devon District Coun	E	978.00	0.00	978.00
4 Barnfield - Allotment Re	06/04/2018		Co-operative curri	Cheque	Barnfield Allotment Rent	Mr S Whalley	E	17.50	0.00	17.50
5 Boniface Allot Ass. Mem	06/04/2018		Co-operative curri	Cheque	Boniface Allot Ass - Meml	Mr S Whalley	E	2.42	0.00	2.42
6 Wayleave Payments	01/04/2018		Co-operative curri	Cheque	Wayleave Payments - 31:	Western Power Distribut	E	12.95	0.00	12.95
7 Wayleave Payments	01/04/2018		Co-operative curri	Cheque	Wayleave Payments - 31:	Western Power Distribut	E	6.38	0.00	6.38
8 Feasibility Study (S106)	13/04/2018		Co-operative curri	BACS	Feasibility Study - S106 F	Mid Devon District Coun	E	18,430.00	0.00	18,430.00
Total								145,179.75	0.00	145,179.75



Crediton Town Council

Bank Reconciliation at 17/04/2018			
	Cash in Hand 01/04/2018		275,241.36
	ADD		
	Receipts 01/04/2018 - 17/04/2018		145,179.75
	SUBTRACT		
	Payments 01/04/2018 - 17/04/2018		24,427.71
A	Cash in Hand 17/04/2018 (per Cash Book)		395,993.40
	Cash in hand per Bank Statements		
	Cash 13/04/2018	0.00	
	Petty Cash 13/04/2018	95.93	
	Cambridge & Counties 31/03/2018	75,973.37	
	Co-operative current a/c 65809: 13/04/2018	261,059.95	
	Nationwide a/c 90097276 31/03/2018	85,401.36	
			422,530.61
	Less unrepresented cheques As attached		26,576.46
			395,954.15
	Plus unrepresented receipts As attached		39.25
B	Adjusted Bank Balance		395,993.40
A = B Checks out OK			



▸ [Accounts Information](#) > [Transactions](#) > [Print Preview](#)

Transactions

Today's Cleared Balance	261,059.95
Today's Uncleared Balance	261,059.95
Account	0892996580921700
Date	From: 13/04/2018 To: 13/04/2018

Date	Description	Bank Reference	Customer Reference	Credit	Debit	Additional Information	Running Balance
13/04/2018	BACS Credit	REF - 00001	MDDC CREDITORS	18,430.00		602127	261,059.95

[Back](#)

Our Ref: 15006951\X201\SGR
 Date: 31st March 2018
 DDI: 0344 225 3939
 Fax: 0116 254 4637
 Email: savings@ccbank.co.uk

Strictly Private & Confidential

Crediton Town Council
 Mr F W Letch
 Council Offices,
 Market Street
 Crediton
 Devon
 EX17 2BN

Statement of Account

Account name: Crediton Town Council

Account number: 15006951

Sort code: 60-95-86

Notice description: 120 Day Notice Business Savings Account Issue 1 Monthly 1.79%

FSCS Eligibility: Eligible

Sheet Number: T 1

Date	Description	Debits £	Credits £	Balance £
01/04/2017	Brought forward			74,751.19 Cr
30/04/2017	Interest credited gross 15006951		94.62	74,845.81 Cr
31/05/2017	Interest credited gross 15006951		97.89	74,943.70 Cr
30/06/2017	Interest credited gross 15006951		94.86	75,038.56 Cr
31/07/2017	Interest credited gross 15006951		98.15	75,136.71 Cr
31/08/2017	Interest credited gross 15006951		98.27	75,234.98 Cr
30/09/2017	Interest credited gross 15006951		95.23	75,330.21 Cr
31/10/2017	Interest credited gross 15006951		98.53	75,428.74 Cr
30/11/2017	Interest credited gross 15006951		95.47	75,524.21 Cr
31/12/2017	Interest credited gross 15006951		114.82	75,639.03 Cr
31/01/2018	Interest credited gross 15006951		114.99	75,754.02 Cr
28/02/2018	Interest credited gross 15006951		104.02	75,858.04 Cr
31/03/2018	Interest credited gross 15006951		115.33	75,973.37 Cr



Nationwide Building Society



Private & Confidential
 Attn of Clare Louise Dalley
 Crediton Town Council
 Council Offices
 Market Street
 Crediton
 United Kingdom
 EX17 2BN

Summary for 05 Feb 2018 - 31 Mar 2018

Start Balance	85,033.04
Total In	368.32
Total Out	0.00
End Balance	85,401.36

Client Name Crediton Town Council
Account Type Business Instant Saver Issue 5 - Annual

Account Number 90097276
Statement Number 7
Currency Sterling
Interest Rate as at 31 Mar 2018 0.50%

	Description	Details	Payments	Receipts	Balance
05 Feb 2018	Start Balance				85,033.04
31 Mar 2018	Interest Credited	For the period 01 Apr 2017 to 31 Mar 2018		368.32	85,401.36
31 Mar 2018	End Balance				85,401.36

The deposits in this account are eligible for protection under the Financial Services Compensation Scheme (FSCS)

Please find enclosed a copy of the FSCS Information Sheet and Exclusion List which provides information about the Financial Services Compensation Scheme and the protection that it provides.

Crediton Town Council

Interest paid during the period 1 April 2017 to 31 March 2018

Account Number 90097276

£ 368.32

If you have a 95 Day Saver or Instant Saver account, you can pay in as often as you like. Just check your terms and conditions to find out the minimum payment and maximum balance for your account type.

You can find out how to make a payment on the back of this statement.



Outstanding Debts as at 13th April 2018

Invoice Date	Invoice Number	Amount
Dec-17 Exhibition		£2.07
Jan-18 Exhibition		£4.22
Feb-18 MDDC Caretaking		£107.00
Mar-18 MDDC Caretaking		£107.00
TOTAL AMOUNT OUTSTANDING		£220.29



Appendix Four

Year To Date Budget 2017-2018

EXPENDITURE	Budget	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	%Budget	Remaining	Total Spend
Administration	10,224	499.74	1,302.96	879.58	711.44	646.62	101.37	360.88	1,312.93	643.18	670.59	330.55	807.08	80.9	1,955.48	8,268.52
Council & Councillors	10,144	1,010.82	3,000.28	10,039.82	1,591.20	621.90	48.10	421.01	1,177.90	826.46	257.00	182.49	1,075.91	74.2	2,620.18	7,523.82
Property & Parks	39,685	3,156.11	3,045.17	807.72	373.41	2,862.86	421.66	1,991.11	4,688.12	1,767.12	1,581.49	756.17	2,873.26	61.4	15,397.00	24,348.00
Insurance	2,500		1,718.62											68.7	781.38	1,718.62
Parish Paths (P3)	750			30.00										-	720.00	30.00
Grants	20,000	18,510.00	-	400.00		300.00			1,590.00		103.47	4,812.54	462.80	100.0	0.00	20,000.00
Amenities	23,200		139.20	44.76	386.51	115.39	277.03	359.42	2,994.50	8,741.34				78.3	5,025.04	18,176.96
Localism Projects	24,552		9,217.73						7,796.02					69.1	7,598.25	16,953.75
Sub Total	131,055	23,178	15,324	2,773	3,063	4,569	848	3,132	9,113	21,304	2,613	5,884	5,219	74.0	34,035.33	97,019.67

Salaries/PAY/INI	Budget	Balance	%Budget	Total Spend
Salaries	3,548.71	-447,741.11		47,741.11
PAY/INI	2,471.64	-15,265.27		15,265.27
Pension Payments	1,102.99	-13,697.75		13,697.75
Sub Total	7,123.34	-627,004.13	95.9	75,704.13

Budget Spend	2017,760.00	27,650.17	22,447.10	8,660.41	9,040.88	10,546.89	6,826.48	9,110.74	15,397.27	27,588.36	9,205.93	12,305.77	11,663.80	82.1	37,156.20	170,623.80
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Ear Marked Reserves/Project Funds																
Wildlife Garden	130														130.00	-
Neighbourhood Plan	4,650														4,650.00	-
Alloments	1,387														1,387.00	-
Street Furniture & Small Works	1,000														1,000.00	-
Upper Deck	960														960.00	-
General Fund	75,302	234.00	2,214.40	0.98	109.22	2,989.81		636.00	95.76					8.6	67,021.83	6,280.17
Election Expenses	2,351														2,351.00	-
Economic Development	7,710								1,800.00					23.3	5,910.00	1,800.00
Christmas Lights Repair/Renewal	4,521								586.03					13.0	3,932.97	588.03
Localism Projects	25,000														25,000.00	-
Feasibility Study	190														190.00	-
Band Stand	173														173.00	-
Delibrator Project	2,345			2,160.00										92.1	185.00	2,160.00
P3 Parish paths	1,268														1,268.00	-
Floral Credition	2,344														2,344.00	-
Town Clerk	500														500.00	-
Premises	2,200														2,200.00	-
Premises	2,000														2,000.00	-
CCTV	280														280.00	-
Boilface Statue	2,894														2,894.00	-
War Memorial (General)	1,000														1,000.00	-
Mayors Chain	3,700														3,700.00	-
Incredible Edible - Town Square garden	100				32.15									32.2	67.85	32.15
General Legal/Professional Fees	3,700	840.00										200.00		28.1	2,660.00	1,040.00
Stonypark Legal/Professional Fees	5,000														5,000.00	-
Credition Town Plates	343														343.00	-
Council Office Building	40,000														40,000.00	-
IT Equipment/Support	1,000														1,000.00	-
Storage Container	1,990			2,388.00										120.0	-398.00	2,388.00
Alignment Access Path Project	5,000							2,969.43	165.00					97.9	103.07	4,836.93
Air Ambulance Lighting Column	1,000														1,000.00	-
Sub Total	194,338	234.00	3,054.40	4,548.98	141.37	2,989.81	-	3,605.43	846.79	1,800.00	-	1,962.50	-	-	19,962.50	19,185.28

Total Spend Inc reserves	402,116.00	28,064.17	25,501.50	13,205.39	9,182.25	13,536.70	6,826.48	12,716.17	16,246.06	29,388.36	9,205.93	14,268.27	11,663.80	82.1	212,309.32	189,809.08
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Year To Date Budget 2018-2019

EXPENDITURE	Budget	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	%Budget	Remaining	Total Spend
Administration	10,717	221.00												2.1	10,496.00	221.00
Council & Councilors	9,460	1,110.71												11.7	8,349.29	1,110.71
Property & Parks	74,583	102.00												0.1	74,481.00	102.00
Insurance	2,000													-	2,000.00	-
Parish Fees (P3)	0													-	0.00	-
Grants	25,000	22,580.00												90.3	2,420.00	22,580.00
Amenities	23,050	90.00												0.4	22,960.00	90.00
Localism Projects	23,440													-	23,440.00	-
Sub Total	168,260	24,104	0	0	0	0	0	0	0	0	0	0	0	14.3	144,156.23	24,103.71

Salaries/PAYE/NI	Budget	%Budget	Balance	Total Spend
Salaries			0.00	-
PAYE/NI			0.00	-
Pension Payments			0.00	-
Sub Total	93,873		93,873.00	-

Budget Spend	241,037.1	241,037.1	9.2	238,019.29	24,103.71
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Ear Marked Reserves/Project Funds																	
Wildlife Garden	130														130.00	-	
Neighbourhood Plan	4,650														4,650.00	-	
Alotments	1,387														1,387.00	-	
Street Furniture & Small Works	2,000														2,000.00	-	
Upper Deck	980														980.00	-	
General Fund	62,533														62,533.14	-	
Election Expenses	4,851														4,851.00	-	
Economic Development	8,210														8,210.00	-	
Christmas Lights Repair/Renewal	5,031														5,031.00	-	
Localism Projects	25,000														25,000.00	-	
Feasibility Study	180														180.00	-	
Band Stand	173														173.00	-	
Debris/Bar Project	545														545.00	-	
P3 Parish Paths	1,268														1,268.00	-	
Barrel Credition	2,344														2,344.00	-	
Town Clock	500														500.00	-	
Premises	2,200														2,200.00	-	
CCTV	2,000														2,000.00	-	
Boniface Statue	280														280.00	-	
War Memorial (General)	2,684														2,684.00	-	
Mayors Chair	1,000														1,000.00	-	
Incredible Edible - Town Square garden	72														72.00	-	
General Legal/Professional Fees	7,780														7,780.00	-	
Stonyark Legal/Professional Fees	0													#DV/01	0.00	-	
Credition Town Plaques	343														343.00	-	
Council Office Building	40,000														40,000.00	-	
IT Equipment/Support	2,000														2,000.00	-	
Storage Container	9														9.00	-	
Alotment Access Path Project	878														878.00	-	
Air Ambulance Lighting Column	1,000														1,000.00	-	
Staffing	15,000														15,000.00	-	
Newcombs Meadow Com Group Money	6,732														6,732.00	-	
Christmas in Cred 2017/18 earned forward	4,687														4,687.00	-	
2017-2018 Committed projects not yet started	1,004														1,004.00	324.00	
Sub Total	207,742														324.00	324.00	

Total Spend Inc reserves	468,845.14	24,427.71	-	-	-	-	-	-	-	-	-	-	-	-	448,437.43	24,427.71
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INCOME	Budget																			%Budget	Balance	Total Income
Administration	1,200																			#DIV/0!	1,200.00	-
Council & Councillors	0																			#DIV/0!	0.00	-
Property & Parks	9,003			39.25																0.4	8,963.75	39.25
Insurance	0																			#DIV/0!	0.00	-
Parish Paths (P3)	0			6,000.00																#DIV/0!	-6,000.00	6,000.00
Grants	0																			#DIV/0!	0.00	-
Amenities	3,000																			#DIV/0!	3,000.00	-
VAT Repayment	15,000																			#DIV/0!	15,000.00	-
Sponsorship	0																			#DIV/0!	0.00	-
Prescrip	239,485			119,732.50																50.0	119,732.50	119,732.50
Council Tax Support Grant	1,965			975.00																49.8	897.00	975.00
Estimated Reserves	0			18,430.00																#DIV/0!	-18,430.00	18,430.00
Sub Total	289,633			145,179.75																53.8	124,453.25	145,179.75
Total Income	£289,633			£145,179.75																53.8	£124,453.25	£145,179.75