



**Minutes of Credition Town Council's Town Strategy Committee held on
Tuesday, 6th November 2018, at 6.00 pm, at the Council Offices, Market Street, Credition**

Present: Cllrs Mrs L Brookes-Hocking, Miss J Harris, Mr J Ross, Mrs K Piercy, Mrs A Hughes, Mr J Downes and Mr M Szabo.

In Attendance: Mr J Tricker, Phil Jones Associates
Mrs Clare Dalley, Town Clerk

90 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllrs Mr F Letch and Mr A Wyer (Proposed by Cllr Brookes-Hocking)

91 Declarations of Interest

Cllr Downes declared that as a member 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.

92 Public Question Time

There were no questions.

93 Order of Business

There were no changes to the order of business.

94 Chairman's and Clerk's Announcements

There were no announcements.

95 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 2nd October 2018, as a correct record. It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 2nd October 2018, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Harris)

96 Matters Arising

Page 31, minute number 88 – Cllr Ross asked if the issue of the toilet in the new premises had been sorted. The Clerk confirmed it was all in hand.

97 To receive a presentation from Mr Jonathan Tricker of Phil Jones Associates on the Credition Town Centre Traffic & Urban Realm Feasibility Study. Cllr Brookes-Hocking welcomed Mr Tricker to the meeting and explained the process that has been undertaken so far. Mr Tricker provided a presentation on the draft final findings of the Town Centre Traffic & Urban Realm Feasibility Study, a copy of which is attached to these minutes as Appendix One. At the end of the presentation, members had the opportunity to comment and ask questions.

Mr Tricker, Cllr Downes and Cllr Szabo left the meeting at 7.30 pm.

ELRH

98 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: 18/01497/ARM
 Proposal: Reserved matters for the erection of a dwelling with associated access
 Location: 17 Lamejohns Field, Crediton, Devon
 Applicant: Mr L Deem, 74 Westernlea, Crediton, EX17 4HH

It was **resolved** to recommend NO OBJECTION so long as:

- the Town Council is correct in thinking that the ridge height of the new building is no higher than that of the original building next door and;
- the drive and any hard surfacing off the highway is at least semi-porous but preferably totally porous.

(Proposed by Cllr Brookes-Hocking)

Reference: 18/01542/LBC
 Proposal: Listed Building consent to install a central heating system comprising of cast iron radiators and a condensing boiler with a flue to the rear of the property
 Location: Bickleigh, 9 North Street, Crediton
 Applicant: Mrs Claire Bowyer, 9 North Street, Crediton, EX17 2BT

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

Reference: 18/01464/ADVERT
 Proposal: Advertisement consent to display 4 non-illuminated Fascia signs and 6 free standing signs
 Location: Tesco, Joseph Locke Way, Crediton
 Applicant: Mr Jon-pall Bonnett, Waves Consultancy, Bridge Studios, 318-326 Wandsworth Bridge Road, London, SW6 2TZ

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: 18/01462/FULL
 Proposal: Change of use of 9 parking spaces to hand car wash and valeting operation including the installation of a cabin and the erection of a canopy
 Location: Tesco, Joseph Locke Way, Crediton
 Applicant: Mr Jon-pall Bonnett, Waves Consultancy, Bridge Studios, 318-326 Wandsworth Bridge Road, London, SW6 2TZ

It was **resolved** to recommend NO OBJECTION. (Proposed by Brookes-Hocking)

Reference: 18/01481/HOUSE
 Proposal: Raising the height and extension of existing patio
 Location: Southlands, Peoples Park Road, Crediton
 Applicant: Mr & Mrs D & D Townsend, Southlands, Peoples Park Road, Crediton, EX17 2DA

It was **resolved** to recommend NO OBJECTION. (Proposed by Brookes-Hocking)

EWH

Reference: 18/01624/CAT
Proposal: Notification of intention to lower a mixed hedge by approximately 1m above ground level and coppice larger stems within the Conservation Area
Location: 5 Wynfrith Mews, Landscore, CREDITON
Applicant: Mr Stuart Dunlop, 5 Wynfrith Mews, Landscore, CREDITON, EX17 3FB

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: 18/01448/HOUSE
Proposal: Erection of extensions
Location: 12 Longmeadows, CREDITON, DEVON
Applicant: Mr Barrie Nixon, 12 Longmeadows, CREDITON, EX17 1DX

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

Reference: 18/01605/HOUSE
Proposal: Formation of off-road parking area, demolition of existing retaining wall and construction of replacement wall
Location: Beers, Peoples Park Road, CREDITON
Applicant: Dr Fiona Price, Beers, Peoples Park Road, CREDITON, EX17 2DA

It was **resolved** to comment as follows:

- The Council **OBJECTS** to the use of railway sleepers to form the replacement retaining wall as it is out of character with neighbouring properties and not in keeping with the adjacent conservation area
- The Council has **NO OBJECTION** to the hard surfacing for the off road parking area as long as it is at least semi-porous but preferably totally porous.

(Proposed by Cllr Brookes-Hocking)

Reference: 18/01383/FULL
Proposal: Erection of 5 dwellings
Location: R & M Peters & Co, Hawkins Way, Lords Meadow Industrial Estate
Applicant: R & M Peters Ltd, Hawkins Way, CREDITON, EX17 1HZ

It was **resolved** to **OBJECT** to the application as the development site is a brown field site that was previously allocated as employment land. The Town Council objects to the loss of employment land and believes it is imperative that employment land should be retained within CREDITON. (Proposed by Cllr Brookes-Hocking)

Reference: 18/01611/HOUSE
Proposal: Erection of a single storey side and rear extension
Location: 61 Queen Elizabeth Drive, CREDITON, DEVON
Applicant: Ms D Hibbs (Holloway), 61 Queen Elizabeth Drive, CREDITON, EX17 2EH

It was **resolved** to recommend NO OBJECTION providing adequate off road parking is retained. (Proposed by Cllr Brookes-Hocking)

Reference: 18/01658/HOUSE
Proposal: Installation of a dormer window to provide first floor accommodation and alterations to North and South fenestration

EBH

Location: 21 Longmeadows, Crediton, Devon
 Applicant: Ms Smallacombe, 21 Longmeadows, Crediton, EX17 1DU

It was **resolved** to OBJECT due to the dormer being oversized for the property. (Proposed by Cllr Harris)

Reference: 18/01661/HOUSE
 Proposal: Erection of two-storey extension after demolition of existing garage and erection of rear covered way
 Location: 7 Barn Park, Crediton, Devon
 Applicant: Ms D Hibbs (Holloway), 61 Queen Elizabeth Drive, Crediton, EX17 2EH

It was **resolved** to OBJECT to the application on the following grounds:

- it will remove the garage and there is already parking issues in this area;
- the neighbouring property, which this development shares a party wall with, has not been consulted and will be affected;
- the glass fronted balcony as part of the new extension is not in-keeping with neighbouring properties;
- it is overdevelopment of the site.

(Proposed by Brookes-Hocking)

Reference: 18/01706/HOUSE
 Proposal: Raising of roof height to provide additional living accommodation at second floor level
 Location: 28 Okefield Road, Crediton, Devon
 Applicant: Mr & Mrs Smith, 28 Oakfield Road, Crediton, EX17 2DL

It was **resolved** to OBJECT to the application on the following grounds:

- as it is overdevelopment;
- it will dominate neighbouring properties and Peoples Park.

(Proposed by Brookes-Hocking)

99 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 Brookes-Hocking)

Reference: 18/01165/FULL
 Proposal: Alteration and extension to loading bay and canopy roof
 Location: Crediton Dairy Ltd, Church Lane, Crediton, Devon
 Applicant: Mr T Smiddy, Crediton Dairy Limited, Church Lane, Crediton, EX17 2AH

Reference: 18/01225/FULL
 Proposal: Erection of a dwelling with associated access
 Location: 4 Westwood Road, Crediton, Devon
 Applicant: Mr & Mrs Price, Durley Chine, 4 Westwood Road, Crediton, EX17 3LS

Reference: 18/01193/LBC
 Proposal: Listed Building Consent for the replacement of front elevation ground floor glass with sealed double glazed units, the replacement of front and rear elevation single glazed

Be H

- windows with timber double glazed opening version, and the addition of one roof light on the east elevation
- Location: 3 Mews Cottages, North Street, Crediton, Devon
 Applicant: Mr George Clover, Westfield, Alexandra Road, Crediton, EX17 2DZ
- Reference: 18/01456/NMA
 Proposal: Non Material Amendment for 18/00488/FULL to allow design changes to cover rear light well with decking and convert rear windows to doors.
 Location: 5-6 Market Street Crediton Devon
 Applicant: Mr & Mrs Onitiri, C/o Mr Florian Winkler, Florian Winkler Architect, Unit 1 Imbert Green Technology Park, Stoke Cannon, Exeter, Devon, EX5 4RJ
- Reference: 18/01506/LBC
 Proposal: Listed Building Consent to allow design changes to cover rear light well with decking, convert rear windows to doors and internal changes (Original Consent 18/00489/LBC)
 Location: 6 Market Street Crediton Devon EX17 2BH
 Applicant: Mr & Mrs Onitiri, C/o Mr Florian Winkler, Florian Winkler Architect, Unit 1 Imbert Green Technology Park, Stoke Cannon, Exeter, Devon, EX5 4RJ
- Reference: 18/01271/TPO
 Proposal: Application to reduce sides and reduce the height of 1 Horse Chestnut tree by 2.5m protected by Tree Preservation Order 82/00001/TPO
 Location: Land at NGR 283744 100546 (Rear Of 10 Lamejohns Field) Penton Lane Crediton
 Applicant: Mr Frost, 10 Lamejohns Field, Crediton, Devon, EX17 1EB

100 To consider and comment on an application from Tesco to vary its premises licence. Further information had been issued with the agenda. It was **resolved** to defer commenting on this application in order to investigate the matter further. (Proposed by Cllr Brookes-Hocking) The Committee asked the Clerk to obtain further information from the Mid Devon District Council's (MDDC) Licensing Department regarding the existing premises licence and other licensed retailers in the Town. It also wished to consult and take advice from the Community Safety Partnership.

101 To receive, and to ratify the decisions therein, the minutes of the following sub-committee meetings:

- **Christmas in Crediton Sub-Committee meeting held on Tuesday, 9th October 2018**
 It was **resolved** to receive and to ratify the decisions therein, the minutes of the Christmas in Crediton Sub-Committee meeting held on Tuesday, 9th October 2018. (Proposed by Cllr Hughes)
- **Christmas in Crediton Sub-Committee meeting held on Tuesday, 23rd October 2018**
 It was **resolved** to receive and to ratify the decisions therein, the minutes of the Christmas in Crediton Sub-Committee meeting held on Tuesday, 23rd October 2018. (Proposed by Cllr Ross)

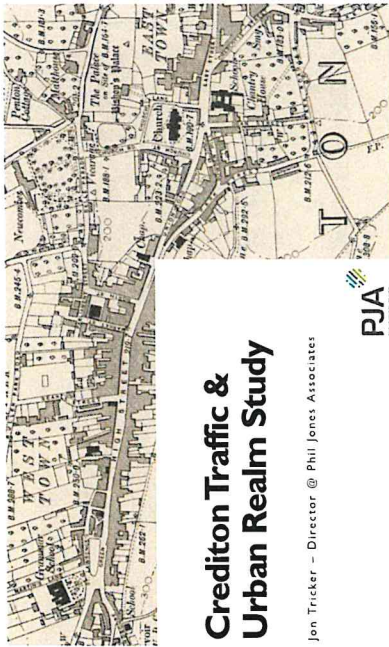
A copy of the minutes had been issued with the agenda.

102 To receive an update on Crediton Neighbourhood Plan including the public consultation, which took place in October, and agree any actions. Cllr Brookes-Hocking advised that the Saturday of the public consultation had been a lot busier than the Thursday and Friday. From the feedback and comments received a new concern has been highlighted, which is the lack of affordable



housing. There are two parts of the plan still to be finished, which are the bio-diversity and heritage statements. MDDC's Forward Planning Department have requested a virtually finished plan and it is now very close to being completed.

- 103 To discuss Devon County Council's current policy relating to unauthorised signs, displayed goods and other items on or adjacent to the highway.** The Clerk explained that the Town Council has authority from Devon County Council (DCC) to implement its policy relating to unauthorised signs, displayed goods and other items on or adjacent to the highway. Recently DCC has received complaints from a nearby parish regarding the level of signs displayed on the highway. This has resulted in a less flexible and more stringent approach being taken. This has involved the local Neighbourhood Highways Officer removing signs from the highway and visiting High Street retailers and requesting them to remove items from the footway irrelevant of how wide the footway is. The Clerk confirmed that she has advised local retailers that, until DCC confirm this is a new county wide policy, then the existing policy stands and that it is imperative Crediton looks like it is open for business.
- 104 To consider the transfer deed for the purchase of Newcombes Meadow toilets.** Further information had been issued with the agenda. The Clerk advised Councillors of the changes that had been made to the transfer deed and that the Council's solicitor felt that it was now in an acceptable form. It was **resolved** to recommend to full Council that the transfer deed for the Newcombes Meadow public conveniences be executed, with completion in January/February 2019, in order to give the Town Council adequate time to recruit a cleaner. (Proposed by Cllr Brookes-Hocking)
- 105 To receive an update from the Clerk on the Town Council office relocation and agree any action.** The Clerk advised everything is in hand. The new office had been painted, with the help of several volunteer Councillors, and will be cleaned on Wednesday 7th November 2018. The majority of the office furniture and its contents will be moved on Saturday 10th November 2018. A meeting with project Cosmic has been arranged for Wednesday 7th November to discuss the relocation and connection of all the Council's IT equipment. The photocopier will need to be relocated by Concorde and this is being arranged, it is anticipated this will cost in the region of £200. It is highly likely that there will be a level of disruption week commencing 12th November 2018, this includes the Council's communications. The Clerk stressed that she will do her best to keep this to a minimum.
- 106 To consider a request for support from Tiverton Tourist Information Service.** Further information had been issued with the agenda. It was **resolved** to send a letter of support. (Proposed by Cllr Harris)
- 107 To consider Devon County Councils (Various Streets, Devon) (Disabled Parking & Control of Waiting) (No.15) Amendment Order.** Further information had been issued with the agenda. It was **resolved** to note the amendment order. (Proposed by Cllr Brookes-Hocking)
- 108 Close**
The meeting closed at 8.30 pm.
- Signed.....
(Chairman)
- Date:.....05/12/18.....



Crediton Traffic & Urban Realm Study

Jon Tricker – Director @ Phil Jones Associates



Introduction

- PJA appointed in – April 18
- Study based on PJA Scoping Study – Nov 17
- Focus of study is High Street from St. Lawrence Green to East Town
- Study consider traffic usage and the surrounding urban realm



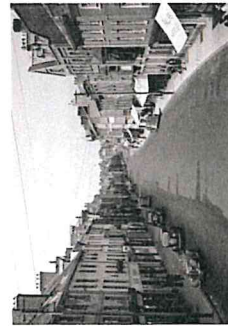
Approach

- Better manage the impact of traffic
- Retain and enhance town character
- Change driver expectations, enhance walkability, improve safety, minimise noise.
- Locally responsive approach (not relying on 'off the shelf' traffic measures)
- Range of measures – small and large



Tasks

- Stage 1 Analysis & Understanding
- Stage 2 Measuring & Options
- Stage 3 Conceptual Design

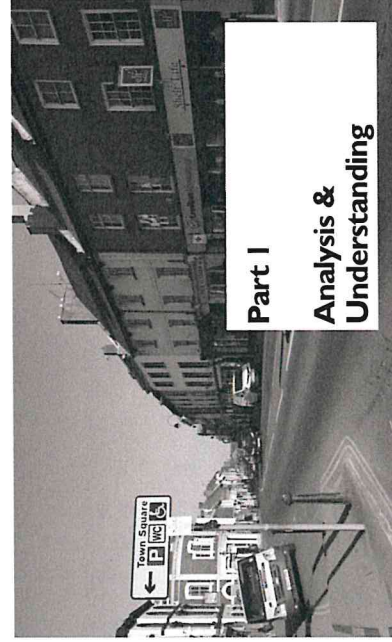


General Context

- Located on A377 – High traffic flow, Inc-HGVs.
- Impact of traffic on the market town community
- Slow loss of pedestrian space
- Reduction in attractive town qualities
- Mixed economy with some out-commuting
- Recent link road had little effect on main High Street



Part I Analysis & Understanding



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Stakeholders - MDDC (Air Quality)

- Air Quality concerns from traffic et al
- Issues - traffic delay (bus stopping / bypass, on-street parking loading, ped crossing, junction delay), HGV traffic, Local Industry
- Location of development growth
- Promote Active Travel Strategy (walk / cycle)
- Promote smooth traffic



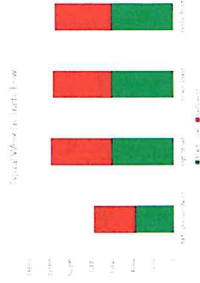
Stakeholders - Crediton Town Council

- Neighbourhood Plan
- Traffic is key issue arising from NP
- Seeking comprehensive approach to High Street and wider area
- Delivery strategy to better direct Section 106 payments & other funding



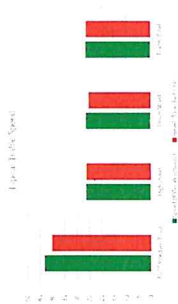
Traffic Flow

- ATC Data from mid 2016
- Typically 12,000 veh / day
- About 1 vehicle every 3 - 4 secs
- Less towards northern end
- HGV - 3 - 4%



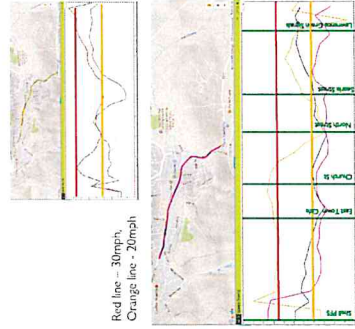
Traffic Speed

- 85% Percentile (used highway design)
- Speeds shown in mph



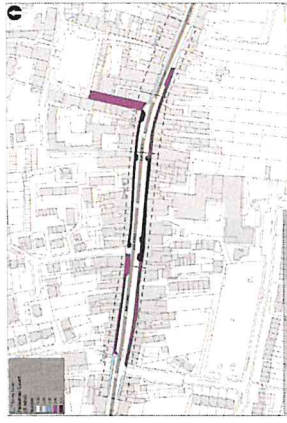
GPS Surveys

- Vehicle following survey (Peak Hour)
- 3 runs westbound, and 3 eastbound
- Easter Rd / East Town area fastest section
- Delays in central area (buses, turning traffic, crossings, traffic lights, parking)
- Significant range of speed - fairly spiky



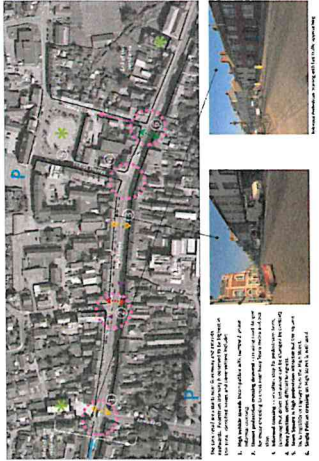
Pedestrian Volume

- Sample pedestrian counts (5min)
- Estimate 600 - 700 peds per hour
- Market St - Senior St busiest
- Significant reduction beyond St Senours Way & towards North St

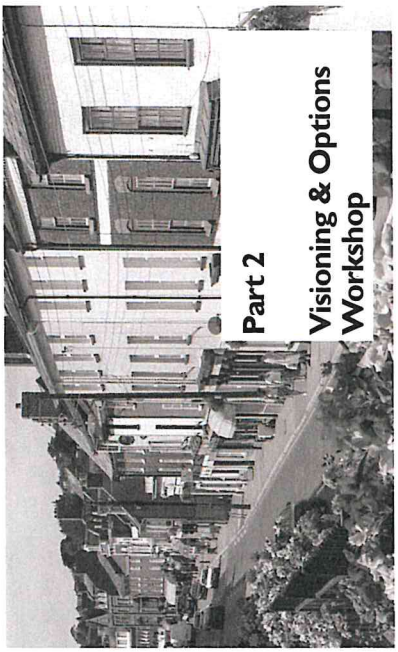
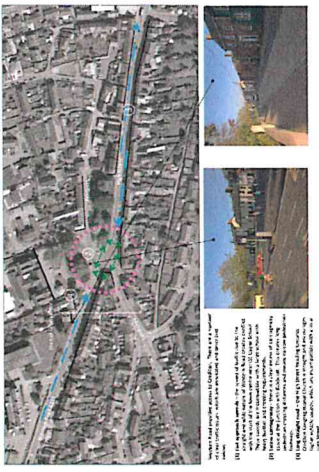


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Summary High Street



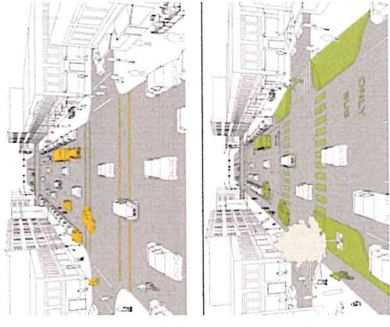
Summary Western Gateway



Street DEMONSTRATION

Around 20 stakeholders attended.
June 18

- 1 Context
- 2 Street Usage
- 3 Walkabout
- 4 Best Practice
- 5 Debating & design workshop
- 6 Options Reporting



Workshop Outcomes

Strengths & Weaknesses

atmosphere
High quality
Street activity used
Sustainable business
width
Footfall
Shops Well
Local
Vibrant help
Road
Tranquillity
Bus

Workshop Outcomes

Opportunities & Threats

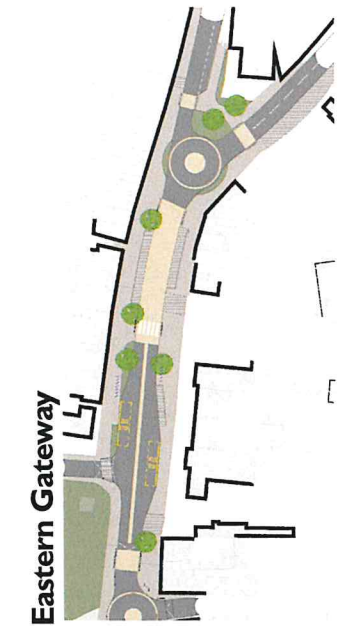
drainage
Crossings
Trail
improve
Cycle flow
Footway
Parking
width
S100
access
traffic

Workshop Outcomes

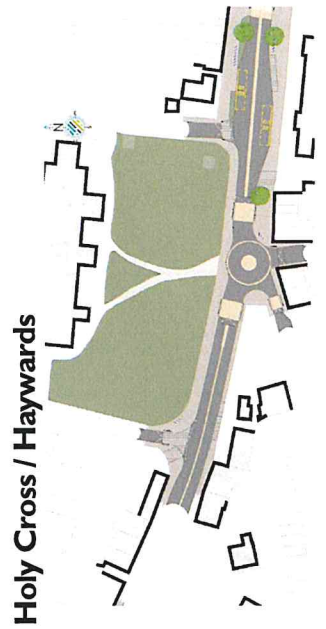
Opportunities & Threats

bus-stops
management
collisions
air
pedestrian
road
potholes
narrow
traffic
fundraising
shops
loss
investment
gradient
pollution

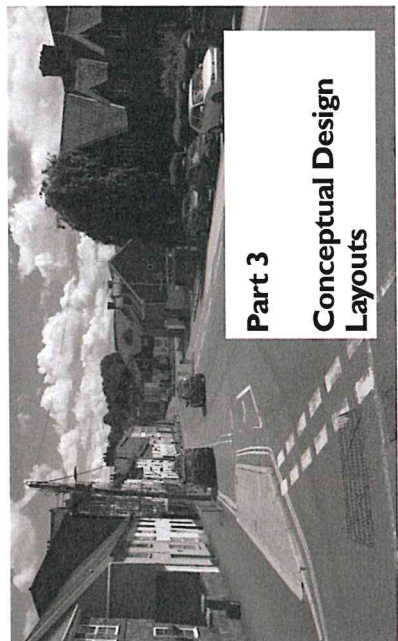
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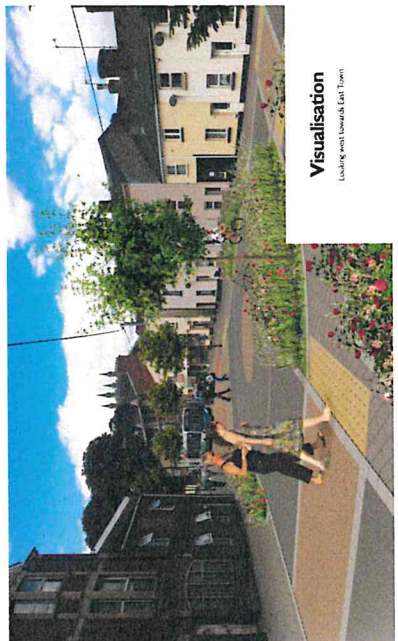
Eastern Gateway



Holy Cross / Haywards



Part 3
Conceptual Design
Layouts



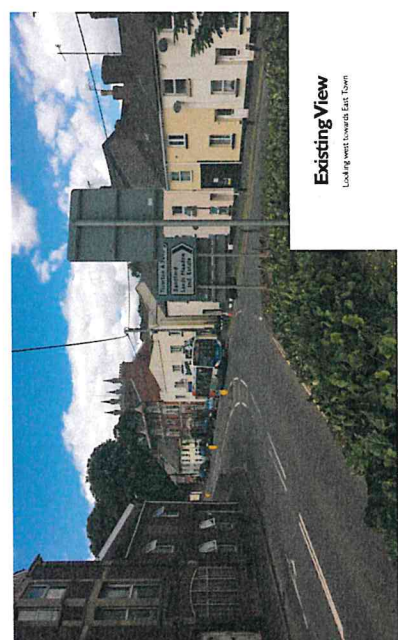
Visualisation
Looking west towards East Town



Case Study 7

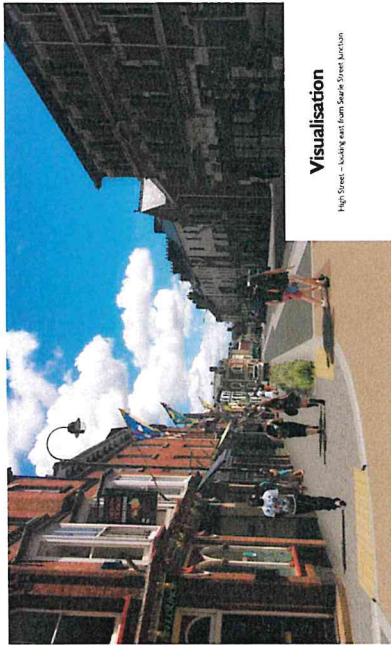
Blundells, Tiverton

- 20mph zone
- Table junctions using Buff (HFS (High Friction Surfacing))
- Natural stone to reflect conservation area status.
- Formal and informal crossings.



Existing View
Looking west towards East Town

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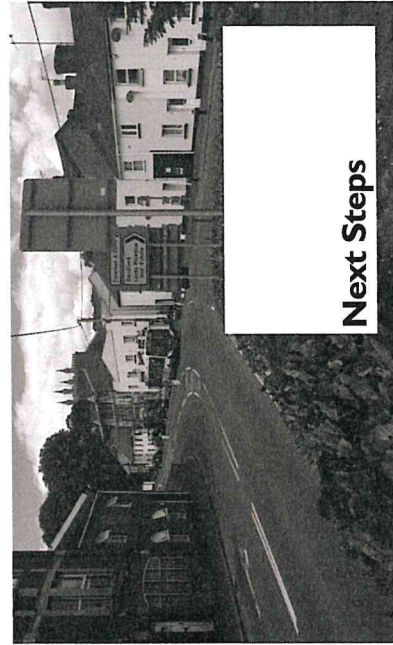
Visualisation

High Street - looking east from Searle Street Junction

Searle Street – St Saviour’s Way

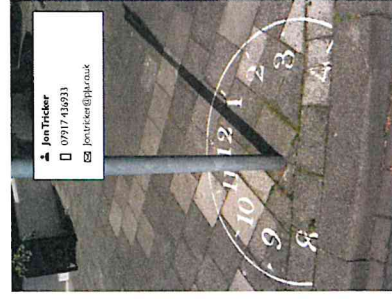


St Lawrence Green



Next Steps

- > Final Report (v6) – Issue by Nov end
- > Funding Strategy
- > Design Packages



THANK YOU

www.pja.co.uk



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