



**Minutes of Credition Town Council's Town Strategy Committee held on
Tuesday, 8th January 2019 at 6.00 pm, at Credition Library, Belle Parade, Credition**

Present: Cllrs Mrs L Brookes-Hocking, Mr F Letch, Miss J Harris, Mr J Ross, Mrs K Piercy, Mr J Downes and Mr A Wyer

In Attendance: Mrs Clare Dalley, Town Clerk
Mr Kristian Tomblin, Community and Commissioning Manager, Devon County Council
One member of the public

128 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllrs Hughes and Way. (Proposed by Cllr Wyer)

129 Declarations of Interest

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

130 Public Question Time

There were no questions.

131 Order of Business

There were no changes to the order of business.

132 Chairman's and Clerk's Announcements

There were no announcements.

133 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 4th December 2018, as a correct record. It was **resolved** to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 4th December 2018, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Harris)

134 Matters Arising

Page 42, minute number 117, planning application numbered 18/01800/MFUL - Cllr Ross advised that Sustainable Credition has not yet formulated and submitted a response to this application, however, it still intends to do so before the consultation period closes.

One member of the public arrived.

135 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:

EUBA

Reference: 18/01800/MFUL
 Proposal: Construction of an on-farm anaerobic digestion plant and associated infrastructure
 Location: Land at NGR 285024 100245 (East of Lords Meadow Industrial Estate), CREDITON, Devon
 Applicant: Mr G Kerslake, Lords Meadow Bio C/o Mr Nick Williams, Berrys Beech House, Anchorage Avenue, Shrewsbury, SY2 6FG

The Clerk advised that she had spoken to Mr Daniel Rance, MDDC Planning Officer, and he requires all comments by 4th February 2019, in order that he can compile his report by 12th February 2019. The application will be considered by MDDC's Planning Committee on 6th March 2019. In the meantime, the Clerk has been unsuccessful in securing a meeting with the surrounding parishes, as requested by the Committee at the December meeting.

Sandford Parish Council advised that it had already commented on the application and therefore did not deem it necessary to attend a meeting. Shobrooke Parish Council said that a Councillor would be able to attend a meeting if a suitable date could be arranged.

Initially, Crediton Hamlets Parish Council advised that it wished to have a site visit and were in the process of organising this. To this end, it was hoped that Town Councillors could attend the site visit. However, the Town Clerk had received an e-mail from Crediton Hamlets Parish Council that day advising that it had discussed the planning application at length at its meeting held on Monday, 7th January 2019, and a number of queries and concerns had been raised. The Parish Council had resolved not to make a site visit, instead it would compile a list of questions for Cllr Heal to discuss with the Planning Officer, Mr Rance.

The Clerk also advised that Mr Rance is on annual leave from 10th January 2019 until 4th February 2019 and if Town Councillors would like a site visit they should contact the applicant directly. An MDDC Planning Officer could attend the site visit but it must be noted that this will not be a planning officer that is familiar with the application.

After detailed discussion it was **resolved** to OBJECT to the application due to:

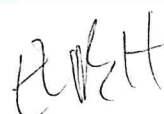
- the adverse visual impact the development will have on Creedy Valley due to its size;
- the level of hard surfacing negatively impacting the Valley edge;
- it not being compliant with the emerging Crediton Neighbourhood Plan.

(Proposed by Cllr Brookes-Hocking)

Reference: 18/01753/FULL
 Proposal: Erection of extension and siting of 4 refrigeration compressors
 Location: Peck and Strong Unit 2 Marsh Lane
 Applicant: Mr J Peck, Peck and Strong Ltd, Marsh Lane, Lords Meadow, Crediton, EX17 1ES

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

Reference: 18/01935/MFUL
 Proposal: Erection of 2-storey GP Practice
 Location: Land at NGR 284429 99439 Joseph Locke Way Crediton
 Applicant: Miss Shelley Oliver, Grainge Architects, The Boatshed, Michael Browning Way, Exeter, EX2 8DD



It was **resolved** to recommend APPROVAL and request:

- that the boundary fencing is sympathetic to the environment and preferably a greened boundary and;
- in terms of the management of surface water run-off, as mentioned in the flood risk assessment, the Council expressed a strong preference, if possible, for an attenuation pond on site as an opportunity for bio-diversity.

(Proposed by Cllr Harris)

Reference: 18/01928/HOUSE
 Proposal: Erection of 2 single storey extensions and decking with glass balustrade
 Location: Highfield Alexandra Way CREDITON
 Applicant: Mr Ken Greenwood, Highfield, Alexandra Way, CREDITON, EX17 2EA

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

Reference: 18/01868/LBC
 Proposal: Listed Building Consent for repairs to roof
 Location: 19 Dean Street CREDITON Devon
 Applicant: Miss Elizabeth Wainwright, 19 Dean Street, CREDITON, EX17 3EN

It was **resolved** to recommend APPROVAL. (Proposed by Cllr Harris)

Reference: 18/02046/CAT
 Proposal: Notification of intention to remove 8 Poplar trees within the Conservation Area
 Location: Land at NGR 283986 99772 (Fairpark) Exeter Road CREDITON
 Applicant: Mr Toby Newstead, Moorview Homes Ltd, Southgate House, Magdalen Street, Exeter, EX2 4HY

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

- no adequate reason has been provided for the removal of the trees and;
- they are substantial trees which improve the visual amenity of the conservation area.

(Proposed by Cllr Downes)

136 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) The Council expressed its disappointment that 18/01778/FUL had been approved.

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

Reference: 18/01658/HOUSE
 Proposal: Installation of a dormer window to provide first floor accommodation and alterations to North and South fenestration
 Location: 21 Longmeadows, CREDITON, Devon, EX17 1DU
 Applicant: Ms Smallacombe, 21 Longmeadows, CREDITON, Devon, EX17 1DU

ACB

- Reference: 18/01448/HOUSE
 Proposal: Erection of extensions
 Location: 12 Longmeadows, Crediton, Devon, EX17 1DX
 Applicant: Mr Barrie Nixon, 12 Longmeadows, Crediton, Devon, EX17 1DX
- 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, EX17 3JD
 Applicant: Ms Phy Hannaford, 7 Barn Park, Crediton, Devon, EX17 3JD
- Reference: 18/01706/HOUSE
 Proposal: Raising of roof height to provide additional living accommodation at second floor level
 Location: 28 Okefield Road Crediton Devon EX17 2DL
 Applicant: Mr and Mrs Smith, 28 Okefield Road, Crediton, Devon, EX17 2DL
- Reference: 18/00284/ADVERT
 Proposal: Advertisement Consent to display 8 non-illuminated heritage trail information panels
 Location: St Boniface Church, East St Junction with Charlotte St, Crediton Parish Church Car Park (The Old Organ House), Newcombes Meadow Park, Crediton Methodist Church, Town Square, Crediton Congregational Church, & St Lawrence Green
 Applicant: Mr R Brookes-Hocking, Crediton Town Team, Oliver House, 7 North Street, Crediton, EX17 2BT
- Reference: 18/01942/NMA
 Proposal: Non-Material Amendment for 17/01517/FULL to allow external alterations to dwelling
 Location: 27 Downeshead Lane, Crediton, Devon
 Applicant: TFQ Architects, Armada House, Odhams Wharf, Topsham, Exeter, EX3 0PB
- Reference: 18/01818/CAT
 Proposal: Notification of intention to dismantle to near ground level, 1 Spruce, 1 Apple and 1 Conifer tree within the Conservation Area
 Location: Orchard House, 3 The Maltings Crediton
 Applicant: Mullins, Orchard House, 3 The Maltings, Crediton, Devon, EX17 1HT
- Reference: 18/01623/HOUSE
 Proposal: Erection of extension to south elevation following removal of existing conservatory
 Location: 12 Landscore, Crediton, Devon, EX17 3LR
 Applicant: Mrs S Wonnacott, 12 Landscore, Crediton, Devon, EX17 3LR
- Reference: 18/01823/CAT
 Proposal: Notification of intention remove 1 branch by 21m, 1 branch by 20m, 1 branch by 10m and 1 branch by 11m of 1 Ash tree (T1) within the Conservation Area
 Location: Penton House, Penton Lane, Crediton, Devon
 Applicant: Louise Green, 21 Chestnut Close, Crediton, Devon, EX17 1JD

Reference: 18/01884/CAT
 Proposal: Notification of intention to reduce the height and lateral limbs by one metre from one Pear tree within a Conservation Area
 Location: White Cottage Belle Parade Crediton Devon
 Applicant: Mr Ken Hogan, Ken Hogan Tree and Hedge Services, The Spinney Way Village, Pennymor, Tiverton, EX16 8LX

Reference: 18/01778/FULL
 Proposal: Removal of conditions 8, 9, 10, 11 and 12 and variation of conditions 2, 3 and 13 of planning permission 15/01548/MFUL relating to pre-commencement requirements
 Location: Land at NGR 283829 99476 (Former Railway Land) Crediton Devon
 Applicant: Mr Robin Furby, C/o Mr Florian Winkler, Florian Winkler Architect, Unit 1, Imbert Green Technology Park, Stoke Cannon, Exeter, EX5 4RJ

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 Brookes-Hocking)

Reference: 18/01669/TPO
 Proposal: Application to reduce the height of 1 Beech tree by 3.5m and reduce the crown by approximately 4m, protected by Tree Preservation Order 88/00002/TPO
 Location: The Mews, Deep Lane, Crediton, Devon
 Applicant: Mrs Christine Harris, 16 Fairfield Road, Crediton, Devon, EX17 2EQ

- 137 To receive an update on Crediton Neighbourhood Plan and agree any actions.** Cllr Brookes-Hocking advised that the plan is now online, in text form, on the Crediton Neighbourhood Plan website, a link of which can be found on the Town Council's website. It has been sent to the Neighbourhood Plan Planning Consultant for a one-day mini-check, to make sure it doesn't have anything peculiar in it, and MDDC Forward Planning Department, so it can assess whether a Strategic Environmental Assessment and/or Habitat Regulation Assessment is required. The next tasks are for the evidential documents to be loaded onto the Neighbourhood Plan website and to create a basic Condition Statement and Consultation Statement. It is intended for this work to be completed by the end of February 2019, as they need to be ready for the six week pre-submission consultation, especially the consultation event taking place on 6th March 2019.

- 138 To discuss Devon County Council's (DCC) premises located at Old Landscore, Greenway, Crediton, EX17 3LP, which will shortly be becoming vacant.** Further information relating to this item had been issued with the agenda. The Clerk advised that she had e-mailed County Councillor Way requesting further information regarding the premises. Cllr Way has provided her with the contact details of the DCC Officer dealing with the matter. Expressions of interest from organisations providing community services are being welcomed and the Town Council qualifies to do this.

The member of the public who had contacted the Council regarding the matter was present at the meeting. He explained that it would be a great shame if the premises were lost and stated that if the Town Council is interested in retaining the premises as a community building there is a promising amount of community interest for its use.



It was **resolved** for the Clerk to have an exploratory conversation with DCC regarding the premises located at Old Landscore, Greenway, Crediton, EX17 3LP. (Proposed by Cllr Letch)

139 To discuss the following public consultations taking place on Wednesday, 6th March 2019, at the Boniface Centre and agree any actions required:

- **Crediton Neighbourhood Plan**
- **Traffic & Urban Realm Study**
- **Newcombes Meadow Trim Trail**

Cllr Brookes-Hocking explained it is extremely important to consult the public and gain their feedback on the above topics. With regard to the Traffic & Urban Realm Study, the proposals will need to be prioritised into numerous smaller projects/schemes and the Town Council needs to be sure the public is aware of the smaller projects and has the opportunity to comment on them.

She explained that there is also a fourth strand to the day, which is custom and self-build housing. This is another means of housing delivery for future sites in Crediton and MDDC would like to use the opportunity to progress the argument for future development sites to have a portion of land set aside for custom and self-build housing. To do this it needs to canvas public opinion and get the information pertaining to custom and self-build housing in the public domain. The consultation on 6th March is a way to do this as it sits alongside the Crediton Neighbourhood Plan

The Clerk advised that a meeting had been arranged with Mr Kevin Swift, Public Health and Policy Research Officer, and Mr Simon Newcombe, Group Manager – Public Health and Regulatory Services, at MDDC for Monday, 28th January 2019, in order to gain their input on the consultation process. In particular, it is important to discuss the feedback required to help support the evidence base for progressing the projects.

The Clerk also requested that the day is used to promote the upcoming May Elections. She suggested that on the evening, at the end of the public consultations, an information event is held. This will be aimed at providing residents with the opportunity to discover the role of a Town Councillor and the importance of having a voice in their community by voting in the local elections. The Clerk and Councillors could be on hand to give an overview of the work of the Town Council, explain the role of a Councillor and answer questions. She confirmed she is currently working on a format and presentation.

- 140 To discuss how community services in Crediton can be centrally and jointly located in the future and agree any actions required.** The Clerk advised that it has always been the Council's ambition for community services to be based, where possible, in one central location. Initially, this had focused on the old Council Office building. As this building has now been sold, and community services have been disbursed, she asked whether the Council still wished to pursue this ambition. If so, this can be included in the Town Council's updated Strategic Plan as well as possible properties being investigated as and when they arose. The Clerk confirmed that Tiverton & District Community Transport Association were still keen to be involved in a community hub project and were willing to assist with funding applications to achieve this goal. She is also trying to speak to Citizens Advice to see what its future plans are. Cllr Letch advised that he is attending a Citizens Advice Open Day on Wednesday, 9th January and would ask for an update on Citizens Advice's future plans in Crediton.

Cllr Letch

It was **resolved** for the Council to seek premises in Crediton which can be utilised for the provision of a range of community services. (Proposed by Cllr Harris)

With regard to the old Council Office building the Clerk asked Councillors if they wished to re-nominate the building as an Asset of Community Value. She explained that under Regulation 2 of the Assets of Community Value (England) Regulations 2012, the District Council is required to remove the property from the register after it receives notification that a relevant disposal has taken place. However, the Town Council can re-nominate the property as an asset of community value again, if it chooses to do so. It was unanimously **resolved** to re-nominate the old Council Office Building, Market Street, Crediton, EX17 2BN as an Asset of Community Value. (Proposed by Cllr Harris)

- 141 To consider updating the Town Council's Strategic Plan and agree a course of action.** The Clerk advised that the Council's Strategic Plan requires updating. Since its adoption the Council's Committees have changed, numerous aims and objectives have been achieved and some require amending. She suggested this was undertaken over the next few months, especially with the upcoming May elections. She recommended that this process was overseen jointly by the Town Strategy and Council Affairs Committees. It was **resolved** for the Town Council's Strategic Plan to be updated by no later than the middle of April 2019, with the work being overseen by the Town Council's Town Strategy and Council Affairs Committees. (Proposed by Cllr Letch)

142 Close

The meeting closed at 7.14 pm.

Signed:



(Chairman)

Date: 05/01/2019