



**Minutes of Credition Town Council's Town Strategy Committee held on
Tuesday, 4th December 2018, 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 Michael Hourican, LiveWest
Mr Andrew Field, Heighway Field Associates
Mr Graham Kerlake plus two colleagues
5 members of the public

109 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllr Mrs A Hughes. (Proposed by Cllr Letch)

110 Declarations of Interest

Cllr Harris declared interests in agenda item 9 "Mid Devon District Council - Planning Applications". She declared a disclosable pecuniary interest in the planning application numbered 17/02061/MFUL, as she works for a business in the Town, and a personal interest in planning application numbered 18/00742/MOUT, as the applicant is a friend.

Cllr Letch declared a personal interest in agenda item 9 "Mid Devon District Council - Planning Applications" and planning application numbered 18/00284/ADVERT as he is a member of the Boniface Trail Committee.

Cllr Brookes-Hocking declared interests in agenda item 9 "Mid Devon District Council - Planning Applications". She declared a personal interest in planning application numbered 18/01778/FUL, as she has friends that live in the house opposite the site, and a personal interest in 18/00284/ADVERT, as her husband is a member of the Boniface Trail Committee. She advised members that she would remove herself from the Chair whilst this application was being considered.

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.

111 To receive a presentation from Michael Hourican, New Business Manager, at LiveWest regarding the proposed development at Barn Park, Credition. Cllr Brookes-Hocking welcomed Mr Hourican and Mr Field to the meeting. Mr Hourican and Mr Field explained who LiveWest Housing Association were and their proposals for the Barn Park site. The proposal is for the site to deliver 100% affordable housing with a mixture of shared ownership and rented. It is intended for there to be a mixture of dwellings from 1 bedroom flats to four bedroom detached houses.

A public consultation was carried out over a month ago with 26 people attending, mainly local residents. The main concern expressed at the public consultation was regarding traffic issues.

The design of the site was discussed and drawings were circulated to members, copies of which are attached to these minutes as Appendix One. Councillors then had the opportunity to ask questions and discuss any concerns they may have, these included:

- recycling and bin storage;
- water attenuation;
- increasing biodiversity;
- the management of communal spaces;
- how ecologically friendly the dwellings will be; and
- how will priority/need for the dwellings be assessed.

Mr Hourican explained that it is intended to submit the formal planning application at the latter end of February. Cllr Brookes-Hocking explained that the Crediton Neighbourhood Plan will soon be completed and requested LiveWest took into consideration of the Neighbourhood Plan, design and biodiversity statements before submitting its application.

Members of the public were then given the opportunity to make any comments. The main concern expressed related to the poor state of the road and the negative impact increased traffic will have on the road and the entrance to the School.

Mr Hourican, Mr Field and the members of the public left the meeting.

112 Public Question Time

There were no questions.

113 Order of Business

There were no changes to the order of business.

114 Chairman's and Clerk's Announcements

There were no announcements.

115 Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 6th November 2018, as a correct record. It was resolved to approve the minutes of the Town Strategy Committee Meeting held on Tuesday, 6th November 2018, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Harris)

116 Matters Arising

There were no matters arising.

117 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: 18/01778/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, Unit 1, Imbert Green Technology Park, Stoke Cannon, Exeter, EX5 4RJ

It was **resolved** to STRONGLY OBJECT to this application due to the health and safety implications. There is no reason for the conditions to be removed or varied. (Proposed by Cllr Wyer)

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
Applicant: Mrs Christine Harris, 16 Fairfield Road, Crediton, Devon, EX17 2EQ

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

Reference: 18/01757/HOUSE
Proposal: Erection of a single storey rear extension
Location: 14 Beech Park, Crediton, Devon
Applicant: Mr & Mrs Gale, 14 Beech Park, Crediton, EX17 1HW

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

Reference: 18/01623/HOUSE
Proposal: Erection of extension to south elevation following removal of existing conservatory
Location: 12 Landscore, Crediton, Devon
Applicant: Mrs S Wonnacott, 12 Landscore, Crediton, EX17 3LR

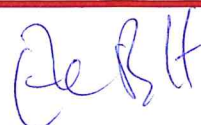
It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Harris)

Reference: 17/02061/MFUL
Proposal: Remodelling and modernisation of existing garden centre following demolition of existing structures, to include erection of retail areas, cafe, and warehouse, formation of new vehicular access, provision of parking areas, and landscaping
Location: Crediton Garden Centre Barnstaple Cross Crediton Devon
Applicant: Mr R Broad, Homeleigh Garden Centre, Dutson, Launceston, PL15 9SP

Cllr Harris declared a disclosable pecuniary interest and left the room.

It was **resolved** to strongly support the comments made by Mid Devon District Council's Economic Team in that the A1 retail offer should be limited to garden and garden related products as this should not result in a negative impact on Crediton High Street. If the A1 retail offer cannot be limited to garden and garden related products the Town Council would strongly object to the application.

The Town Council is also very concerned about the level of hard surfacing and the lack of green landscaping at the site. The site will also generate increased traffic through the High Street,



which will negatively impact on the air quality issues that Crediton already has. (Proposed by Cllr Brookes-Hocking)

Cllr Harris returned to the room.

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: Mr Mullins, 3 The Maltings, Crediton, EX17 1HT

It was **resolved** to OBJECT to the application as there is nothing wrong with the trees. (Proposed by Cllr Wyer)

Reference: 18/00742/MOUT
 Proposal: Outline for the erection of 8 industrial units, access road, with parking and recycling areas
 Location: Land at NGR 284328 100184 Commonmarsh Lane Lords Meadow Industrial Estate Crediton
 Applicant: Mr Tristan Hamilton, Hamlyn, Station Road, Bow, Crediton, EX17 6JD

The Clerk advised that this application was considered by the Town Strategy Committee in October 2018 and advised Councillors of their previous comments. Subsequently, the application has been revised. The designs of plots 1 & 2 have been revised so the roofs do not obstruct the rear windows to Unit 60 in Marsh Lane. The drawings have also been updated to reflect this change and show the turning head with a large HGV turning at the bottom of the site. The applicant's agent has stated that the turning head will ensure vehicles do not reverse onto Common Marsh Lane and loading and unloading will not take place from the public highway. A neighbouring business had expressed concern regarding the proximity of the proposed development to their building and the boundary hedge. The concerns regarded any possible detrimental effect the construction works may have on their building and how the boundary, and proposed new buildings, would be maintained without the need to enter on to their premises.

After careful consideration, it was **resolved** to OBJECT to the application as it is being built too close to the boundary and is removing green infrastructure, rather than enhancing the site with additional planting. (Proposed by Cllr Brookes-Hocking)

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
 Applicant: Louise Green, 21 Chestnut Close, Crediton, EX17 1JD

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

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

E. B. H.

Location: White Cottage Belle Parade Crediton
 Applicant: Mr Ken Hogan, Tree and Hedge Services, The Spinney Way Village, Pennymor,
 Tiverton, EX16 8LX

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

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

Due to the complexities of the application, it was **resolved** to request a time extension. (Proposed by Cllr Brookes-Hocking) It was agreed for the Clerk to invite neighbouring parishes to a meeting in order to discuss the application.

Cllr Ross circulated Sustainable Crediton's response to the first application, a copy of which is attached to these minutes as Appendix Two. He advised that Sustainable Crediton would also like more time to consider the application and prepare a response.

The applicant, Mr Graham Kerslake, accompanied by two colleagues was present at the meeting and was invited to briefly speak about his application. Councillors then had the opportunity to ask questions and discuss any concerns they may have, these included:

- what the residual product is and what it will be used for;
- where the material to feed the plant will be coming from;
- what happens to any run off; and
- what the contingency plan is if there is a problem with supply for the plant.

Mr Kerslake explained it will also become a learning centre.

Cllr Brookes-Hocking thanked Mr Kerslake and his colleagues for attending and explained that the Town Council will be requesting a time extension, due to the complexities of the proposed development.

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 Crediton
 Applicant: Mr Rod Brookes-Hocking, Oliver House, 7 North Street, Crediton, EX17 2BT

Cllr Brookes-Hocking left the room.

It was **resolved** to recommend APPROVAL. (Proposed by Cllr Downes) Cllr Ross requested the minutes show that he abstained from voting.



Clr Brookes-Hocking returned to the room.

118 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 Clr Letch)

- Reference: 18/01300/FULL
 Proposal: Installation of a new roller shutter door and window
 Location: 25 Marsh Road Lords Meadow Industrial Estate CREDITON
 Applicant: Mr D Warwick, 25 Marsh Road, Lords Meadow Industrial Estate, CREDITON Devon, EX17 1EU
- 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, Devon
 Applicant: Mr Jon-Pall Bonnett, Waves Consultancy, Bridge Studios, 318-326 Wandsworth Bridge Road, London, SW6 2TZ
- 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, Devon
 Applicant: Mr Jon-Pall Bonnett, Waves Consultancy, Bridge Studios, 318-326 Wandsworth Bridge Road, London, SW6 2TZ
- Reference: 18/01442/HOUSE
 Proposal: Erection of 2 extensions
 Location: 2 Penton Close, CREDITON, Devon, EX17 1BQ
 Applicant: Mr Neil Weeks, 2 Penton Close, CREDITON, Devon, EX17 1BQ
- Reference: 18/01582/NMA
 Proposal: Non Material Amendment for 16/00300/HOUSE to reduce and relocate the Velux roof lights from 3 to 2
 Location: Arlington House, Ash Court, CREDITON
 Applicant: Mr Philip Morgan, Arlington House, Ash Court, CREDITON, EX17 2JZ
- Reference: 18/01542/LBC
 Proposal: Listed Building consent to install a central heating system comprising of cast iron radiator and a condensing boiler with a flue to the rear of the property
 Location: Bickleigh, 9 North Street, CREDITON, Devon
 Applicant: Mrs Clare Bowyer, Bickleigh, 9 North Street, CREDITON, Devon, EX17 2BT
- Reference: 18/01481/HOUSE
 Proposal: Raising the height and extension of existing patio
 Location: Southlands Peoples Park Road CREDITON Devon
 Applicant: Mr D & Mrs D Townsend, Southlands, Peoples Park Road, CREDITON, Devon, EX17 2DA

John Letch

Reference: 18/00091/MFUL
 Proposal: Conversion of former redundant care home to provide 22 residential units, and external landscaping
 Location: St Lawrence Home, Churchill Drive, Crediton
 Applicant: Mr James Yorke, KHP (St Lawrence) Ltd, Elsinore Villa, Greenway Road Torquay, TQ2 6JE

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, Devon
 Applicant: Mr Stuart Dunlop, 5 Wynfrith Mews, Landscore, Crediton, Devon, EX17 3FB

Reference: 18/01497/ARM
 Proposal: Reserved matters for the erection of a dwelling with associated access
 Location: 17 Lamejohns Field Crediton Devon EX17 1EB
 Applicant: Mr L Deem, 74 Westernlea, Crediton, EX17 4HH

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 Devon
 Applicant: Dr Fiona Price, Beers, Peoples Park Road, Crediton, Devon, EX17 2DA

The following application has been WITHDRAWN:

Reference: 18/01155/FULL
 Proposal: Variation of condition 3 of planning permission 18/00088/FULL relating to opening hours of 9am to 8pm to operating from 7.30am and opening at 8am to 8pm Mondays to Saturdays
 Location: Public Conveniences St Lawrence Green Crediton
 Applicant: Mr Andy Gray, MC Kelly Ltd, Elston Farm, Copplestone, EX17 5PB

- 119 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 recommend NO OBJECTION. (Proposed by Cllr Harris)
- 120 To consider and comment on an application from The Mitre Inn to vary its premises licence.** Further information had been issued with the agenda. It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Harris)
- 121 To receive an update on Crediton Neighbourhood Plan and agree any actions.** Cllr Brookes-Hocking advised that a text only version is now ready and copies will be issued to Mid Devon District Council's Forward Planning Officers and the Neighbourhood Plan's planning adviser for comments. It is anticipated a few more tweaks may be required once their feedback is received.
- 122 To consider and comment on Mid Devon District Council's consultation on planning related Section 106 governance arrangements.** Further information had been issued with the agenda.

It was **resolved** to note Mid Devon District Council's consultation on planning related Section 106 governance arrangements. (Proposed by Cllr Harris)

- 123 To consider and comment on Mid Devon District Council's consultation on its procedure for managing illegal encampments on Mid Devon District Council land.** Further information had been issued with the agenda. It was **resolved** to note Mid Devon District Council's consultation on its procedure for managing illegal encampments on Mid Devon District Council land. (Proposed by Cllr Wyer).
- 124 To discuss the possible installation of trim trail equipment at Newcombes Meadow following the Clerk's meeting with Officers from Mid Devon District Council.** Further information had been issued with the agenda and was considered by members. It was **resolved** to defer making a decision on the material and location of the equipment until a full public consultation has been concluded. (Proposed by Cllr Brookes-Hocking) The Clerk also advised that Mid Devon District Council do have a list of preferred suppliers. Cllr Brookes-Hocking asked for the list to be circulated to all Councillors.
- 125 To receive the Traffic & Urban Realm Feasibility Study final report and agree any actions.** A copy of the report had been issued prior to the meeting. It was **resolved** to recommend the Traffic & Urban Realm Feasibility Study final report to full Council. (Proposed by Cllr Letch)

Cllr Brookes-Hocking advised that the Mid Devon District Council Officers responsible for air quality fully supported the report. The Clerk advised there is £360,000 S106 monies allocated to tackle air quality issues. It is anticipated that some of this could be used to move the project to the next stage, which would be an air quality impact assessment and full cost analysis for the works.

Subject to the Town Council approving the report in January 2019, a public consultation will need to be carried out. It is hoped this could be a joint consultation for the Neighbourhood Plan, Traffic & Urban Realm Study and the Newcombes Meadow trim trail equipment.

- 126 To receive an update on the Christmas in Crediton Parade and Light Switch-On, which took place on Saturday, 24th November 2018.** Cllr Brookes-Hocking advised that the event went well. The Clerk advised that several of the sponsors had already confirmed their continued support for 2019. Cllr Downes commented on how fantastic the lights looked and Cllr Letch said he had received some very positive comments via his Mayor's Surgery.
- 127 Close**
The meeting closed at 8.08 pm.

Signed.....

(Chairman)

Date:.....

08/01/19