



**Minutes of Credition Town Council's Town Strategy Committee, held on
Tuesday, 5th June 2018, at 6.00 pm, at the Council Offices, Market Street, Credition**

Present: Cllrs Mrs L Brookes-Hocking (Committee Chairman), Miss J Harris, Mrs A Hughes, Miss K Piercy, Mr J Ross, Mr J Downes and Mr N Way (part meeting)

In Attendance: Mrs Clare Dalley, Town Clerk
1 member of the press

- 1 To Elect a Committee Chairman for 2018-2019**
It was **resolved** to elect Cllr Brookes-Hocking as the Committee Chairman for 2018-2019.
(Proposed by Cllr Harris)
- 2 To Elect a Committee Deputy Chairman for 2018-2019**
It was **resolved** to elect Cllr Hughes as the Committee Deputy Chairman for 2018-2019.
(Proposed by Cllr Hughes)
- 3 To receive and accept apologies**
It was **resolved** to receive and accept apologies from Councillor Mr F Letch (Proposed by Cllr Harris)
- 4 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.
- 5 Public Question Time**
There were no members of the public present.
- 6 Order of Business**
There were no changes to the order of business.
- 7 Chairman's and Clerk's Announcements**
There were no announcements.
- 8 Policy & Forward Planning Committee Minutes – To approve and sign the minutes of the Policy & Forward Planning Committee Meeting held on 1st May 2018, as a correct record.** It was **resolved** to approve the minutes of the Policy & Forward Planning Committee Meeting held on 1st May 2018, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Harris)
- 9 Matters Arising**
There were no matters arising.
- 10 To receive a presentation from Mr Neal Jillings on behalf of Place Land LLP regarding the proposed development of 65 dwellings located on land at Higher Road, Credition.**

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Cllr Brookes-Hocking welcomed Mr Jillings to the meeting. Mr Jillings circulated the design layout for the proposed development and talked through the proposal. He explained the following:

- there would be no building within 15metres of the ancient woodland.
- the redirection of Higher Road, which can be used by HGV and large agricultural vehicles.
- the change of priority at Alexandra Road to improve visibility.

Councillors then had the opportunity to ask questions, which included:

- the change of priority at Alexandra Road and Higher Road.
- whether Devon County Council Highways have been consulted.
- whether a road safety audit has been conducted.
- what is the justification for the change in priority?
- The change in priority will affect traffic flow through Crediton, so where is the intended traffic to go?
- What proportion of the development will be affordable housing?
- What will be the size of the affordable housing?

It was agreed that a site visit with the applicant's highways consultant was required and Mr Jillings confirmed he would arrange this. Mr Jillings also advised that the current proposal allows for 35% affordable housing, which will contain a 70/30 split between social rented and shared ownership.

Mr Jennings left the meeting 6.31 pm

11 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: 18/00653/LBC
Proposal: Listed Building Consent for alterations to ground floor layout and erection of porch to rear
Location: 106 High Street, Crediton, EX17 3LF
Applicant: Mr C Reed, Reed Construction & Developments Ltd, 106 High St, Crediton, EX17 3LF

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

Reference: 18/00757/HOUSE
Proposal: Replacement of flat roof with pitched roof over single storey living accommodation
Location: 18 Prince of Wales Road, Crediton, EX17 2AG
Applicant: Mr & Mrs Martin, 18 Prince of Wales Road, Crediton, EX17 2AG

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

Reference: 18/00494/HOUSE
Proposal: Erection of a garage

Location: 14 Winswood, Crediton, EX17 3EX
Applicant: Mr M Deem, 14 Winswood, Crediton, EX17 3EX

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

Reference: 18/00780/ADVERT
Proposal: Advertisement consent to display 1 illuminated totem sign and poster light box, 3 non illuminated and 2 illuminated fascia signs, 1 Brand sign, 2 menu signs 4 direction signs, 1 window sign and 1 banner sign all non-illuminated
Location: Land at NGR 284608 99421 (Mole Avon) Joseph Locke Way
Applicant: Mr M Summers, Wedderburn, 57-59 Millbrook Road East, Southampton, SO15 1HN

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

Reference: 18/00519/LBC
Proposal: Listed Building Consent for alterations to internal first floor layout; internal repairs and alterations; restoration of window
Location: 52 High Street, Crediton, EX17 3JX
Applicant: Mr C Betts, 23 Devonshire Place, Exeter, EX4 6JA

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

Reference: 18/00817/CAT
Proposal: Notification of intention to crown reduce 1 Lawson Cypress tree by 2.5m and remove 1 Eucalyptus tree within the Conservation Area
Location: Winswood, Spinney Park Road, Crediton, EX17 3BS
Applicant: Mr A Martin, Winswood, Spinney Park Road, Crediton, EX17 3BS

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: 18/00786/MFUL
Proposal: Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access
Location: Land at NGR 282727 100936, Higher Road, Crediton
Applicant: Mr Neal Jillings, Place Land LLP, 23 Southernhay East, Exeter, EX4 1TP

The application was discussed and the following concerns and issues were identified:

- the development is outside the Local Plan.
- the adverse impact on the dormice and bat population on the southern boundary
- the proximity of the distributor road to the ancient woodland.
- entry and exit to the access road.
- whether the access road will be used as a car park.
- the size of the proposed dwellings on the development are very small.
- the site is disconnected from the town with no pedestrian/cycle access to the town except from either end of the estate.



- the road layout at the top of Alexandra Road and the change in priorities.

It was **resolved**:

- to defer making a decision until members have attended a site meeting with the applicant's highways consultant.
- for the Clerk to advise Mr Simon Trafford, Planning Officer at MDDC, Mr Ian Sorenson, Highway Development Control Officer at Devon County Council (DCC), and Sandford Parish Council of the Town Council's concerns and that the Town Council will not be making a decision regarding the application until after the site visit. (Proposed by Cllr Brookes-Hocking)

Cllr Way arrived at 6.50 pm and 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.

12 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 Harris)

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, Cridton,
 Applicant: Mr F Winkler, Florian Winkler Architect, Unit 1 Imbert Green Technology Park, Stoke Canon, Exeter, EX5 4RJ

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, Cridton
 Applicant: Mr F Winkler, Florian Winkler Architect, Unit 1 Imbert Green Technology Park, Stoke Canon, Exeter, EX5 4RJ

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

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

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

- Reference: 18/00587/CAT
 Proposal: Notification of intention to reduce branches and crown lift 1 Yew tree 3.4m above ground level; crown lift 1 Yew tree by 3.5m above ground level and reduce overall spread on the South Western side by up to 2m within the Conservation Area
 Location: Courtlans, Old Tiverton Road, CREDITON, EX17 1EE
 Applicant: Mr A & Mrs P Bedford, Courtlans, Old Tiverton Road, CREDITON, EX17 1EE
- 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

13 To agree the membership of the following Sub-Committees:

- **Christmas in CREDITON Sub-Committee**

The Clerk explained that the following Councillors had put their names forward for the Christmas in CREDITON Sub-Committee:

- Cllr Brookes-Hocking
- Cllr Hughes
- Cllr Letch

and asked if any other members of the Committee wished to be involved.

The Clerk confirmed that membership of this Sub-Committee was also open to members of the public as per the Council's Terms of Reference. It was **resolved** for Cllrs Brookes-Hocking, Hughes and Letch to be members of the Christmas in CREDITON Sub-Committee. (Proposed by Cllr Brookes-Hocking)

- **Grants Sub-Committee**

The Clerk explained that the following Councillors had put their names forward for the Grants Sub-Committee:

- Cllr Brookes-Hocking
- Cllr Hughes
- Cllr Letch
- Cllr Harris

and asked if any other members of the Committee wished to be involved. Cllr Ross volunteered. It was **resolved** for Cllrs Brookes-Hocking, Hughes, Letch, Harris and Ross to be members of the Grants Sub-Committee. (Proposed by Cllr Brookes-Hocking)

14 To receive an update on CREDITON Neighbourhood Plan.

Cllr Brookes-Hocking advised that Cllr Piercy has joined the Neighbourhood Plan Steering Group. The Group is still experiencing difficulties in finding a specialist who can assist in achieving an Article 4 direction on A2 use.

A public consultation will be held from 18th to 20th October 2018, in the Council Chamber, as one has not been held since 2015. Following this the Group will be working with the District Council on the legal steps that need to be taken. It is hoped that by time next year the Neighbourhood Plan will be completed.

15 To receive an update on the Crediton Town Centre Traffic & Urban Realm Feasibility Study.
The Town Clerk had circulated the notes of the meetings with Phil Jones Associates prior to the meeting. She confirmed that the Crediton StreetDEMO workshop was scheduled for Thursday 21st June 2018. She explained the invitations had been issued. The event will consider the street and urban environment in Crediton town centre, examining the competing demands for street space, the quality of the urban environment and the diverse groups making use of the Crediton High Street – shoppers, residents, school pupils, visitors. It will comprise a presentation by Phil Jones Associates, a site-based walkaround and a design workshop. The outputs from the workshop will be compiled into an Options Report with a resulting Conceptual Design based on these options.

16 Crediton's Health & Well-Being – To consider the feedback received from the Town Council's Health and Well-Being Open Day, held on Wednesday, 25th April 2018, to receive an update on the Crediton Community Conversation Event held on Thursday, 23rd May 2018 and agree any further actions. Further information had been issued prior to the meeting and the Clerk gave an overview of the feedback received from the Health & Well-Being Open Day. The Clerk apologised as she had not received the notes and feedback from the Crediton Community Conversation event, which had been a well-attended event and appeared to be very productive. She confirmed she would circulate them once received so that the Committee could discuss the way forward at a future meeting.

17 To receive a report from Cllr John Ross on Community Land Trusts and the possibility of encouraging the formation of a local community group to access funding available for community land trust projects. Further information had been issued with the agenda. It was **resolved** to support and endorse the principle of community land trusts. (Proposed by Cllr Harris)

Cllr Ross explained that he would like to arrange a meeting with Mr Mike Parker, Housing Options Manager at Mid Devon District Council, to explore securing S106 and grant funding, to assist a possible land trust to acquire land on new developments, that may be built on by housing associations. Cllr Brookes-Hocking confirmed she would attend the meeting with Cllr Ross.

It was noted that community land trusts were not currently included within the Neighbourhood Plan and the Neighbourhood Plan Steering Group recognises that it needs to look into it. Cllr Ross is leading on this.

18 To approve the funding payment of £9,200 to Crediton Methodist Church for the youth café and detached youth work programme for 2018/2019. Further information had been issued prior to the meeting. The Clerk advised that the £9,200 was split as follows:

- £4,000 Youth Café – general secular youth provision
- £5,200 Detached Youth Work

In the 2017-2018 financial year the Council provided the £4,000 Youth Café funding, however no detached youth work funding was provided. This was due to the loss of a youth worker at Crediton Congregational Church meaning the work could not take place. The Clerk advised that this year the Detached Youth Work Project was back on track. It was **resolved** to approve the funding of £9,200 to Crediton Methodist Church for the Youth Café and Detached Youth Work programme for 2018/2019. (Proposed by Cllr Harris)

- 19 **To discuss the prolonged 'residency' of the gentleman at the Town's War Memorial and to agree a course of action.** The Clerk explained that the gentleman sleeping rough at the Town's War Memorial had been there for in excess of 12 months. During that period several verbal complaints have been received, however, conversely some residents were supporting the gentleman with food, drink, blankets and hot water bottles etc. Recently a written complaint has been received and the Clerk read this to Councillors. The Clerk advised that the gentleman has chosen his way of life. He has been offered help, support and accommodation and refused all, even when it snowed. She has spoken to Mrs Julia Ryder, Community Safety Officer at MDDC and the Police, however, they believe there is little they can do. The written complaint related to residents, including children feeling unable to visit and view the Memorial because of the gentleman. The complainant felt that the Council should *'call time quickly and firmly on this prolonged trespass'* adding that *'community tolerance and hospitality are being abused'* and *'the situation constitutes an obstruction to the appreciation and use of the war memorial and heritage trail for local people and for the visitors who are important to Crediton's reputation and prosperity'*.

After careful consideration Councillors felt that the Town's War Memorial is a public space that people like to visit. They should not feel that they cannot visit, view or rest at the Memorial. It is a space people should feel they can freely use.

Cllr Piercy advised that trespass is a civil matter and that the Council could take legal action by serving an eviction notice.

It was **resolved** for the Clerk and Cllr Downes to visit the gentleman, explain the situation and ask him to move on, with the Clerk giving the gentleman a letter confirming the Council's request. (Proposed by Cllr Brookes-Hocking)

- 20 **To consider the current threats being faced by community transport in the county and the implications this could have on TDCTA.** Further information had been issued with the agenda. It was **resolved** to note the situation and the Clerk confirmed she would keep members up to date as matters progress. (Proposed by Cllr Brookes-Hocking)
- 21 **To discuss safety issues arising from vehicular parking outside Early Birds Nursery.** Further information had been issued with the agenda and the issue was discussed. It was **resolved** for the Clerk to arrange a multi-agency site visit consisting of the Police, highways officers, members of this committee and the owners of Early Birds Nursery for approx. 8.45 in the morning.
- 22 **To agree to issue the £500 grant awarded to Crediton Congregational Church on 28th November 2017 following the receipt of further information requested.** Further information had been issued with the agenda. It was **resolved** to issue the £500 grant awarded to Crediton Congregational Church on 28th November 2017 following satisfactory receipt of further information. (Proposed by Cllr Harris)

PART TWO

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

- 24 To receive an update on the Crediton Council Office building and agree any actions required.**
The Clerk advised that the Chairman of MDDC's Scrutiny Committee had called in the latest decision of the Cabinet regarding the Council Office Building.

The Cabinet decision was *'that subject to contract, to dispose of the Crediton office building to buyer 2 on the terms set out in paragraph 3.5 of the report'*

The Scrutiny Committee Chairman had called in the decision for the following reasons:

1. the decision appears to have been made, not in haste, but without full recognition of the potential for:
 - further negotiations to take place with Crediton Town Council to see whether a more acceptable offer could be achieved. There is, despite the known financial pressures in local government, no deadline by which the decision had or has to be made - other than the need for a disposal to take place before the end of the 18-month protected period which applies to disposals of assets of community value in order to avoid a further moratorium.
 - the central and valued location of the building to Crediton which, if it were to be transferred to Crediton Town Council, could sustain the well-being and social cohesion of the town
2. it is unclear how the Cabinet took into account the following Corporate Plan objectives:
 - working with local communities to encourage them to support themselves, including retaining and developing their local facilities and services
 - working with town and parish councils

The Clerk advised that following discussion MDDC's Scrutiny Committee resolved that MDDC's Cabinet be requested to reconsider its decision to dispose of the Crediton office building to buyer 2 and that Crediton Town Council be allowed to make a final offer for the building.

Due to the confidential nature of this item no further information can be disclosed at this time.

25 Close

The meeting closed at 8.05 pm.

Signed..  ...
(Chairman)

Date: 3/7/18