



**Minutes of Credition Town Council's Policy & Forward Planning Committee, held on Tuesday, 3<sup>rd</sup> April 2018, at 6.00 pm, at the Council Offices, Market Street, Credition**

**Present:** Cllrs Mrs L Brookes-Hocking (Committee Chairman), Mr F Letch, Miss J Harris, Mr J Ross and Mrs A Hughes

**In Attendance:** Mrs Emma Anderson, Assistant Clerk

**Absent:** Cllr Mr J Downes

**128. To receive and accept apologies**

No apologies were received.

**129. Declarations of Interest**

Cllr Letch 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.

**130. Public Question Time**

There were no members of the public present.

**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. Policy & Forward Planning Committee Minutes – To approve and sign the minutes of the Policy & Forward Planning Committee Meeting held on 6<sup>th</sup> March 2018, as a correct record.** It was resolved to approve the minutes of the Policy & Forward Planning Committee Meeting held on 6<sup>th</sup> March 2018, as a correct record and they were duly signed by Cllr Brookes-Hocking. (Proposed by Cllr Letch)

**134. Matters Arising**

There were no matters arising.

Cllr Ross gave his apologies for the next Committee meeting being held on 1<sup>st</sup> May 2018.

**135. To receive an update on Credition Neighbourhood Plan.** Cllr Brookes-Hocking explained that a draft document has been devised which contains the vision and objectives. The Plan covers issues relating to modern design, heritage assets, the town setting and connectivity. Cllr Brookes-Hocking provided a presentation to members, a copy of which is attached to these minutes as Appendix One.

Cllr Hughes congratulated the Neighbourhood Plan group for their work and both Cllr Hughes and Cllr Ross expressed an interest in working with the Neighbourhood Plan group. Cllr Brookes-Hocking confirmed she would send them both the documents that had been discussed.

Cllr Brookes-Hocking explained the aim is to hold a public consultation in the Autumn.

- 136. To receive an update on the potential High Street/town centre traffic management feasibility study.** Cllr Brookes-Hocking advised members that Lapford Parish Council agreed to sign an amended deed to change the S106 air quality contribution of £8,868, from application 17/00732/FULL, to provide a feasibility study for Crediton. Juliet Hamlyn-Payne, Planning Obligations Monitoring Officer at Mid Devon District Council (MDDC), has confirmed receipt of the Unilateral Undertaking from Lapford Parish Council.

Cllr Brookes-Hocking explained that MDDC had consulted Crediton's district councillors, all of whom are also town councillors, on the proposal to transfer the S106 air quality contribution, payable on a recent housing development, from a possible bus bay on St Lawrence Green, put forward some years ago but never approved by the Town Council, to the feasibility study. More than one councillor had objected to the proposal to transfer the S106 funding. Cllr Brookes-Hocking expressed how disappointed she was that, as members of the Town Council, these councillors had not supported the proposal. Cllr Brookes-Hocking expressed concern that this sort of funding is time restricted and if a decision is not made quickly there is a risk that the money will be used elsewhere.

The Assistant Clerk confirmed Juliet Hamlyn-Payne will be meeting with Crediton's district councillors on 10<sup>th</sup> April to discuss the release of the funding. If the proposal is not supported by the district councillors, the proposal will have to be assessed by management within MDDC.

Cllr Brookes-Hocking pointed out that the Town Council has received lots of help and support from MDDC's officers and they are very keen to help the Town Council progress this project. The Assistant Clerk agreed to keep Committee members informed following the meeting next week.

- 137. To receive an update on the planned Health & Well-Being Open Day for Spring 2018 and agree any further actions.** The Assistant Clerk confirmed:

- Letters have been sent to the 23 confirmed exhibitors, providing additional information on the details of the day as well as enclosing a poster
- Posters have been circulated on the High Street
- A5 posters are ready for giving out at the Mayor's Surgery
- The event is front-page on the Spring newsletter

The Assistant Clerk advised members that it is unlikely that the CCG will be attending as they are struggling to find someone who is available. If this is the case, they will send information for display/distribution. There is still no one attending on behalf of Devon Partnership Trust, but an email was received last week confirming this was still being pursued.

Cllr Letch encouraged committee members to attend his Mayor's Surgery on Saturday to help give out the A5 posters for the event.

Cllr Hughes confirmed she would like to cover the 10 - 12 time slot on the rota for the Open Day.

*Juliet Hamlyn-Payne*

- 138. To consider the possible location and type of outside gym equipment that could be installed at Newcombes Meadow.** Councillors were recommended to visit the site prior to attending the meeting. Examples were provided at the meeting of the gym equipment and trim trail equipment that is available. The Assistant Clerk explained that at present £12,440 is available for the provision of outdoor gym equipment at Newcombes Meadow. The Town Clerk would be entering negotiations with Mid Devon District Council (MDDC) next week, before this the Committee need to make a decision about the best location for the equipment and the sort of equipment that would be appropriate.

Cllr Letch advised members that MDDC had mentioned the Town Council having to rent the land in Newcombes Meadow. The Assistant Clerk confirmed the Clerk would be negotiating factors such as this once back from holiday.

It was **resolved** to pursue the idea of installing a wooden trim trail within Newcombes Meadow. (Proposed by Cllr Brookes-Hocking)

Members agreed it would be beneficial to arrange a site visit to decide the best location for the equipment. It was also recommended to contact Andi Wyer, as a member of the former Newcombes Meadow Community Group, to find out if he had any comments on this idea and whether he would be interested in attending the site visit.

- 139. To consider the future usage of the land at Stonypark.** The Assistant Clerk confirmed this item was discussed at the Council Brainstorming event.

Cllr Brookes-Hocking explained that she would like to explore the idea of siting solar panels on the land, as a way of generating income. She is currently looking into this and trying to find out whether the land would be suitable. Once the Greater Exeter Strategic Plan is published it will be clear whether this land would be affected.

Cllr Harris queried whether this sort of project would affect any chance of the school wanting to expand.

Cllr Ross advised the Committee that he will be providing a presentation at one of the next full Council meetings regarding funding that is available through the Community Land Trust and this fund could be explored in relation to the land at Stonypark.

**140. Close**

The meeting closed at 7.04 pm.

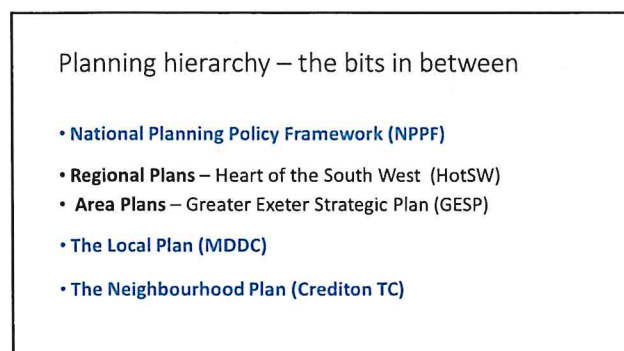
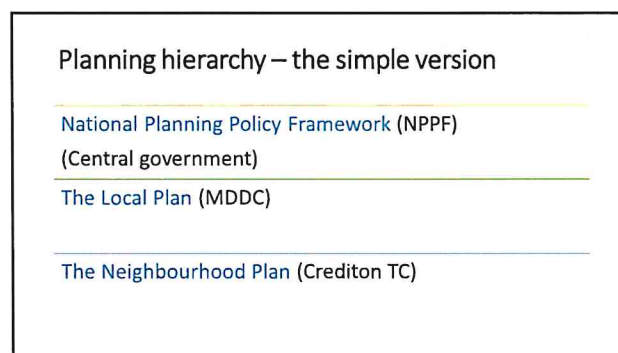
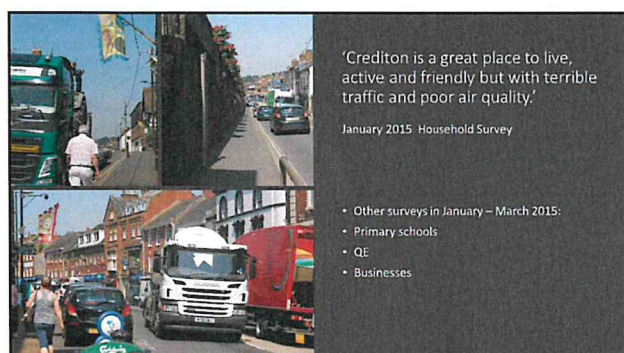
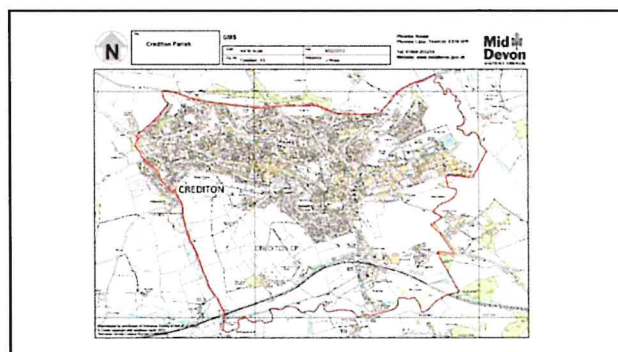
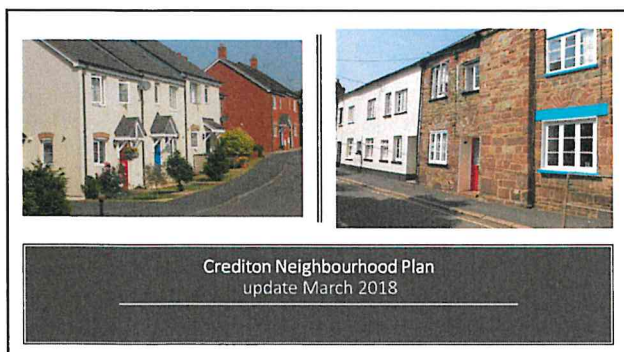
Signed

[Redacted Signature]

(Chairman)

Date: 01/05/18

## Appendix One



## Crediton Neighbourhood Plan

- It now has 8 sections
- The first one has been added since the last review.
- The NP accepts the land allocations in the MDDC Local Plan.
- Section 1 adds detail to its development policies.

- 1 New development
- 2 Community and facilities
- 3 Town centre
- 4 Transport
- 5 Sustainability
- 6 Employment
- 7 Heritage
- 8 Rural environment

## Neighbourhood Plan statements

**Sustainability** – minimising the negative impacts of all kinds of development

**Design** – what kind of new buildings do we want?

**Town centre vision** – keeping it vibrant and attractive

**Heritage** – identifying our built and natural assets

**Biodiversity** – protecting and caring for the environment

## Sustainability statement

- resilient to changing circumstances, e.g. climate change, older population
- more reliant on its own resources, e.g. agriculture, employment, energy
- less dependent on fossil fuels, e.g. car use, non-renewable energy sources
- reducing carbon emissions, e.g. promoting renewables
- improving air quality in the town, e.g. road redesign, planting

## Design statement

To help evaluate

- the potential impact of a new development on the existing townscape
- the quality of a proposed development

Looks at:

- Construction materials and finishes for walls, roofs, doors and windows
- Scale – number of floors
- Planting areas and fences
- Layout of larger developments
- Road design



## Town centre vision statement


Make the High Street a desirable destination

- Reduce noise, traffic speed and air pollution
- Put pedestrians first
- Develop planting



## Heritage statement

- The conservation area
- Individually listed buildings
- Terraces and groups of unlisted buildings
- Landscape features such as walls, banks and hedges
- Wells
- Views
- Parks and open spaces



### Biodiversity statement

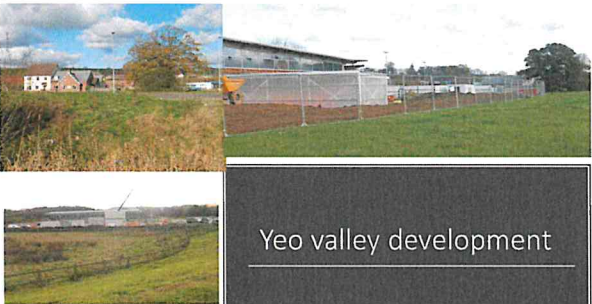
- Understanding the habitats we have
- Encouraging the retention of habitats in new developments
- Protecting existing habitats
- Looking for opportunities to:
  - Extend existing habitats
  - Introduce new sites for wildlife
  - Increase planting in the town




### Our town setting

- Two rivers
- Two valleys and floodplains
- Hills and hillsides

- How do such landscape assets become degraded?
- What measures would protect them from the negative impacts of development?



### Yeo valley development



### The Creedy Valley – existing development and a future site



### Unloved spaces in the townscape, by design