



# Crediton Town Council

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## PUBLIC NOTICE

You are hereby invited to attend a Meeting of Crediton Town Council's Town Strategy Committee, which will be held on **Tuesday, 3<sup>rd</sup> September 2019**, in **Crediton Library**, Belle Parade Crediton at **6.00 pm**, for the purpose of transacting the following business.

In accordance with the Public Bodies (Admission to Meetings) Act 1960 members of the public are welcome to attend.

**Clare Dalley (Mrs)**  
**Town Clerk**

27<sup>th</sup> August 2019

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Members of the press and public requiring access to any of the documents mentioned in this agenda are asked to contact the Town Clerk (electronic links to documents are provided where available).

## **AGENDA**

- 1. To receive and accept apologies** (Please make any apologies known to the Town Clerk)
- 2. Declarations of Interest** – To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda.
- 3. Public Question Time** - To receive questions from members of the public relevant to the work of the Committee.
- 4. Order of Business** - At the discretion of the Chairman, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers, or members of the public.
- 5. Chairman's and Clerk's Announcements** - To receive any announcements which the Chairman and Clerk may wish to make. For information only.
- 6. Town Strategy Committee Minutes** – To approve and sign the minutes of the Town Strategy Committee Meeting held on 2<sup>nd</sup> July 2019, as a correct record.
- 7. Matters Arising** - At the direction of the Chairman, to report on matters arising from the minutes of the Town Strategy Committee Meeting held on 2<sup>nd</sup> July 2019, for information only.

8. **Mr Jon Tricker, from Phil Jones Associates, will be providing a presentation on the ‘base model and report’ in relation to the development of a microsimulation Vissim model for the Crediton Traffic & Urban Realm Feasibility Study.**

9. **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 application:

Reference: 19/01367/HOUSE  
Proposal: Erection of garage and first floor extension  
Location: 12 Blagdon Rise, Crediton, Devon  
Applicant: Mr & Mrs W Cockerham, 12 Blagdon Rise, Crediton, Devon, EX17 1EN

10. **Mid Devon District Council - Planning Decisions**

Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

Reference: 19/00882/CAT  
Proposal: Notification of intention to remove 1 Holm Oak tree within the Conservation Area  
Location: 3 Four Mills Lane, Crediton, Devon, EX17 3BT  
Applicant: Mr David Treadaway, 3 Four Mills Lane, Crediton, Devon, EX17 3BT

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

Reference: 19/00257/CLP  
Proposal: Certificate of lawfulness for the proposed conversion of garage to provide additional accommodation  
Location: 5 Walnut Drive, Crediton, Devon  
Applicant: Mr S Willenbrock, 5 Walnut Drive, Crediton, Devon

Reference: 19/00910/CAT  
Proposal: Notification of intention to fell 1 Apple tree within the Conservation Area  
Location: Brickfield Cottage, The Burrowe, Crediton, Devon  
Applicant: Mr Vertefuille, Subsidence Management Services, First Floor, Gateway House, 4 Penman Way, Leicester

Reference: 19/00872/HOUSE  
Proposal: Erection of office building and decking  
Location: Hillcrest, Peoples Park Road, Crediton, Devon  
Applicant: Mr & Mrs B Farrow, Hillcrest, Peoples Park Road, Crediton, Devon, EX17 2DA

Reference: 19/00829/CLP  
Proposal: Certificate of Lawfulness for the proposed erection of a workshop and change of use of garage to beauty salon  
Location: 39 Alexandra Way, Crediton, Devon  
Applicant: Mrs V Gregory, 39 Alexandra Way, Crediton, Devon

Reference: 19/00870/CLU  
Proposal: Certificate of lawfulness to establish the lawful implementation of planning permissions 01/02248/FULL and 01/02249/CAC in compliance with Condition (1) imposed upon those permissions  
Location: 1 St Lawrence Green, Crediton, Devon  
Applicant: Mr R Stephens, 1 St Lawrence Green, Crediton, Devon, EX17 3LH

Reference: 19/00881/FULL  
Proposal: Extension to staff car park and patio area and deposit of excavated material to north of site  
Location: Adaero Precision Components Down End, Lords Meadow Industrial Estate, Crediton  
Applicant: Mr G Raymont, Adaero Precision Components Down End, Lords Meadow Industrial Estate, Crediton

Reference: 19/00471/LBC  
Proposal: Listed Building Consent for alterations to kitchen to include re-alignment of wall and alterations to fenestration  
Location: 77 High Street, Crediton, Devon, EX17 3LA  
Applicant: Mr Stuart Rowe, 77 High Street, Crediton, Devon, EX17 3LA

Reference: 19/00800/FULL  
Proposal: Variation of Condition 2 of Planning Permission 16/00283/FULL to allow a revised set of plans  
Location: Old Orchard, Threshers, Crediton, Devon  
Applicant: Mr Paul Warren, P J Warren Ltd, Arden Gardens, Union Road, Crediton, EX17 3AL

Reference: 19/00798/FULL  
Proposal: Variation of Condition 2 of Planning Permission 14/01156/FULL to allow a revised set of plans  
Location: Fairways East, Threshers, Crediton, Devon  
Applicant: Mr Paul Warren, P J Warren Ltd, Arden Gardens, Union Road, Crediton, EX17 3AL

Reference: 19/00828/LBC  
Proposal: Listed Building Consent to brick up one external door opening  
Location: 11 The Lodge, Western Road, Crediton, Devon  
Applicant: Mrs Catherine Kestell, Apartado Postal 13, Los Dolores, Cartagena, Murcia, Spain 30310

Reference: 19/01185/CLP  
Proposal: Certificate of Lawfulness for the proposed erection of a rear extension  
Location: 38 Saxon Close, Crediton, Devon  
Applicant: Mr J Turner, 38 Saxon Close, Crediton, Devon, EX17 3DS

Reference: 19/00449/FULL  
Proposal: Change of use from offices to Pre-School and Nursery  
Location: Council Offices, Market Street, Crediton, Devon  
Applicant: Mrs Hazel Hodge, Pippins Pre-School and Nursery, Market Street, Crediton, EX17 2BN

Reference: 19/00450/LBC  
Proposal: Listed Building Consent for internal alterations  
Location: Council Offices, Market Street, Crediton, Devon  
Applicant: Mrs Hazel Hodge, Pippins Pre-School and Nursery, Market Street, Crediton, EX17 2BN

Reference: 19/01119/HOUSE  
Proposal: Erection of single storey rear extension and front porch

Location: 13 Westwood Close, Crediton, Devon, EX17 3NJ  
Applicant: Mr & Mrs D Luxton, 13 Westwood Close, Crediton, Devon, EX17 3NJ

Reference: 19/00948/FULL  
Proposal: Change of use of ground floor from restaurant (Use Class A3) to residential (Use Class C3) and alterations to create 3 additional flats

Location: 1 St Lawrence Green, Crediton, Devon, EX17 3LH  
Applicant: Mr Ross Stephens, Hazeldene, Threshers, Crediton, Devon, EX17 3PB

Reference: 19/00911/FULL  
Proposal: Formation of new vehicular access  
Location: Land at NGR 284533 99710 (Downes Home Farm) Crediton Devon  
Applicant: Trustees Downes Estate Settlement, C/o Agent

Reference: 19/00873/LBC  
Proposal: Listed Building Consent for the demolition of one brick pillar from driveway to widen existing access  
Location: 1 The Limes, East Street, Crediton, Devon  
Applicant: Mrs Elisabeth Hustwayte, 1 The Limes, East Street, Crediton, Devon, EX17 3BA

Mid Devon District Council, the determining Authority, has REFUSED the following application with reasons as filed.

Reference: 19/00515/OUT  
Proposal: Outline for the erection of 2 dwellings with associated access, parking and demolition of existing buildings  
Location: Exe Valley Garage Crediton Devon EX17 3DH  
Applicant: Mr & Mrs Cann, C/o Agent

Mid Devon District Council, the determining Authority, is treating these applications as finally DISPOSED of:

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, Devon  
Applicant: Mr Steven Orrell, Dartmoor View, Queen Street, Winkleigh, EX19 8JB

Reference: 18/00021/NMA  
Proposal: Non-Material Amendment for 14/02130/MFUL to allow alterations as follows: removal of 4 windows on first floor east elevation, alterations to internal layout of Flat 3, and alteration to door opening from Flat 8  
Location: 47 Mill Street, Crediton, Devon  
Applicant: Mr Jamie Wright, The Complete Building Regs Service Tumbledown Cottage, Cox Hill, Churchstanton, Taunton, TA3 7RL

**11. To receive an update on Crediton Neighbourhood Plan.**

**12. To receive an update on the Old Lanscore School Building and to consider/agree on the actions that need to be taken to ensure the buildings can be used by the Town Council and community, as soon as possible, and agree the associated costs. (Further information will be issued prior to the meeting.)**

13. **To consider declaring an Ecological Emergency.** (Members attention is drawn to the minutes of the Town Strategy Committee meeting held on 2<sup>nd</sup> July.)
14. **To consider the following proposal from Cllr Matthews:**  
**“To erect a memorial to Oliver Cromwell in Crediton and to discuss a plan to bring this about.”**  
(Further information will be issued prior to the meeting.)
15. **To consider formulating and distributing a short survey to businesses on Lords Meadow Industrial Estate to gain an understanding of the challenges their businesses are facing and possible solutions.**
16. **To consider signing the Devon Climate Declaration.** (This item has been requested by Cllr Brookes-Hocking. Further information will be issued with the agenda.)
17. **To consider and comment on the proposed changes to service delivery within Devon and Somerset Fire and Rescue Service.** (Further information will be issued with the agenda.)
18. **To consider what action the Town Council can take to achieve the installation of a safe pedestrian/cycle path from the new Fairfax Mews development to the town.** (Further information will be issued with the agenda.)
19. **To discuss the green infrastructure land which is part of the new Fairfax Mews development and agree any actions.**
20. **To consider proposals for a Crediton Community Larder and agree any actions.** (Further information will be issued with the agenda.)
21. **To consider whether the Town Council should undertake a Housing Needs Assessment.** (This item has been requested by Cllr Brookes-Hocking)
22. **To consider which three Saturdays over the Christmas period the Town Council would like free parking in St Saviours Way car park.**
23. **To consider the installation of a flagpole adjacent to the towns War Memorial, the costs and the associated works.**
24. **Close**