



## Minutes of the Planning and Town Strategy Committee meeting held on Tuesday 7 May 2024 at Old Landscore School, Greenway, EX17 3LP

**Present:** Cllr Liz Brookes-Hocking, Steve Huxtable, Guy Cochran, Natalia Letch & Paul Perriman

**Apologies:** Cllrs J Harris and G Fawssett

**In Attendance:** Rachel Avery (part meeting)

**Minute Taker:** Emily Armitage

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### MINUTES

- 149 WELCOME AND INTRODUCTION:** Opening of meeting by the Chair and councillor introductions

The meeting was opened 19.01 at and members introduced themselves.

- 150 PUBLIC QUESTION TIME:** To receive questions from members of the public relevant to the work of the council

No members of public in attendance.

- 151 APOLOGIES:** To receive and accept Town Councillor apologies

It was **resolved** to receive and accept apologies from Cllrs J Harris and G Fawssett.  
(Proposed by Cllr Cochran)

- 152 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS** To receive declarations of personal interest and disclosable pecuniary interests (DPI's) in respect of items on this agenda

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

To consider any dispensation requests: None

- 153 CLIMATE EMERGENCY:** To note that decisions will be made with the climate emergency at the forefront of decision and policy making

Noted.

- 154 ORDER OF BUSINESS:** At the discretion of the Chair, to adjust, as necessary, the order of agenda items to accommodate visiting members, officers or members of the public

There was no requirement to change the order of business.

- 155 CHAIR'S AND CLERK'S ANNOUNCEMENTS:** To receive any announcements which the Chair and Town Clerk may wish to make

There were no announcements.

- 156 PLANNING AND TOWN STRATEGY COMMITTEE MINUTES:** To approve and sign the minutes of the meeting held on Tuesday 02 April 2024, as a correct record

It was **resolved** to approve the minutes. (Proposed by Cllr Cochran)

- 157 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:

Ref: 24/00290/FULL

Proposal: Change of use of land to secure dog walking area, erection perimeter fencing and replace existing access with timber gate.

Location: Land at NGR 282641 100229 Tinpot Lane, Landscore

It was **resolved** to recommend no objection in principle, but to seek clarification about the change of use to commercial and if the change would be permanent should the business cease to operate. Concerns were raised as to how the business would be managed, the lack of welfare facilities, disposal of dog waste as no vehicular access, control of dog numbers, loss of trees and hedge boundaries for chain link fencing and how this will visually impact the environment. (Proposed by Cllr Brookes-Hocking)

*Cllr Periman abstained from voting.*

Ref: 24/00642/HOUSE

Proposal: Erection of porch extension following removal of existing structures (Revised scheme)

Location: Yeo Vale, Four Mills Lane, Crediton

It was **resolved** to recommend no objection as the plans look significantly better than the previous application and the extension would not be visible from Four Mills Lane or A377. The Conservation Officer would be looking at the application. (Proposed by Cllr Huxtable)

Ref: 24/00085/FULL  
Proposal: Erection of 1 dwelling  
Location: The Cott, Stanbury Court, Crediton

It was **resolved** to recommend, no objection subject to proposed parking space for 3 vehicles being shown in the curtilage of the property. Amenity space is outside the boundary and there are no plans for an upstairs toilet. Members expressed concern that the accommodation plans are falling below current design requirements. (Proposed by Cllr Brookes-Hocking)

**158 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:** Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

Ref: 23/01515/OUT  
Proposal: Outline for the erection of 2 dwellings and with all matters reserved except access  
Location: The Pound House, 48 Dean Street, Crediton, Devon

Ref: 24/00338/CAT  
Proposal: Notification of intention to crown lift 1 Yew tree to 15m, reducing side branches by 3.5m and remove overhanging branches over garden from 1 Ash tree within a Conservation Area  
Location: The Beeches, Old Tiverton Road, Crediton, Devon

Ref: 23/01833/LBC  
Proposal: Listed Building Consent for installation of 14 replacement windows to Church, door to Manse and escape door and stairs to rear  
Location: Congregational Church, High Street, Crediton, Devon

Ref: 23/01832/FULL  
Proposal: Installation of 14 replacement windows to Church, door to Manse and escape door and stairs to rear  
Location: Congregational Church, High Street, Crediton, Devon

Ref: 24/00286/HOUSE  
Proposal: Conversion of existing garage to granny flat, to include replacement of flat roof with pitched roof, erection of store and porch  
Location: Trebah, Alexandra Road, Crediton, Devon

The Decisions were **noted**.

Cllr Brookes-Hocking gave a verbal update on the most popular suggestions for future development of the land raised by attendees at the event:

- Community owned parkland farm
- Sustainable housing in size and energy
- Community led social housing
- Links with education and rural green skills
- Wildlife, biodiversity and health and wellbeing
- Local energy generation
- Establish a local leadership group for local land planning and invite stakeholders and landowners

Themes on Place, People and Public Value were discussed, and the following suggestion were made:

- Retaining good land for small holdings, market garden, outdoor education and small-scale agriculture
- Local food security and supply
- Housing and accommodation needs for all sectors of the community including single people
- No support for land being used for road access but support for sustainable transport, footpaths, cycle routes and links to public transport
- Workshop spaces near railway for local employment
- Steeps slopes opportunity for biodiversity and varied environments including woodland and scrub
- Focus on future for the next generation
- Public owned land should benefit the community and surrounding area
- Access to the outdoors for community wellbeing
- Locally led housing
- Accommodation for new build school
- Consult local communities and villages for potential impact on them
- Land to be multi-functional and contributing to prosperity
- Job creation and farming
- Local builders
- Education, land management, development of biodiversity and outdoor leisure and green jobs for the future
- Opportunity to create a parkland visitor/resident destination within the town
- Local employment via provision of employment hubs and workshops
- Opportunity to extend the cycle route

Cllr Brookes-Hocking will talk to Sustainable Crediton Climate Action Group for proposals for the next steps for creating a locally led leadership group. She will also put these comments into a report. DCC will need to be contacted again for further discussions.

**160.1 CYCLE PATH:** To receive the report and consider the recommendations therein

It was agreed for no further action to be taken and for the cycle path lines not to be requested for repainting in the future. It was agreed that the town council should not be paying for matters relating to the highway. It was commented that the cycle path does not appear to be well used, but appreciate the parked cars are causing visibility issues for a resident living on Jockey Hill. It was suggested to ask DCC to remove bicycle signs for clarity, but that this would likely be at a cost to the town council as it is not a priority for DCC. The Town Clerk suggested advising the resident to contact their County Councillor to request double yellow lines be painted to prevent cars parking and reducing visibility going up Jockey Hill. It was noted this would be a considerable length of the road to paint, which DCC would unlikely pay for.

**160.2 KERBSIDE VEGETATION:** To receive the report and consider the recommendations therein

Approximately 38 meters of the footpath on the right-hand side going up Jockey Hill is covered with weeds and the pavement has disappeared as DCC have not maintained it. Cllr N Letch advised that this would not be suitable for CUT volunteers to work on as it could be dangerous. The pavement on the opposite side which also requires work would be safer. The Town Clerk commented that landowners have a duty to maintain their own boundary hedges and that the town council should complete a land registry search to write to the homeowners responsible.

**161 DCC TRAFFIC AMENDMENT ORDER:** To consider Devon County Council's Disabled Parking & Control of Waiting Order 36 reference 6044 [DPS:NL:DEV001/798:B]

Members questioned DCC funding this work when they have refused to consider other requests for road safety measures from the town council which would benefit the whole town. The Town Clerk advised that it is a statutory duty for DCC to carry out work requested by disabled drivers.

**162 CREDITON MASTERPLAN:** To receive a verbal update from the Town Clerk and to make further comments on the document

The Town Clerk gave a verbal update of the comments made to MDDC, and it was **resolved** for Cllr Huxtable and the Town Clerk to write the report to formulate a response to Full Council on 21 May.

**163 37 & 50 HIGH STREET**

The Administrative Officer read out the two emails of complaint received from members of public. Cllr Cochran advised that MDDC has spoken to the property/business owner and that the Conservation Officer is investigating. It was agreed to send a link to the member of public so they can object to the Conservation Officer directly.

**164 DATE OF NEXT MEETING**

The date of the next meeting was noted as being Tuesday 04 June.  
The meeting was closed at 20.41.

**165 REPORTS PACK**

Signed .....

Dated.....