



To All Credition Town Councillors

You are hereby summoned to attend a **Community Committee** meeting which will be held on **Tuesday 4 March 2025 at 19.00**, at **The Bungalow, 8 North Street, Credition, EX17 2BT**

This meeting may be livestreamed via Facebook in order to allow Members of the Public to watch the meeting.

The purpose of the meeting is to transact the following business.

Rachel Avery FSLCC

Town Clerk

Thursday, 27 February 2025

Please note that:

- Members of the Press & Public are invited to attend under the Public Bodies (Admission to Meetings) Act 1960. Members of the public will be given the opportunity to address councillors in attendance as part of the agenda.
- Under the Openness of Local Government Bodies Regulations 2014, any members of the public or press are allowed to take photographs, film and audio record the proceedings and report on all public sections of the meeting.
- Under the Local Government Act (LGA) 1972 Sch 12 10(2)(b), Credition Town Council is unable to make any decision on matters not listed within the agenda.
- Credition Town Council will always attempt to record and livestream meetings to Credition Town Council's social media platforms.

AGENDA

165 - Welcome and Introductions

Opening of meeting by the Chair and member introductions.

166 - Public Question Time

To receive questions from members of the public relevant to the work of the council (a maximum of 15 minutes is allowed for this item; verbal questions should not exceed 3 minutes).

167 - Apologies

To receive and accept Town Councillor apologies (apologies should be made to the Town Clerk).

168 - 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.

To consider any dispensation requests (requests should be made to the Town Clerk prior to the meeting).

169 - Climate Emergency

To note that decisions will be made with the climate emergency at the forefront of decision and policy making.

170 - 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.

171 - Chair's and Clerk's Announcements

To receive any announcements which the Chair and Town Clerk may wish to make (for information only).

172 - Community Committee Minutes

To approve and sign the minutes of the meeting held on 04 February 2025, as a correct record (minutes will be issued with the agenda).

173 - 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:

[24/01745/HOUSE | Erection of a two storey extension to dwelling | 28 Barnfield Crediton Devon EX17 3HU](#)

[25/00017/FULL | Change of use and conversion of vacant coffee shop to laundromat and community warm space \(Sui Generis\) and installation of cover over front door | THPB Ltd 6 High Street Crediton Devon EX17 3AE](#)

[25/00023/LBC | Listed Building Consent for conversion of vacant coffee shop to laundromat and community warm space, to include the installation of electricity and gas connections, alterations to internal layout and installation of cover over front door | THPB Ltd 6 High Street Crediton Devon EX17 3AE](#)

[25/00148/FULL | Variation of condition 2 of planning permission 23/01923/FULL \(Construction and operation of a micro energy storage facility\) to allow substitute plans relating to the change of design and specification of the battery box | Land at NGR 282446 100921 \(Playing Field\) Avranches Avenue Crediton Devon](#)

[25/00102/HOUSE | Erection of side and rear extension, installation of dormer window for loft conversion and removal of existing garage | Shongweni Buller Road Crediton Devon EX17 2AX](#)

[25/00155/CAT | Notification of intention to crown thin and cut back minor branches of 1 weeping Ash in a Conservation Area | Crediton Youth Centre East Street Crediton Devon EX17 3AX](#)

[24/01803/LBC | Listed Building Consent for alterations to ground and first floor layout to facilitate its reuse as offices | Manor Office 6 North Street Crediton Devon EX17 2BT](#)

[25/00185/RPPS | Removal of public payphone service: Telephone Number 01363 772289 | Public Telephone Box St Lawrence Green Crediton Devon EX17 3LH](#)

[25/00200/HOUSE | Erection of single storey rear extension and side porch | Windfall Threshers Crediton Devon EX17 3NL](#)

[25/00207/FULL | Change of use of staff bungalow \(Use Class C3\) to residential care unit \(Use Class C2\) to include the provision of a covered walkway with wheelchair lift | Rosemead & Kenwyn Albert Road Crediton Devon EX17 2BZ](#)

174 - Mid Devon District Council Planning Decisions:

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

Ref: 24/01821/ADVERT

Proposal: Advertisement Consent to display 2 fascia signs, 3 booth lettering signs, 1 digital booth screen, all illuminated and a yellow golden arch (Revised Scheme)

Location: McDonald's Restaurant, Joseph Locke Way, Crediton, Devon

Ref: 24/01745/HOUSE

Proposal: Erection of a two storey extension to dwelling

Location: 28 Barnfield, Crediton, Devon, EX17 3HU

Ref: 25/00079/CAT

Proposal: Notification of intention to fell 1 Fir Tree within the Conservation Area

Location: 8 Courtis Gardens, Crediton, Devon, EX17 3BQ

175 - Crediton Urban Taskforce [CUT!]

To receive a verbal update from members of [CUT!]

176 - Peoples Park

To receive a verbal update on Peoples Park (Cllr Fawssett)

177 - Barnfield Allotments

To receive a report and consider the quotations therein to investigate a water leak at the Barnfield allotment site and approve a contractor

178 - Scout Memorial Garden maintenance contract

To receive a report and consider the quotations therein for the Peoples Park Scout Memorial Garden maintenance contract 2025-2026 and approve a contractor

179 - St Boniface Statue maintenance

To receive a report outlining recommended works to the St Boniface Statue and agree a course of action

180 - Grass verge cutting

To receive a report on Devon County Council grass verge cutting scheme and agree a course of action

181 - Traffic issues

To discuss traffic issues on Parliament Street and agree any actions (Draft proposal by Cllr Fawssett)

182 - Play Streets

To discuss the idea of "play streets" on residential roads in Crediton and agree any actions (Cllr Fawssett)

183 - Crediton Footpaths Competition

To receive a verbal update on the Crediton Footpaths Competition and agree any actions (Cllr Fawssett)

184 - Boniface Trail

To receive a verbal update regarding the Boniface Trail (Cllr Brookes-Hocking)

185 - Land South of Barnfield

To receive a verbal update regarding the Land South of Barnfield (Cllr Brookes-Hocking)

186 - Reports**Attachments**

[AI 172 - Community Committee - Minutes.pdf](#)

[AI 177 - Quotations to detect water leak.pdf](#)

[AI 178 - Scout Memorial Garden Report.pdf](#)

[AI 179 - St Boniface Statue Report.pdf](#)

[AI 180 - Grass verge cutting report.pdf](#)

[AI 181 - Traffic issues on Parliament St Report.pdf](#)



**Minutes of the Community Committee held on Tuesday, February 4, 2025,
at 19:00 at The Bungalow, 8 North Street, EX17 2BT.**

Present: Cllrs Liz Brookes-Hocking, Joyce Harris, Steve Huxtable, Giles Fawssett, Guy Cochran, Natalia Letch, Paul Perriman and Jim Cairney (part meeting)

In Attendance: Cllr Frank Letch (part meeting)

Minute Taker: Emma Anderson

MINUTES

143 WELCOME AND INTRODUCTION

The meeting was opened at 19:00 by the Chair, who welcomed everyone. Each member introduced themselves briefly.

144 PUBLIC QUESTION TIME

There were no members of the public present.

145 APOLOGIES

Decision: It was **resolved** to receive and accept apologies from Cllr Cairney, as he would be late arriving. (Proposed by Cllr Brookes-Hocking)

146 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

147 CLIMATE EMERGENCY

It was noted that all decisions would be made with the climate emergency at the forefront of decision and policy making.

148 ORDER OF BUSINESS

There were no changes.

149 CHAIR'S AND CLERK'S ANNOUNCEMENTS

None.

150 COMMUNITY COMMITTEE MINUTES

Cllr Cochran noted a technical issue that had prevented his attendance in January, and it was agreed that he should not be marked as absent. The minutes were then proposed as a correct record and approved.

Decision: It was **resolved** to approve the minutes of the Community Committee meeting held on 07 January 2025. (Proposed by Cllr Harris)

151 MID DEVON DISTRICT COUNCIL PLANNING APPLICATIONS:

The committee reviewed several planning applications from Mid Devon District Council:

25/00069/CAT | Notification of intention to remove lateral branch on the eastern stem of 1 Ash tree (T2) and reduce the height of the western stem by 1.5m and the sides of its south and west aspects by 1.5m within the Conservation Area | Blagdon House Blagdon Crediton Devon EX17 1EH

Decision: It was **resolved** to recommend NO OBJECTION, subject to the Tree Officer's recommendations. (Proposed by Cllr Harris)

24/00840/FULL | Erection of a building for machinery and equipment storage | Hooper Services (South West) Ltd Crediton Devon EX17 3DH

Decision: It was **resolved** to make the following comments:

- The landscaping plan should completely screen the activities and buildings on the site, with substantial tree planting along the existing tree lines which surround the site on two sides. Good screening along the front of the site is necessary, with hedging to take carbon and trees to give height, providing a screen between the site and upper residential windows.
- Further clarification is requested as to whether water butts will be used as the plans do not include guttering/pipework. Is there a plan in place as to where the excess water will go if the water butts are full.

(Proposed by Cllr Brookes-Hocking)

25/00079/CAT | Notification of intention to fell 1 Fir Tree within the Conservation Area | 8 Courtis Gardens Crediton Devon EX17 3BQ

Decision: It was **resolved** to recommend NO OBJECTION, subject to the Tree Officer's recommendations, with a condition included to plant a replacement tree. (Proposed by Cllr Brookes-Hocking)

24/01827/FULL | Change of use of an existing building from cutting shed (industrial timber cutting saws) to cafe to include solar panels on the South West facing roof and installation of two electric car charger machines | Eakers DIY Marsh Lane Lords Meadow Industrial Estate Crediton Devon EX17 1ES

Decision: It was **resolved** to recommend NO OBJECTION and note that the Town Council welcomes the addition of solar panels on a commercial building. (Proposed by Cllr Brookes-Hocking)

25/00114/CAT | Notification of intention to fell 1 Beech and 1 Bay tree in a Conservation Area | The Beeches Old Tiverton Road Crediton Devon EX17 1EF

Decision: It was **resolved** to recommend NO OBJECTION, subject to the Tree Officer's recommendations, with a condition included to plant replacement trees. (Proposed by Cllr Huxtable)

Task: Submit planning comments to Mid Devon District Council. @Emily Armitage

152 MID DEVON DISTRICT COUNCIL PLANNING DECISIONS:

The committee noted the planning decisions made by Mid Devon District Council.

153 DCC (TRAFFIC REGULATION) AMENDMENT ORDER

The committee agreed to support the proposal, with a suggestion to include additional restrictions that would prevent any stopping/unloading, to ensure vehicles cannot park next to the pedestrian crossing.

Decision: It was **resolved** to support the proposed traffic order to introduce No Waiting At Any Time on a specified length of Jockey Hill, whilst also recommending the implementation of additional restrictions that would prevent any stopping/unloading. (Proposed by Cllr Cochran)

Task: Submit comments to Devon County Council. @Emily Armitage

154 CREDITON URBAN TASKFORCE [CUT!]

The next action day was scheduled for Saturday, 8th February, and the plan was to work on Union Terrace. The committee expressed gratitude to the volunteers for their efforts.

155 BARNFIELD ALLOTMENTS

The committee reviewed a report on a water leak at the Barnfield allotment site. Two plumbers had inspected the site, but the leak remained unresolved. Cllr Perriman suggested using water dowsing to identify the leak. It was agreed to investigate this and report back at the next meeting.

Task: Investigate the use of water dowsing to detect the water leak at Barnfield Allotments. @Emily Armitage

156 GRASS VERGE CUTTING CONTRACT

The committee reviewed the quotations for the grass verge cutting contract for 2025-2026. The committee agreed to review the funding arrangement with Devon County Council towards cutting the verges.

Decision: It was **resolved** to instruct Contractor A for the grass verge cutting contract for 2025-2026. (Proposed by Cllr Cochran)

Task: Award the grass verge cutting contract to Contractor A. @Emma Anderson

Task: Investigate funding for grass verge cutting and discuss with Devon County Council @Steve Huxtable, Emma Anderson

157 FLORAL WATERING CONTRACT

Cllrs Cairney & F Letch entered the meeting at 19.52

Decision: It was **resolved** to instruct Contractor A for the watering of floral displays in 2025. (Proposed by Cllr Cochran)

Task: Award the grass verge cutting contract to Contractor A. @Emma Anderson

158 BONIFACE TRAIL

Councillor Brookes-Hocking provided an update on the Boniface Trail. A meeting is scheduled to take place with Devon County Council to review the consultation results. A further update was anticipated for the March meeting.

159 PEOPLES PARK**159.1 TO DISCUSS FUTURE TREE PLANTING IN PEOPLES PARK AND AGREE A COURSE OF ACTION (CLLR FAWSETT)**

Cllr Fawssett led the discussion on future tree planting in Peoples Park highlighting the importance of planting new trees, particularly as he and Peter Please (volunteer co-ordinator for the Peoples Park wildlife area) had obtained several for free. The committee supported the planting of trees in Peoples Park and requested that Cllr Fawssett liaise with the Deputy Clerk prior to planting and report back at future meetings to update members.

Decision: The committee supported Cllr Fawssett planting additional trees in Peoples Park free of charge, with the support of local experts and members of the community.

159.2 TO DISCUSS INSTALLING A CLAY TOTEM POLE AND TILE MURAL CREATED BY CREDITON YOUTH SERVICE IN PEOPLES PARK AND AGREE A COURSE OF ACTION

The Deputy Clerk advised that a clay totem pole and tile mural had been created by Crediton Youth Service as part of the Summer Arts Festival with Crediton Arts Centre & The Heart Project. The installation is still in the early planning stage, but Crediton Youth Service would like to obtain permission from the Committee to install the totem pole and tile mural in Peoples Park, near the Scout Memorial Garden. The committee expressed support for the project, recognising its potential to enhance the park and engage the community. The next stage involves investigating requirements surrounding planning permission for public art installation.

Decision: The committee approved the installation of the clay totem pole and tile mural in Peoples Park

Task: Investigate planning permission required for the installation of the clay totem pole and tile mural. @Emma Anderson

160 WAR MEMORIAL

The Deputy Clerk advised that a response was still awaited from Mid Devon District Council regarding Listed Building Consent and whether securing a new piece of stone to the memorial would be permitted. A further update would be provided at the next meeting.

Task: Continue investigations into engraving additional names on the War Memorial. @Emma Anderson

161 DATE OF NEXT MEETING

It was agreed that the next meeting would be held on Tuesday, 4 March 2025.

162 PART II

Decision: It was **resolved** to move into Part II of the meeting under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, excluding the public and press due to the likely disclosure of sensitive and confidential information. (Proposed by Cllr Harris)

163 LAND SOUTH OF BARNFIELD

The committee reviewed the proposal documents with no further amendments at this stage. The next steps were discussed which involve a public consultation as well as engaging with the District and County Council.

The meeting closed at 20.30.

164 REPORTS PACK

Signed

Dated.....



CREDITON TOWN COUNCIL

Barnfield Allotment water leak report

Report by: Deputy Clerk
To: Community Committee
Date: For consideration on 04 March 2025

Recommendation

The Community Committee is recommended to consider quotes to investigate a suspected underground water leak at Barnfield allotments.

1. Purpose

1.1 This report sets out the quotations received to investigate a suspected underground water leak at Barnfield Allotments.

2. Background

2.1. At the meeting held on 4 February, it was agreed to investigate the use of water dowsing to detect the water leak at Barnfield Allotments. Since the meeting, officers have received the following advice from two separate water dowsing companies:

- Cost would be £100 + VAT to come out and look, however, due to the many standpipes and pipe connections underground, it would be nearly impossible and not cost effective for the council.
- Dowsing would not be the best route to take as when using this type of water detection, it can also detect other underground sources such as land drainage pipework, springs, underground ponding.

3. Proposal

3.1 To make a recommendation to Full Council to instruct a contractor to conduct investigations at Barnfield allotment site and detect the source of the leak.

4. Financial Implications

4.1 £956 is available in the Allotment Ear Marked Reserve (Full Council approval required).

4.2 The quotes relating to the works are detailed in the table below:

Contractor A	Contractor B	Contractor C
Provide a surveyor to carry out leak detection survey and provide a report of findings	To detect, excavate and repair water leak in the allotments	Thermal imaging and multispectral survey. This method is still in its infancy and therefore experimental. Detection is not guaranteed
£634.32 + VAT Additional cost if leak not detected Doesn't include cost of repair	£450 + VAT If leak not detected additional £200 per day	£845 + VAT Doesn't include cost of repair

5. Conclusion

5.1 CTC is responsible for the maintenance of the allotments site



Scout Memorial Garden – maintenance contract

Report by: Deputy Clerk
To: Community Committee
Date: For consideration on 04 March 2025

Recommendation

The Community Committee is recommended to consider the quotations received for the maintenance of the Peoples Park Scout Memorial Garden from 1st April 2025 – 31st March 2026.

1. Purpose

1.1 This report sets out the quotations received for the maintenance of the Peoples Park Scout Memorial Garden.

2. Background

2.1. The Scout Memorial Garden is maintained as a separate contract to general grounds maintenance, maintaining the plants, shrubs, paved areas, paths and carrying out routine weed clearance.

3. Proposals

3.1 Scout Memorial Garden Maintenance Contract 2025-2026

This proposal would include instructing one contractor to undertake the Scout Memorial Garden maintenance.

4. Financial Implications

4.1 The 2025-26 budget for the Scout Memorial Garden is £1,500.

4.2 The table below shows the quotation provided for the proposal above:

Contractor A	Contractor B
£1,400	£3,000

5. Conclusion

5.1. The Town Council is responsible for ensuring gardens and floral displays are well maintained and looked after.



St Boniface Statue Report

Report by: Deputy Clerk
To: Community Committee
Date: For consideration on 04 March 2025

Recommendation

The Community Committee is recommended to consider a proposal received for works to the St Boniface Statue.

1. Purpose

- 1.1 This report sets out a proposal to carry out works to the St Boniface Statue and associated costs.

2. Background

- 2.1. After the 2020 property inspection, it was agreed to have a structural survey carried out on the Boniface Statue to assess movement. This survey showed signs of thermal expansion meaning the slabs are moving and therefore repointing the slabs would be a continuous job due to the joints moving. Based on this and the cost to repoint, it was agreed to monitor the joints and not repair at this time.
- 2.2. Following the 2021 property inspection, advice was received on filling the cracks and it was agreed to carry out the repair work. This work was undertaken in January 2022.
- 2.3. During the 2024 property inspection, it was noted that the repointing has come loose again and missing in several places.
- 2.4. In February, a site visit was attended by a local building contractor, stonemason and the Deputy Clerk. The stonemason advised that the entire area needs repointing to get it back to a good starting point, redoing small sections would only result in the pointing coming loose bit by bit. All joints need cleaning, repointing and sections of slabs repaired.
- 2.5. The stonemason confirmed that without relaying the foundations entirely, the movement would continue, and the repointing would likely need replacing every 2 years.

3. Proposals

- 3.1 To consider going out to tender and obtaining two additional quotes based on the advice received:
- Cut out all jointing to paving area (steps, retaining wall, state base plinth)
 - Doff clean all areas
 - Re-point prepared areas of paving using cement-based mortar and re-point all other areas using lime-based mortar
 - Re-paint St Boniface lettering to statue plinth in black
 - Estimated time for works 2-3 weeks

4. Financial Implications

- 4.1 Initial quote for proposed work: £13,285 + VAT

5. Conclusion

- 5.1. The St Boniface Statue is owned and maintained by Credition Town Council. The current condition is untidy due to large gaps between slabs and this is allowing weeds to grow between the gaps.



Highway Grass Verge Cutting

Report by: Deputy Clerk
To: Community Committee
Date: For consideration on 04 March 2025

Recommendation

The Community Committee is recommended to reconsider entering the grass verge cutting scheme with Devon County Council for 2026/27.

1. Purpose

- 1.1 This report sets out new information received from DCC regarding the highway grass verge cutting scheme.

2. Background

- 2.1. The highway grass verge cutting has been carried out by Credition Town Council (CTC) since 2018 and the contract for 2025/26 was awarded at the Community Committee meeting held on 4 February 2025.
- 2.2. An email was received from DCC suggesting that should CTC decide not to sign up to the scheme next year (2026/27 season), the responsibility to cut the grass would be passed back to DCC contractors to carry out. We are awaiting a reply from DCC to confirm this.
- 2.3. At present, the agreement between CTC and DCC for 2025/26 has not been signed and submitted. However, the tender has been awarded by CTC to the chosen contractor therefore it is unlikely this can be changed for the current season.
- 2.4. It is important to note that several verges included in our grass cutting maps have been cut historically and would no longer meet DCC's threshold to cut as visibility splays. The current maps are attached as Appendix One - *visibility splays are areas of grass such as at road junctions, laybys, insides of bends and roundabouts*. This would result in some areas being left uncut.

3. Proposals

- 3.1 Proposal 1: Continue to take part in DCC scheme and cut the verges included in Appendix One.
- 3.2 Proposal 2: Agree to withdraw from the scheme in 2026 with DCC taking on the responsibility to cut the grass verges (Subject to confirmation from DCC that this would take place).

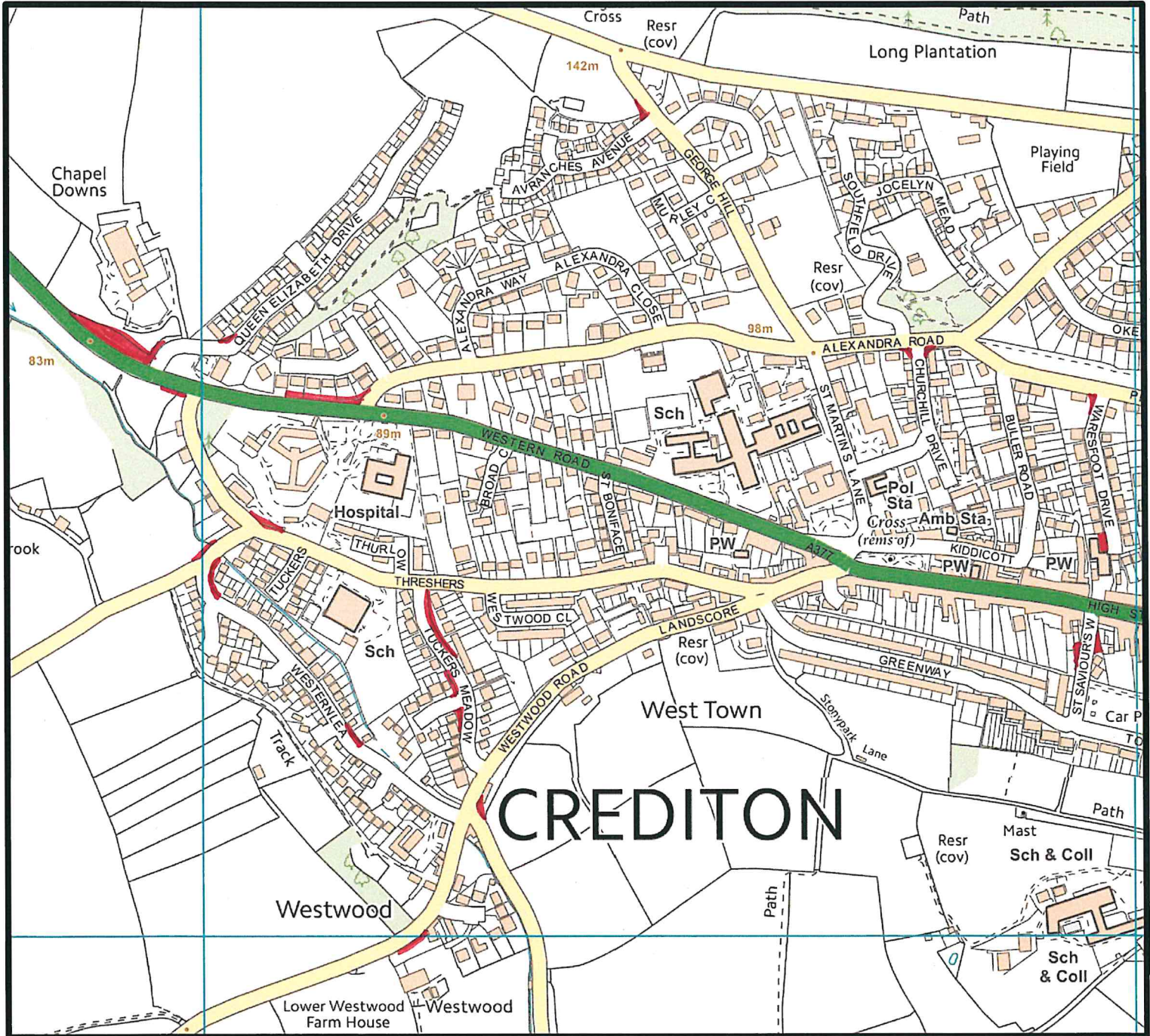
4. Financial Implications

- 4.1 Cost of cutting verges in 2025/26 = £3,000 with contribution of £495 from DCC.
- 4.2 Expenditure on grass verge cutting would no longer be necessary – however, some of the verges in Appendix One would no longer be cut.

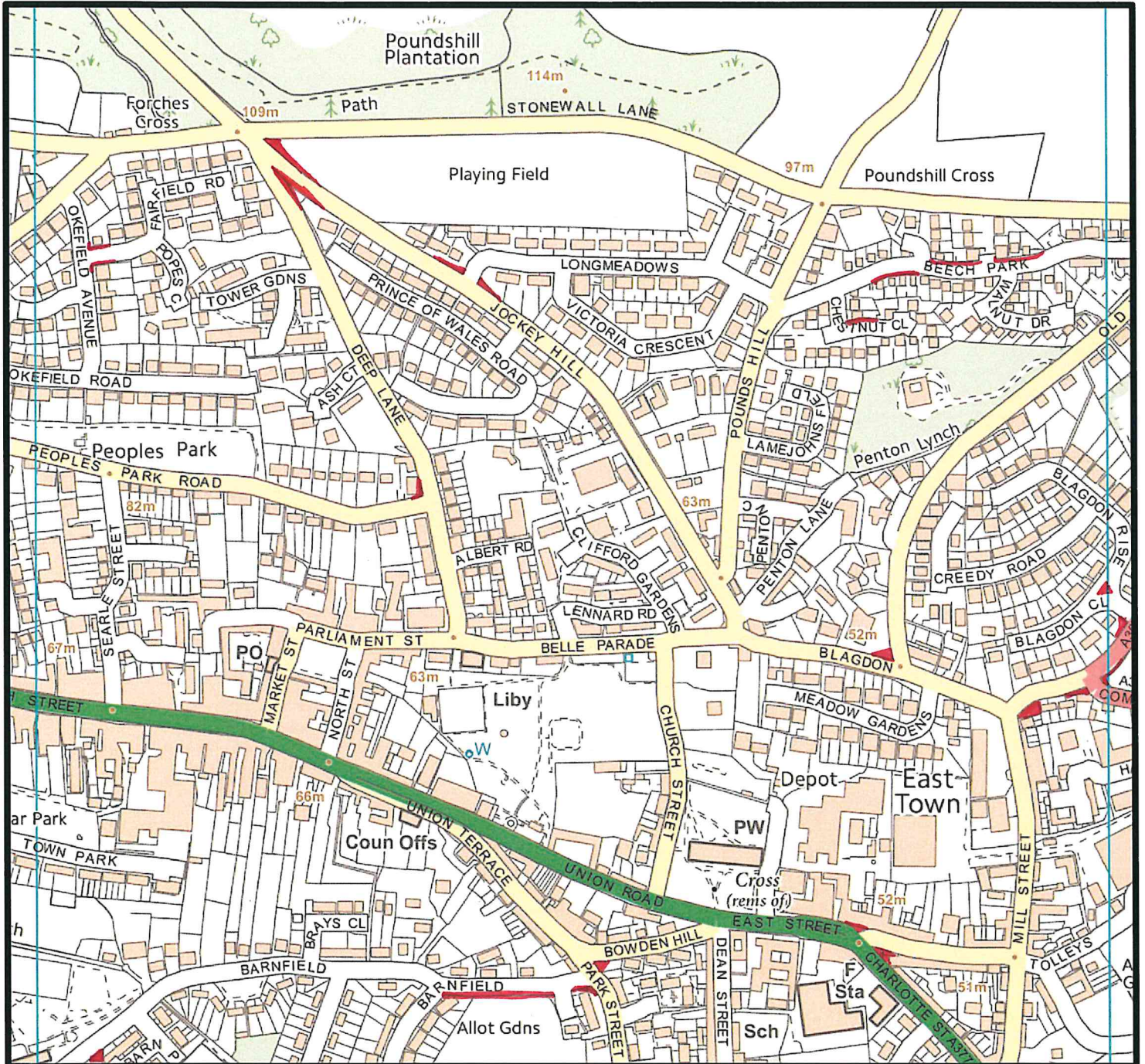
5. Conclusion

- 5.1. The cutting of visibility splays is the responsibility of DCC and currently outsourced to CTC. CTC needs to consider the financial impact as well as the impact on parts of the town if some verges are no longer cut.

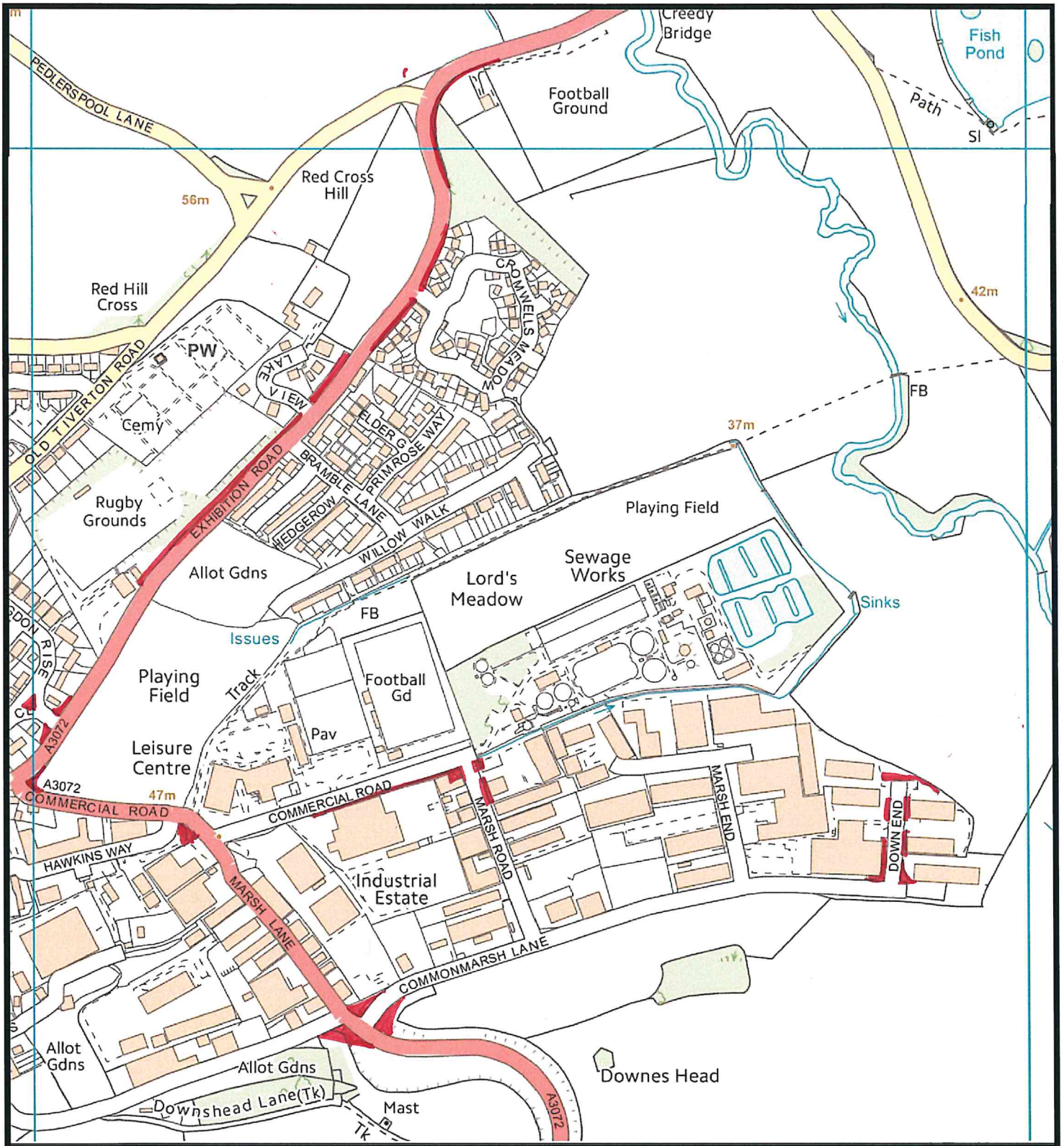
Map 1



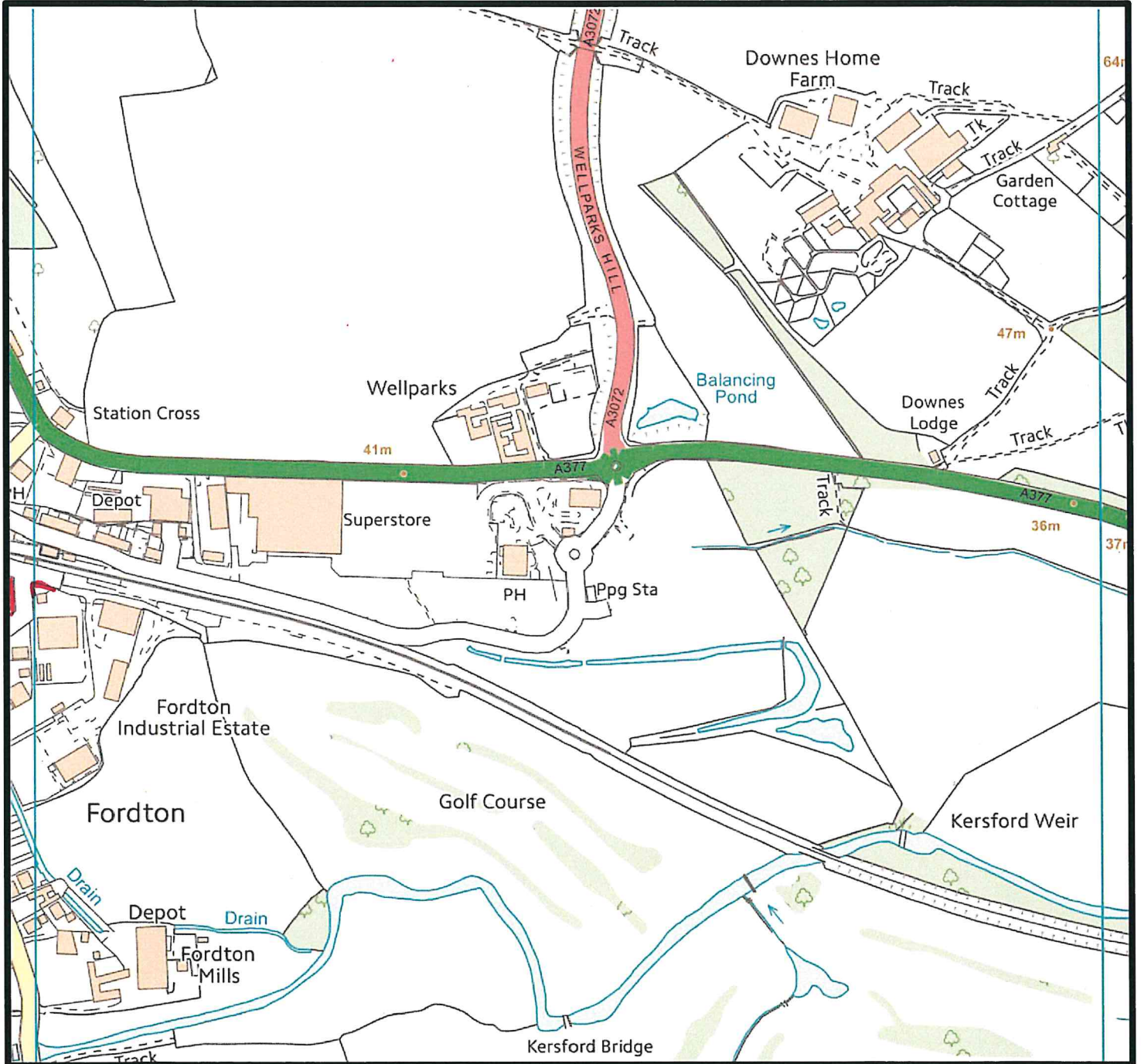
Map 2



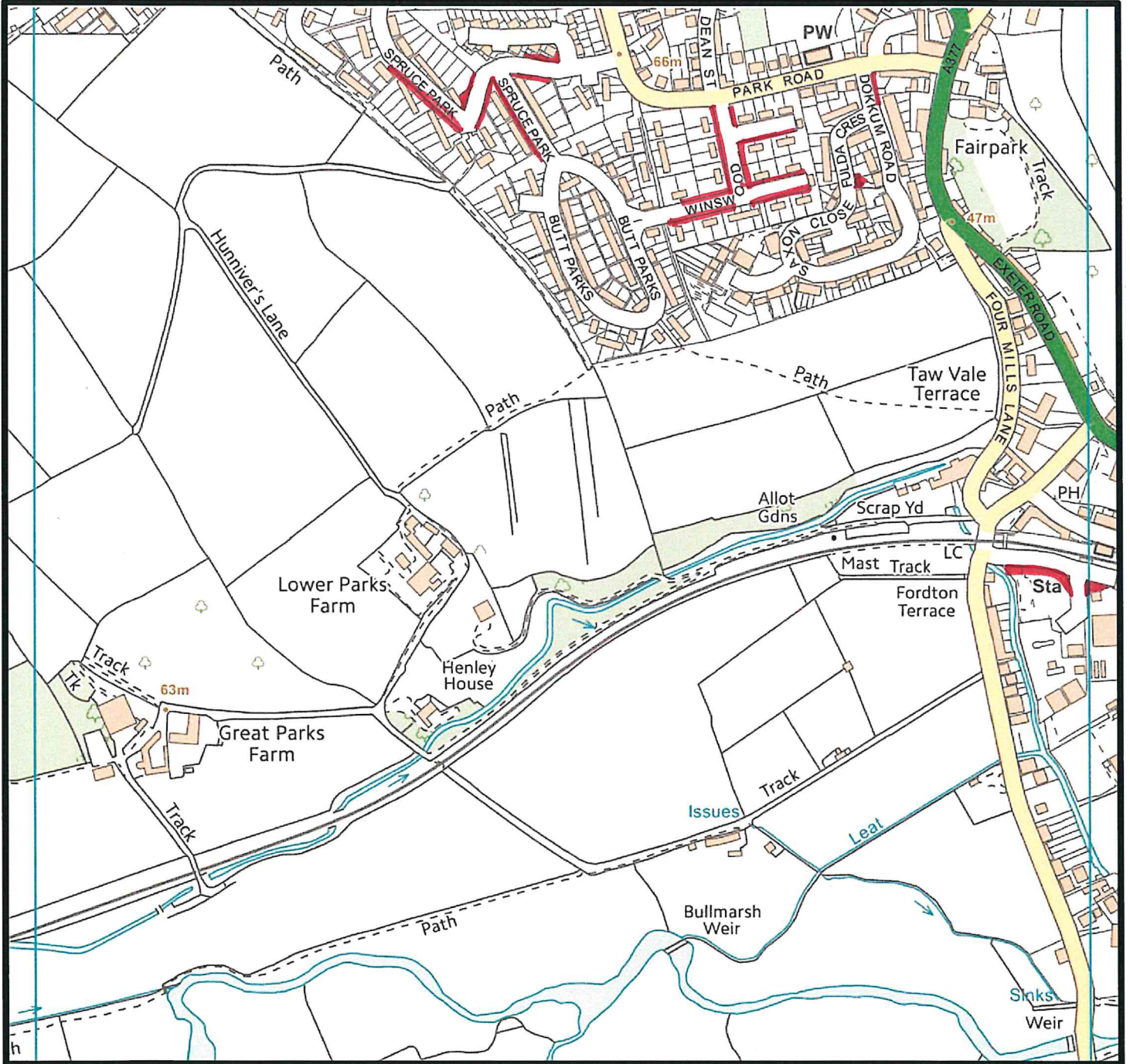
Map 3



Map 4



Map 5



Parliament St Road Closure Report

For consideration by the Community Committee on 4 March 2025

RECOMMENDATION

To consider the report and approve a course of action relating to a possible closure of a short stretch of Parliament Street, Crediton.

1. Purpose

This report provides some options relating to road safety and the enjoyment of the town square.

2. Background

- The town square provides a meeting place for the people of Crediton and visitors from the surroundings. It is a very pleasant setting which is enjoyed by many.
- The town square is surrounded by roads on three sides, and by an access only road on the south side.
- The Three Little Pigs pub have some tables immediately outside the front of their pub and have erected some metal railings around these tables to provide protection for their customers from the road. They have been asked to remove them because they are a planning breach (?) Many locals are upset at this and have started a petition. The general public opinion is for the railings to remain.
- The town square experiences a reasonably high level of traffic.
- There is also a high footfall from the square across to the Three Little Pigs pub, by members of the public and also staff from the pub bringing food to tables on the square. Visibility at this crossing point is not great, especially when bigger vehicles are parked either side of the crossing point.

3. Proposal

3.1 Permanently close a short stretch of Parliament Street, preventing cars from driving in front of the Three Little Pigs. Access to the flats and the back of the Three Little Pigs, would be possible from the east side, and to the flats near the car park and fishing tackle shop from the west side.

(Proposal by Cllr Fawssett & Cllr Backhouse)

