



# Credition Town Council



Minutes of the Meeting of the General Purposes Committee held on 7 November 2006

---

**Present:**

**Councillors**

**Miss J Harris** (Chairman)  
**Mr W Brown**  
**Mr C Haydon**  
**Mrs J Pitts**  
**Mr B Edwards**  
**Mr P Taylor**  
**Mr R Adams**  
**Mr J Downes**

**In Attendance:**

**Mr D Nation** (Part meeting)  
**Mr N Way** (Part meeting)  
**Mr B Wigley** (Highways Project Engineer)  
**Mr P Dunn** (Assistant Town Clerk)  
**Press**

---

## Highways Update on proposed Exeter Road closure.

The Chairman of the Council took the chair for the initial part of the meeting and welcomed DCC Highways Project Engineer Mr Bob Wigley. Mr Wigley gave a report on the proposed Exeter Road closures resulting from the Winswood development requirements for surface drainage.

Midas Homes have applied to South West Water to provide a requisition gravity sewer to be fully financed by the developer.

A route along Four Mills Lane has been considered not viable given the topography of the route would necessitate a 5 metre trench to accommodate a gravity sewer. Drilling in a pipe through is considered not possible due to the strata formation making it difficult to guarantee a straight line necessary to maintain the downward gradient for a gravity sewer.

The only feasible route is along the centre line of Exeter Road given existing services already exist to either side. This would necessitate road closure.

Residential occupation along the route prevents 24hr working to try and reduce the duration of closure and to work weekends only would result in works over approximately 35 weeks.

Legislation provides for utility closure of a road where there is a viable alternative route; it is doubtful if Bickleigh could be argued as not viable given it has been used in the past albeit for weekend closures only.

The conveyance of the land from the Symes Trust to the developer completes on the 17<sup>th</sup> November.

Consideration is being given to providing emergency and psv vehicular access along Four Mills Lane; this would necessitate some tree pruning and security controlled gated access.

The issue is compounded by Network Rails proposals to shut the line at a similar time and lay on additional buses.

It is proposed to start at the Station in January and work up to the garage taking approximately one month. Starting February works would progress up Exeter Road taking a further six weeks necessitating closure.

Councillors expressed concern that South West Water and the developer were pushing for the cheapest option regardless of cost to the community and business. An alternative scheme which would entail ongoing maintenance costs, would be a pumped pipeline along Four Mills Lane which would only require a one metre deep trench. It was suggested the developer should contribute a commuted sum for ongoing maintenance.

It was noted the current proposal however would give Highways the opportunity to leverage the works to implement some drainage improvements along Exeter Road.

South West Water are prepared to address the business community; SWW are responsible for compensation to business. It was felt there ought to be clearly defined procedures in place at the outset for businesses to claim and not left too late as with the previous works undertaken by Centrica in the town. Businesses will need to seek legal advice to confirm the process and their rights.

It was suggested a pumped system should be implemented until such times road infrastructure improvements provided an alternative viable route ie. Link road would allow closure of Exeter Road.

It was queried whether Highways had the power to defer the works until the summer school holidays.

It was queried whether Exeter Road residents could be moved to temporary accommodation to allow 24 hour working.

Councillor Margaret Squires reported the Crediton Roads Action Group had additional input over and above that already discussed. It was questioned whether a one way system could be instigated in the lanes which would be used by local traffic; whether buses could feed either end of the blockage; whether cut price bus travel could be provided to encourage reduced car journeys during the period of closure.

The Chairman opened the debate to the public present.

One business representative expressed concern at having to lay off staff for the period, and questioned under the rules for compensation whether as a new business they would qualify for compensation, if not this could close their new business venture.

It was expressed that summer closure was equally bad for businesses.

It was suggested a limited permit system for use of Four Mills Lane could be implemented to allow those with a genuine need for emergency access to use it as an alternative to a lengthy diversion.

Part of the traffic management will include traffic light control on Bickleigh Bridge.

It was queried whether a pump solution across the fields was possible, or whether two smaller bore pipes equivalent to one larger present a more viable alternative for a drilled pipeline solution.

Traffic management would include signage diverting Crediton through traffic off to the A30 near North Tawton, and again at Coplestone; similarly where the A39 leaves the North Devon Link road.

The Chairman queried how the inevitable congestion in the lanes was going to be managed if some form of one way system was not implemented.

It was proposed to implement a temporary no right turn at Creedy Bridge and similar solutions might be possible elsewhere in order to encourage a preferential flow of traffic in a given direction. It was noted this would have a significant impact on residents living in close proximity to such temporary orders.

The Chairman thanked Mr Wigely for attending and closed the open session at 19:50.

The General Purposes Chairman took the Chair and opened the formal meeting.

## 77. To receive apologies.

Councillor Letch personal commitment.

## 78. Declarations of Interest.

Code of Conduct	Councillor Haydon Councillor Nation Councillor Way	As members of more than one authority, declared that any views or opinions expressed at this meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.
Prejudicial	Councillor Adams	Minute 80a – shopkeeper, specifically compensation to traders.
Personal	Councillor Harris	Minute 80a – employee of High Street trader.
Personal	Councillor Haydon	Minute 83b planning application 06/02263/full – brother-in-law of applicant. Abstained from debate and did not vote.
Personal	Councillor Nation	Minute 80a & 86 – wife partner in High Street solicitors.
Personal	Councillor Pitts	Minute 80a – run a business on the High Street.
Prejudicial	Councillor Pitts	Minute 80a – run a High Street business, specifically compensation to traders.
Personal	Councillor Taylor	Minute 80a & 86 – interest in High Street solicitors. Member of Crediton Chamber of Commerce and Crediton Marketing & Management.

## 79. Variation of business.

It was agreed to bring forward the Highways agenda item.

## 80. Highways.

### a) Proposals for Exeter Road Closure.

It was felt no satisfactory evidence had been put forward to justify the Exeter Road solution over any of the others discussed.

It was agreed an urgent letter to Symes Trust pointing out they have got their planning permission, would it be possible to defer the sale completion pending a better solution to sewer provision being provided.

It was agreed to organise a meeting with representatives from the Town Council, South West Water, Midas Homes, Chamber of Commerce and Devon County Council to review options.

Councillors Way and Nation left the meeting.

Councillor Brown left the chamber.

Councillors Pitts and Adams left the chamber having declared a prejudicial interest, as compensation to businesses was discussed.

Council Brown returned.

Councillor Taylor would liaise with CAMM to estimate the cost to traders.

Councillors Pitts and Adams returned.

### b) Alexandra Way and Alexandra Close.

Councillor Haydon reported receipt of a petition from 39 residents of Alexandra Way and Alexandra Close.

It was agreed to support petitioners and request Highways give high priority to the required resurfacing works.

### c) Street Naming.

It was agreed to write a letter of thanks and explain the matter would be considered when the Council was next consulted on street naming.

## 81. Chairman's Announcements.

The council Chairman reminded those present of the arrangements for the Remembrance Service.

It was also reported that the 28<sup>th</sup> November at the Town Hall initial pre-consultations would be held with Tesco's.

**82. Public Question Time.**

None.

**83. Planning.**

**a) Notification of Decisions made by the Planning Authority.**

Noted.

**b) Planning Applications.**

Responses attached.

**84. Allotments.**

A report on the formation of the Boniface Allotments Associations was noted.

**85. Licensing.**

Premises Licence in respect of Downes Home Farm and a club Premises Certificate in respect of Downes Golf Club were noted. The clerk was requested to acknowledge receipt.

**86. PostComm.**

It was agreed the council should express concern at the use of postal code areas when ascertaining the percentage of businesses present which would trigger a different level of service collection and delivery. It was also noted the letter box tag system had still not been reintroduced to indicate next collection times. Council Brown would draft a response in liaison with the Chairman and Council Haydon for the clerk to respond with.

**87. Office Computer Equipment.**

It was agreed to dispose of the redundant council computer as to donate to another organisation would have licensing implications for the business software if left on the machine. To purchase licensed software to replace existing was no economically viable and the processor power outdated anyway.

**88. Christmas Dinner.**

It was agreed Councillor Downes would organise a time and venue.

**89. Correspondence Received.**

1. P Friends of Crediton Station – Road works at and around the station – impact to trade etc.
2. Cllr Haydon / MDDC – Capital bid for funding to undertake detailed analysis of parking and traffic management in District's towns. *Agenda Item Requested.*
3. Upper Deck Restoration Project – Minutes of 23/10/06.
4. Countryside Alliance – Rural Service provision (Post Offices).
5. Nation Playing Fields Assoc. – Change of address + web site member login info.
6. DAPC – NALC summary on the new Local Gov. White Paper + new councillor course info.
7. MCTI – Draft Community Database Questionnaire.
8. Chamber of Commerce – Notice of Meeting 8/11 12:30pm Charlesworths + Christmas Dinner info.
9. DCC – Parish Paths Partnership Newsletter – Autumn 2006.
10. DCC – Road Traffic Closure Notice Belle Parade.
11. Crediton & District Community Transport – Notice of AGM 8/11.
12. Devon Primary Care Trust – Crediton Hospital: Charging for Car Parking & the Future of Boniface Ward.
13. MDDC – Armistice Day War Memorial arrangements.

**BUSINESS BROUGHT FORWARD.**

**90. Town Square Group.**

Councillor Downes reported the group wished to provide Christmas trees and lights for the Square, and funding of £300 would be sought from the Town Council.

Meeting closed at 21:25.

Signed:

(J Harris – Chairman)

Date:

## PLANNING DECISIONS AND APPLICATIONS FOR GENERAL PURPOSES COMMITTEE MEETING 07/11/06

**Planning Decisions** – as notified by the Planning Authority:

<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01526/ARM</a>  (11/2/2006)	<b>Applicant</b> Mr & Mrs A Jewell	<b>Agent</b>	<b>Location</b> Penrose Park Road Credton Devon	<b>Proposal</b> Reserved Matters for the erection of 1 no. dwelling and double garage	<b>Officer</b> Ms Marie Stainwright
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01751/FULL</a>  (11/2/2006)	<b>Applicant</b> The Three Little Pigs 1 Parliament Street Credton EX17 2BP	<b>Agent</b> WWD Ltd Chiltern House Matford Court Matford Business Park Sigford Road Exeter EX2 8NL	<b>Location</b> The Three Little Pigs 1 Parliament Street Credton Devon EX17 2BP	<b>Proposal</b> Alterations and extension to form 5 no. houses and 6 no. apartments	<b>Officer</b> Mr Keith Garside
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01752/LBC</a>  (11/2/2006)	<b>Applicant</b> The Three Little Pigs 1 Parliament Street Credton EX17 2BP	<b>Agent</b> WWD Ltd Chiltern House Matford Court Matford Business Park Sigford Road Exeter EX2 8NL	<b>Location</b> The Three Little Pigs 1 Parliament Street Credton Devon EX17 2BP	<b>Proposal</b> Listed Building Consent for alterations and extension to form 5 no. houses and 6 no. apartments	<b>Officer</b> Mr Keith Garside

<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01771/OUT</a>  (10/4/2006)	<b>Applicant</b> Mr & Mrs R Wenmouth Treetops 1 Okefield Avenue Crediton EX17 2DJ	<b>Agent</b> Mr S E Elston EHB Developments Barton View 8 Chapel Downs Drive Crediton EX17 2ED	<b>Location</b> Treetops 1 Okefield Avenue Crediton Devon EX17 2DJ	<b>Proposal</b> Outline for the erection of 1 no. dwelling	<b>Officer</b> Mr Keith Garside
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01819/LBC</a>  (10/4/2006)	<b>Applicant</b> Mr J Cummings Altaso Threshers Crediton EX17 3NL	<b>Agent</b>	<b>Location</b> Western Lodge Hospital Western Road Crediton EX17 3RD	<b>Proposal</b> Listed Building Consent for the conversion of hall into 2 no. apartments	<b>Officer</b> Mr Delwyn Matthews
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01830/FULL</a>  (10/11/2006)	<b>Applicant</b> Jo Webber 2 Fordton Terrace Fordton Crediton EX17 3DD	<b>Agent</b>	<b>Location</b> 2 Fordton Terrace Fordton Crediton Devon EX17 3DD	<b>Proposal</b> Erection of a two storey extension and conservatory	<b>Officer</b> Ms Marie Stainwright
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01845/FULL</a>  (10/18/2006)	<b>Applicant</b> Mr M Ladd Mount Jocelyn Crediton Devon	<b>Agent</b> Chris Hodgson Engineering Ltd Seven Acres Hollacombe Chumleigh EX18 7QH	<b>Location</b> Westward Business Centre (Crediton Sewing Machine Services) Mill Street Crediton EX17 1HB	<b>Proposal</b> Erection of replacement storage building	<b>Officer</b> Mr Charles Bladon

<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01855/FULL</a>  (10/11/2006)	<b>Applicant</b> A R Davey Sunninghill House Buller Road Crediton Devon EX17 2DQ	<b>Agent</b> AJH Buildplan 13 Hedgerow Close Crediton EX17 1DB	<b>Location</b> A R Davey Westwood Road Crediton Devon EX17 3LS	<b>Proposal</b> Erection of 2 no. stores replacing existing store	<b>Officer</b> Mr Charles Bladon
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01865/LBC</a>  (10/11/2006)	<b>Applicant</b> Mr KC Clover 7 Newcombes Crediton EX17 2AR	<b>Agent</b>	<b>Location</b> 9 The Lodge Western Road Crediton EX17 3RD	<b>Proposal</b> Listed building consent for replacement windows	<b>Officer</b> Mr Charles Bladon
<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01872/LBC</a>  (10/18/2006)	<b>Applicant</b> N Hesford & P Thomas 18 Exeter Road Crediton EX17 3BL	<b>Agent</b>	<b>Location</b> 18 Exeter Road Crediton Devon EX17 3BL	<b>Proposal</b> Listed building consent for installation of external flue	<b>Officer</b> Mr Charles Bladon
<b>DECISION</b>	<b>Type - Application Withdrawn</b>					
	<b>Number</b> <a href="#">06/01911/OUT</a>  (12:00:00 AM)	<b>Applicant</b> Mr G W Lewis Casa Ramallah Hawkins Way Crediton Devon EX17 1HZ	<b>Agent</b> AJH Buildplan 13 Hedgerow Close Crediton Devon EX17 1DB	<b>Location</b> Casa Ramallah Hawkins Way Crediton Devon EX17 1HZ	<b>Proposal</b> Outline for the erection of 2 no. dwellings	<b>Officer</b> Ms Marie Stainwright

<b>DECISION</b>	<b>Type - Application Granted</b>					
	<b>Number</b> <a href="#">06/01934/CAT</a>  (10/11/2006)	<b>Applicant</b> Mr & Mrs P Tucker Kinross Pounds Hill Crediton EX17 1DT	<b>Agent</b>	<b>Location</b> Kinross Pounds Hill Crediton Devon	<b>Proposal</b> Notification of intention to carry out works to 1 no. Beech within the Conservation Area	<b>Officer</b> Mr Charles Bladon

### Planning Applications

<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b> 06/02028/CAC (10/17/2006)	<b>Applicant</b> M Fumagall & J Hand Ashborne Peoples Park Road Crediton Devon	<b>Agent</b>	<b>Location</b> Ashborne Peoples Park Road Crediton Devon	<b>Proposal</b> Conservation Area Consent for the demolition of wall and outbuildings	<b>Officer</b> Mr Delwyn Matthews
<b>NO OBJECTION - Representations to two individual councillors were reported, which it was understood revised plans had addressed.</b>						

<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b> 06/02038/FULL (10/24/2006)	<b>Applicant</b> Mr N D Wreford Westead George Hill Crediton Devon	<b>Agent</b>	<b>Location</b> Westead George Hill Crediton Devon	<b>Proposal</b> Erection of conservatory	<b>Officer</b> Mr Charles Bladon
<b>APPROVED -</b>						



<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	06/02159/full (10/17/2006)	Midmoor Homes	N Rowe Scott & Rowe Architects The Loft Studio 14 York Road Exeter	Elmfield House Fordton Crediton Devon	Erection of 2 dwellings with detached garages	Mr Delwyn Matthews
<b>NO OBJECTION -</b>						

<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	06/02191/FULL (10/24/2006)	Mrs Mallett	AJH Buildplan 13 Hedgerow Close Crediton Devon EX17 1DB	9 Southfield Drive Crediton Devon EX17 2ET	Erection of a conservatory	Mr Charles Bladon
<b>APPROVED -</b>						

<b>APPLICATION</b>	<b>Type - Application Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	06/02215/FULL (10/17/2006)	Creative Furniture	AJH Buildplan 13 Hedgerow Close Crediton EX17 1DB	C Symonds & Son (Crediton) Ltd Exeter Road Crediton Devon	Demolition of office and coal store and erection of retail furniture store, workshop and office	Mr Keith Garside
<b>NO OBJECTION - Condition requested to provide soft landscaping to reduce the proposal's visual impact on the main approach to the town entrance.</b>						

<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	06/02263/FULL (10/31/2006)	A. R. Davey Sunninghill House Buller Road Crediton Devon EX17 2DQ	AJH Buildplan 13 Hedgerow Close Crediton EX17 1DB	Sunninghill House Buller Road Crediton Devon EX17 2DQ	Erection of garage	Mr Charles Bladon
<b>APPROVED - Councillor Haydon declared a personal interest as brother in law of the applicant, abstained from the debate and did not vote.</b>						

<b>APPLICATION</b>	<b>Type - Application</b>					
	<b>Number</b>	<b>Applicant</b>	<b>Agent</b>	<b>Location</b>	<b>Proposal</b>	<b>Officer</b>
	06/02343/FULL (10/31/2006)	Mr T Bell 1 Hedgerow Close Crediton Devon EX17 1DB	Martin Freeman 25 Park Terrace Tiverton EX16 6PL	1 Hedgerow Close Crediton Devon EX17 1DB	Erection of a two storey extension	Mr Charles Bladon
<b>NO OBJECTION -</b>						