



Credition Town Council



Minutes of the Meeting of the General Purposes Committee held on 4 March 2008

Present:	Councillors	Mr R Adams (Chairman) Mr W Brown Miss J Harris Mr F Letch Mrs E Brookes-Hocking Mr P Finnegan (Part Meeting) Mr D Nation (Part Meeting) Mrs A Hughes Mr R Wright
In Attendance:	Clerk Press Public	Mr M Ashley 2 2 (Boniface Allotment Association Officers)

GENERAL PURPOSES *(items for discussion and determination)*

77. Apologies

Councillor Sansom (Business commitment)

78. Declarations of Interest

Personal	Councillor Brookes-Hocking	Minute 84b Planning Applications 08/00243/LBC and 08/00242/FULL
Personal	Councillor Harris	Minute 82 – Town Square Usage
Personal	Councillor Wright	Minute 82 – Town Square Usage
Prejudicial	Councillor Adams	Minute 82 – Town Square Usage
Prejudicial	Councillor Brookes-Hocking	Minute 82 – Town Square Usage
Prejudicial	Councillor Nation	Minute 88a & b – Land Registry and Charity
Code of Conduct	Councillors Nation, Wright	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.

79. Public Question Time

None.

80. Chairman's Announcements and Meeting Management

The Chairman proposed bringing the Town Square Usage debate forward to before item 6 on the Agenda at the request of Councillor Finnegan.

81. General Purposes Committee Minutes

The minutes of the General Purposes Committee meeting of 5 February 2008 were approved and signed by the Chairman as a correct record with the following amendment:

Minute 71: amend "...Saturday mornings." to read "...Saturday afternoons."

82. Town Square Usage (Requested by Councillor Finnegan)

(Councillors Brookes-Hocking and Adams declared Prejudicial Interest and left the Chamber for the duration of this item.)

It was proposed that, in the light of the approval for an edge of town superstore and the consequent pressure on High Street shopkeepers, the Planning Authority be approached to grant permission for change of use of the Town Square to make better use of the space in support of Crediton traders. Members felt that with regard to the impending Devon County Council parking survey imminently reporting it would be untimely to debate this item at this stage. It was agreed to defer this item until after the meeting with the County Council lead officer.

83. Floral Crediton Working Party Minutes Notes

- a) The meeting notes of the Floral Crediton Working Group meeting of 25 February 2008 were received & noted.
- b) The recommendations of the Floral Crediton Working group were approved.

(Councillor Finnegan left the Meeting, Councillor Nation joined the Meeting)

84. Planning

Planning Decisions.

a) *Planning Applications.*

Comments made in respect of planning applications considered at this meeting are appended.

b) *Planning Applications and Items for Determination week ending Tuesday 4 March 2008.*

Application 08/00190/ARM was received after the Agenda was distributed and was tabled for Councillors. The Committee's comments are appended.

c) *To consider appointing a Town Council representative to attend the MDDC Planning Committee in light of the Council's Rescission of Decision on Application 07/02064/ARM*

Members were informed that Councillor Downes is due to attend this meeting as a Ward Member and was prepared to represent the Council's views. It was pointed out by another Ward Member that it would be advantageous for the Town Council to send it's own representative and it was agreed that this would be Councillor Brookes-Hocking.

Additionally, Members emphasised the lessons to be learned from this application in terms of what actually constitutes a 2 storey house and thus the importance of Councillors having up to date training.

d) *Strategic Housing Land Availability Survey*

The survey was received & noted. However, members considered that the entire document was incomprehensible to anybody other than a trained planner due to the technical jargon used throughout, without even a plain language summary. It was agreed to communicate this to the Planning Authority.

- e) *Draft Supplementary Planning Document – Air Quality*
The draft Supplementary Planning Document was received & noted.

85. Allotments

- a) The Assistant Clerk provided an update to the Committee on the overall situation regarding the allotments; namely.
- There is one vacancy which is likely to be filled shortly.
 - One more allotment is expected to come free at the end of the year.
 - A small plank bridge at the bottom of the Exhibition road site over a small drainage ditch is slightly wobbly and needs replacing or repairing. Councillor Adams agreed to replace this bridge at the same time as the installation of plot numbered posts.
- b) It was reported that the plot numbering project was now in possession of the posts which would be numbered and ready to install by the beginning of the week commencing 10 March 2008. Volunteers would, however be needed to assist with the installation. An example of the completed post was presented to members.
The Chairman then opened the meeting to questions from the public in accordance with Council Standing Order 40 and invited the representatives of the allotment Association to raise any queries they may have. Several minor queries on the plot numbering project were answered by members.
- c) The minutes of the Boniface Allotments Association were received and noted.
The Council's representative on the Association that he had contacted the Association Chairman prior to the meeting to tender his apologies. Additionally, it was agreed to revert to discussing the allotments once per month at the General Purposes Committee, if possible, and not at Town Council Meetings.
- d) There were no tenants issues.
- e) The Assistant Clerk presented a request from the tenant of plot 6A and 7A at Barnfield to adjust the shape of allotment 7A and therefore split the plot into 2 and release another plot to rent. This was agreed by members.

86. Sustainable Communities Draft Regulations and Guidance

The draft regulations for Sustainable Communities was received & noted:

87. Devon Authorities Unitary Status Review Request

The request to the Boundary Committee of the Electoral Commission to review proposals for unitary structures in Devon was received and noted. The dates of Devon County Council and DAPC briefing meetings were noted and the importance of the Council keeping abreast of developments was stressed by members. Concern was also expressed as to the possibility that the review process was merely an attempt to justify a predetermined decision. It was agreed that the Assistant Clerk would attend the DAPC meeting of 6 March 2008 and Councillor Brookes-Hocking attend the Devon County Council meeting of 12 March 2008.
(Councillor Brown left the meeting)

88. Land Registry and Charity

- a) *Land Registry:* (Councillor Nation declared a Prejudicial Interest and left the Meeting)
It was outlined to the Committee the difficulties in establishing the boundaries of Council property in the light of an incomplete set of deeds. It was pointed out that this may expose the Council to potential liabilities in any dispute. It was agreed, in principle, to outsource registering with the Land Registry, pending clarification of additional solicitors' costs and the manner in which the property will be valued.

b) *People's Park Charity*: (Councillor Nation remained outside the Meeting due to Prejudicial Interest)

It was outlined to the Committee members that the income from the People's Park Charity funds provided very little towards the upkeep of the Park and that the capital money could be used towards the project for the renovation of the Scout Memorial Gardens. It was agreed, in principle, that expert, external advice be sought on dealing with the Charities Commission to close the charity funds
(Councillor Nation re-entered the meeting)

GENERAL PURPOSES *(for discussion and recommendation)*

89. Town Guide

Members agreed to proceed with the Local Authority Publishing proposal for a Town Guide and agreed that a Council Working Group was needed to provide the contents. It was agreed that this should include other local people, external to the Council, especially The Chamber of Commerce, the Festival 2009 Committee and the Crediton Area History and Museum Society.

90. Scout Memorial Gardens

The landscape contractor's initial proposal and bid for the Scout Memorial Garden renovation had not been received by the time of the meeting. However, Councillor Wright updated members on the sponsored litter bin project and that woodchips had been sourced from Devon County Council for footpath resurfacing in People's Park.

91. Jockey Hill Speeding *(Item requested by Councillor Brown)*

Members were informed of the danger to pedestrians from speeding vehicles at the pedestrian access to the bungalows off of Longmeadows, near the top of Jockey Hill. It was also noted that the footpath on the opposite side of the road, to the South East of the top of Deep Lane, ended well short of the junction with Deep Lane, thus forcing pedestrians into the road near to Forches Cross, a potentially dangerous junction. It was agreed to request the Highway Authority to extend the footpath on the South West side of Jockey Hill to the junction with Deep Lane and to provide a pedestrian refuge by the access to the bungalows off of Longmeadows.

92. Union Terrace Seating *(Item requested by Councillor Adams)*

A request from a constituent for a seat to be re-instated on Union Terrace, between the house, St Brioche, and the nearby car parking bay. The request was considered sympathetically by members who agreed to investigate the costs of installing a new seat and how to fund this.

93. CORRESPONDENCE RECEIVED

1. MDDC - Notice of Motion:- National Concessionary Bus Fares Scheme.
2. Enjoy England - Brochure:- Celebrate St George's Day.
3. Crediton chamber of Commerce - Agenda and Minutes:- Meetings of 29 January and of 26 February 2008.
4. Mr John Boyle - Letter & e-mail response:- Loop system in the Council Chamber.
5. MDDC - Summons and Agenda:- Council Meeting of 27 February 2008.
6. SLCC, (Devon Branch) - Statement of Accounts:- As at 31 December 2007.
7. University of Exeter - Survey:- Market Towns Initiative and Beacon Towns Programme.
Cllr. Nation has volunteered to complete this.
8. EU - Regional Policy:- 2007-2013.

9. Andrew Smith; Costain - e-mail:- Proposed meeting/visit re. Tesco site development. Met the Town Clerk 28 Feb. 2008. Invite Costain's representative to address Town Council.
10. MDDC - Amendment to Agenda:- Council Meeting 27 February 2008.
11. EU - Inforegio:- No. 23 Sept. 2007.
12. SLCC - Larger Councils' Conference:- London, Thurs. 24 April 2008.
13. Crediton Festival 2009 Co-Ordinating Committee - Minutes:- Meeting of 22 October 2007.
14. Villages In Action - Press Release:- "The Polish Play" at Crediton Arts Centre.
15. Smith of Derby - Letter:- Retirement of Dave Clarke, Senior Clockmaker, maintainer of Crediton Town Hall Clock. Write to Smiths acknowledging thanks.
16. BT - Letter:- Late Payment charge notice. Clerk to continue seeking resolution or alternative supplier.
17. Highways Agency - Prohibition of Use:- The gap in the central reservation of the A30 at Fingle Glen.
18. DAPC - Confirmation of Training:- Current Legislation Training Thurs. 5 Jun. 2008.

BUSINESS BROUGHT FORWARD

94. Members were informed that thought needed to be given in advance to:

- a) Mayor Elect for the Municipal Year 2008-09.
- b) Future Council meeting dates.
- c) The agenda for the Annual Town meeting.
- d) The invitation list for the Annual Mayor's Reception.

These would all appear as agenda items for the next Town Council meeting. Additionally, the date for the presentation of Devon County Council's parking review survey still needs to be set.

Meeting closed at 21:37pm.

Signed:

(Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR GENERAL PURPOSES COMMITTEE MEETING 04/03/08

Planning Decisions – as notified by the Planning Authority:

DECISION	Type - Application Approved					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02382/FULL (02/01/08)	Mr J Cheffings Downe Farm Witheridge Tiverton EX16 8QF		land at NGR 282703 100649 Southfield Drive Crediton Devon	Conversion of redundant resevoir to dwelling	Mr Delwyn Matthews
DECISION	Type - Application Approved					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02425/FULL (02/01/08)	CDT Investments Ltd Compass Cottage Stoke Hill Exeter EX2 4RE	Charles E Ware & Son Richmond Road Exeter EX2 4JA	Belle Court High Street Crediton Devon EX17 3LF	Conversion and extension of disused garage and workshop to 2 flats.	Mr Keith Garside
DECISION	Type - Application Approved					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00022/CAT (07/01/08)	Mr & Mrs Chanin North View Cottage Union Road Crediton EX17 3AL		North View Cottage Union Road Crediton EX17 3AL	Notification of intention to fell 1 Laburnum within the Conservation Area.	Mr Charles Bladon

DECISION	Type - Application Approved					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/02273/FULL (09/01/08)	Mr I May 23 Mill Street Credton EX17 1EY	Mr D Tyler Space Architects 13 Hulham Road Exmouth EX8 3HS	23 Mill Street Credton Devon EX17 1EY	Erection of double garage	Miss Tina Maryan

DECISION	Type - Application Withdrawn					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00006/MFUL (09/01/08)	Mr R Stoye 117 High Street Credton EX17 3LG	Stephen Hargreaves Architecture and Design Ltd Beggars Roost Fore Street Morchard Bishop Credton EX17 6NX	Land at NGR 283335 100449 (Land Between The Manor House and Telephone Exchange) Parliament Street Credton Devon	Erection of 3 dwellings, 7 flats and formation of vehicular access and parking area	Mr Keith Garside

Planning Applications

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00242/FULL (20/02/08)	Mr John Rochester Spinnakers Four Mills Lane Credton Devon EX17 3BT		Spinnakers Gallery Ltd 107 High Street Credton Devon EX17 3LF	Change of Use of warehouse to Art Gallery with coffee shop (A3)	Miss Tina Maryan
	APPROVED -					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00243/LBCL (20/02/08)	Mr John Rochester Spinnakers Four Mills Lane Crediton Devon EX17 3BT		Spinnakers Gallery Ltd 107 High Street Crediton Devon EX17 3LF	Listed Building Consent for the change of use of warehouse to Art Gallery with coffee shop	Miss Tina Maryan
	APPROVED -					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00191/MFUL (20/02/08)	M.P.Redstone C/o Nigel Cant Sutton Farm New Buildings Crediton Devon EX17 4PS		Crediton Tool Hire Union Road Crediton Devon EX17 3AL	Erection of extension and conversion of building to provide 12 self contained apartments	Mr Delwyn Matthews
	OBJECTION - Due to the complete lack of on-street parking in the local vicinity and the additional pressure that would be brought to surrounding residential streets. Members would draw the Planning Authority's attention to the structural strengthening needed and thus the suitability of the building for conversion to residential use.					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00327/FULL (27/02/08)	Ms M Sharp & Mrs G Tomlinson C/O Keith Mortimer Upper Park 2 Searle Street Crediton EX17 2AT		Eloundra Peoples Park Road Crediton EX17 2DA	Erection of an extension	Miss Tina Maryan
	APPROVED -					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00307/FULL (27/02/08)	Reliant Building Contractor Ltd C/o Nigel Cant MRTPI Sutton Farm Newbuildings Crediton EX17 4PS		Land at NGR 283829 99476 Fordton Crediton Devon	Outline for the erection of industrial units (B1 and B2 use class) and formation of access	Mr Keith Garside
	OBJECTION - As the development is outside the settlement boundary and is inconsistent with the Local Area Development Framework's development areas. It is thus unsuitable for such a rural area, especially in light the new units being built alongside the new superstore.					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00222/FULL (27/02/08)	Hannon Homes C/o Hannon Young Broadmeadow Teignmouth	EJW Architects Baltic Wharf St Peters Quay Totnes TQ9 5EW	Landscore Service Reservoir Landscore Crediton Devon	Erection of 5 dwellings (Revised Scheme)	Mr Delwyn Matthews
	OBJECTION - Councillors reiterated their previous objections. The proposals were imposing and out of character with surrounding buildings/street scene and constituted over-development of a relatively small site. A three-storey development would have a severe impact on adjacent properties and the Conservation Area and would not preserve or enhance existing development. Concern was also expressed over implications for the highway; the development would exacerbate an already difficult situation for parking which could result in obstruction.					

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00190/FULL (06/02/08)	Mr & Mrs Huda 45 Threshers Crediton EX17 3JJ		45 Threshers Crediton Devon EX17 3JJ	Erection of two storey extension	Miss Tina Maryan
	NO OBJECTION - Councillors reiterated their previous comments. "Subject to the Planning Authority being satisfied that there is no undue adverse impact on neighbouring properties' amenities."					