



Credition Town Council



Minutes of the Meeting of the Town Council held on 15 May, 2007

Present: Councillors Miss J Harris (Chairman)
Mrs W Brown
Mr N Way
Mr R Adams
Mr D Nation
Mr P Finnegan
Mr R Wright

In Attendance: Clerk Mr M Maggs
Public 1
Press

AGENDA ITEMS

- 1. Apologies**
Received from Councillors Letch (personal commitment) and Downes (indisposed).
- 2. Declarations of Interest**

Personal	Councillor Nation	Minute 7b – 07/00681/FULL
Personal	Councillor Way	Minute 7b – 07/00681/FULL
Personal	Councillor Nation	Minute 7b – 07/00717/OUT
Prejudicial	Councillor Wright	Minute 7b – 07/00718/OUT
Prejudicial	Councillor Way	Minute 7b – 07/00718/OUT
Prejudicial	Councillor Harris	Minute 7b – 07/00812/CAC
Personal	Councillor Way	Minute 7b – 07/00485/FULL
Personal	Councillor Nation	Minute 7b – 07/00485/FULL
Prejudicial	Councillor Nation	Minute 7b – 07/00726/LBC
Code of Conduct	Councillor Nation Councillor Way Councillor Wright	As a member 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.

3. Public Question Time

The landlord of the King's Arms addressed councillors in respect of the recent licence application, which had been discussed by the Town Council at a previous meeting. He rejected claims made by councillors in the local press and asked councillors to consider support for an extension to the proposed CCTV system to assist in the detection of crime and anti-social behaviour.

The Chairman explained that the Council had considered it inappropriate to allow an extension to the existing opening hours in a predominantly residential area of the town. It was also explained that the existing implementation of a CCTV system was encountering problems and would not extend to that part of the town unless further funding was made

available. It was suggested that the landlord might consider attending a future meeting of the Crediton Local Area Group of the Community Safety Partnership to put forward his case for improved vigilance in this part of the town.

4. Chairman's Announcements

None.

5. Town Council Minutes

The minutes of the Town Council meeting held on 24 April 2007 were approved and signed as a correct record.

6. Matters Arising

Minute 264: The Clerk would inform Councillor Adams when an application had been submitted.

7. Planning

a) *Planning Decisions*

Noted. Decisions notified by the planning authority are appended.

b) *Planning Applications*

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

Councillors Way and Wright left the meeting for the duration of the debate on application 07/00718/OUT.

Councillor Harris left the meeting for the duration of the debate on application 07/00812/CAC.

Councillor Nation left the meeting for the duration of the debate on application 07/00726/LBC.

c) *Planning Applications and Items for Determination-week ending 15 May 2007*

1) *Planning Applications*

None.

2) *Items for Determination and Information*

None.

8. Finance

a) *Schedule of Accounts*

The schedule of accounts, numbers 002631 to 002654 amounting to £9613.50 was approved.

It was agreed that the signatories to the Town Council accounts (bank signatories) would be the Chairman, Vice-Chairman and Councillor Adams.

b) *Donation Requests*

None.

SPECIFIC AGENDA ITEMS

9. Crediton Hospital

It was reported that many people were anxious and concerned about the future of the hospital and wished to make their feelings known. A petition had been started. Assurances had been given that the views of members of the public would be heard. To this end, it was agreed that the Clerk should write to the Mid Devon PCT and the Partnership Trust requesting a public meeting where the petition could be presented.

10. Vacancies in the Office of Town Councillor

The Clerk provided an explanation on the procedure following an uncontested election. It was important to recognise the value placed on gaining a proper electoral mandate. Failure to gain the 80% elected membership would prevent the Council from gaining Quality Status.

In view of the difficulties and costs associated with calling a by-election, it was decided to fill the three vacancies by co-option. The Clerk was instructed to advertise the vacancies in the normal manner. Applications would be considered at the June Council meeting.

11. Unitary Authorities

a) *Consultation Paper*

The paper was noted with the following comments:

- Insufficient information in relation to the effect unitary status may have on town and parish councils
- More information on existing unitary structures would have been valuable
- Impact of unitary authorities on neighbouring areas should be taken into account
- Where possible unitary authorities should complement adjacent structures
- Emerging unitary authorities are unlikely to be viable with populations under 250k

b) *Exeter Unitary Authority*

Members expressed serious concern over the potential implementation costs. Doubts were voiced over the estimated £20 million being sufficient. Experience in Torbay and Plymouth proved that costs to the local tax payer were considerably more than anticipated. Without a large population base (in excess of 250k), unitary status was considered unsuccessful and not viable. Value for money was a vital element in any decision to grant unitary status.

Members considered it unfortunate that other authorities in Devon did not decide upon merging to create larger units. Any future proposals for unitary authorities involving the merger of existing principal authorities would be ineffective if Exeter was lost.

Little consideration was being given to the effect on the rest of Devon and members believed the change would be disruptive and excessively costly. Without Exeter, the rest of the county would be an essentially rural area forced to share the additional costs of providing essential services, particularly the roads infrastructure.

Unitary status for Exeter would result in the worst of all options where the capital city would be divorced from the county leaving Exmouth as the largest town.

Crediton is in the Exeter travel to work area and, as a result, people in this area have a degree of ownership over their place of work. Members felt it appropriate for those people who live within commuting distance of Exeter be allowed to express a view on unitary status.

On this basis, it was agreed to object to the proposals for unitary status for Exeter. The Clerk to inform DCLG (Department for Communities and Local Government) and DCC.

12. Revised Model Code of Conduct

Having previously circulated details to members, the Clerk provided a brief explanation of the changes and adoption procedure. He hoped the Council would be in a position to adopt the revised code at the next Council meeting (19 June).

The Chairman emphasised the importance of attending the training session planned for 21 May at the Boniface Centre.

It was agreed to note the revisions, pending adoption at a later meeting.

13. Upper Deck Project

It was agreed to offer a formal vote of thanks to the Chairman and all members of the Upper Deck Restoration Group for their hard work and considerable efforts in achieving a successfully completed project. The Clerk to action.

14. Peoples Park

A member was concerned about the appearance of recently treated boundary areas. The Clerk explained that the process was necessary to reduce grass cutting and costs. The areas would recover very quickly. However, he agreed to discuss the issue with the groundsman to minimise the impact of future treatments.

The problem with vehicles overriding the kerbs and damaging the grass verge adjacent to Peoples Park Road was also discussed. It was agreed that the Clerk and the County Ward Member would contact DCC Highways and investigate the possibility of installing bollards as a preventative measure.

15. Bandstand

The Clerk had received and circulated a letter from MDDC outlining the need to renew the Council's lease on the Bandstand at Newcombes Meadow. It was agreed to defer the matter for further advice.

16. CCTV

In view of the confidential nature of the business to be transacted, it was considered advisable, in the public interest, that the press and public be temporarily excluded and instructed to withdraw.

To minimise inconvenience to members of the press, the item would be debated last, after agenda item 18 (Business Brought Forward).

17. CORRESPONDENCE RECEIVED

1. Involve - details on training programme April to December 2007.
2. Mrs E Cotton - letter on parking issues. Replied and passed to MDDC.
3. DAPC - training course - Working with your Environment.
4. Councillor Adams - copy email - suggestion for St Lawrence Green Bus Bay.
5. Mr K Barker - letter announcing successful Lottery grant for Saxon Crediton project.
6. Devon & Cornwall Constabulary - letter acknowledging TC as recent victim of crime (stolen blue plaque).
7. DCC - Minerals & Waste Development Framework - Consultation.
8. MDDC - press release on Town Square opening.
9. MD Transport Group - invitation to Stakeholder Forum on 18 May in Exeter.
10. MDDC - letter on naming of development off Albert Road. Street Naming & Numbering procedures.
11. MDDC - Declaration of Result of Poll - MDDC Crediton Town.
12. Miss N Huntley - offer of photographs of Town Square opening.
13. Mrs J Chudley - contact details for Creedy Walkers Group.
14. DAPC - email on progress of Local Government and Public Involvement in Health bill.
15. MDDC - agenda and papers for Annual Meeting - 16 May.
16. Mrs A Hughes - planning enquiry about development at Western Lodge. Replied and passed to appropriate authority.
17. MD Community Safety Partnership - minutes of meeting 12 April.
18. Mr D Voysey - letter on policing - replied and passed to appropriate authority - response attached.
19. MDDC - reply to enquiry about Town Square retail units.
20. Involve - MD Inter Agency Forum agenda for 23 May in Tiverton.
21. Wildbore & Gibbons - confirmation of renewal of St Boniface trademark.

BUSINESS BROUGHT FORWARD

18. Parish Lengthsman

The Clerk reported that the Parish Lengthsman would be carrying out duties in the town from 16 July for 10 days. Members were asked to contact the Clerk with any matters needing attention. Weed spraying of roads and pavements would take place on 4 June.

19. Police

The Clerk reported that the Police would be taking action on illegal parking in the Town Square despite the perceived difficulties associated with enforcement.

20. Planning Application

The Clerk had received a letter from the Public Affairs Consultant to the Tesco Crediton Project requesting an opportunity to present its amended design for a new store. Agenda item at next meeting.

PART TWO

21. CCTV

The Clerk outlined recent difficulties with the installation of the CCTV system. Members agreed that it was not the Town Council's project or its responsibility to ensure completion of the installation. The Clerk was asked to liaise with other officers to focus action on the completion of the existing installation.

22. Administration

The Clerk and Chairman provided an update on the recruitment of an Assistant Town Clerk. Mr Martin Ashley was appointed to the post. The appointment would be confirmed following the satisfactory completion of a probationary period.

Meeting closed at 10.15 pm.

Signed:

(Chairman)

Date:

PLANNING DECISIONS AND APPLICATIONS FOR TOWN COUNCIL MEETING 15 MAY 2007

Planning Decisions

As notified by the Planning Authority:

DECISION	Type - Application Refused					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00365/FULL (26/04/2007)	Mr & Mrs D Ledger 6 Alexandra Way Crediton Devon EX17 2EA	Kester Merrington K & K Architects Aller Cottage Aller Road Dolton Winkleigh EX19 8PP	6 Alexandra Way Crediton Devon EX17 2EA	Installation of raised decking with storage under	Mr Jeremy Ebdon
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00278/FULL (26/04/2007)	Mr & Mrs Hamlin 5 Mount Road Rochester Kent ME1 3NG		10A North Street Crediton Devon EX17 2BT	Re-roofing and alterations to existing single storey extension	Mr Charles Bladon
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00368/LBC (26/04/2007)	Wotham Hills & Jaques 130A High Street Crediton Devon EX17 3LQ	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	Wotham Hills & Jaques 130A High Street Crediton Devon EX17 3LQ	Listed Building Consent for internal alterations	Mr Charles Bladon

DECISION	Type - Application Appeal					
	Number	Applicant	Agent	Location	Proposal	Officer
	06/02435/OUT (27/04/2007)	Mr A B Courtis C/o Nigel Cant Planning Sutton Farm New Buildings Crediton EX17 4PS	Nigel Cant Planning Sutton Farm New Buildings Crediton EX17 4PS	21 Victoria Crescent Crediton Devon EX17 1DZ	Outline application for the erection of a dwelling and formation of access	Mr Jeremy Ebdon
DECISION	Type - Application Refused					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00487/FULL (10/05/2007)	Mr & Mrs P Newberry 42 Spruce Park Crediton Devon EX17 3HG		42 Spruce Park Crediton Devon EX17 3HG	Formation of hardstanding with associated access	Mr Charles Bladon
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00483/LBC (10/05/2007)	Mr A Jenkins Priory Cottage Church Street Crediton Devon EX17 2AQ	Barry Honeysett Bathurst House Smythem Street Exeter EX1 1BN	Priory Cottage Church Street Crediton Devon EX17 2AQ	Listed Building Consent for internal alterations	Mr Jeremy Ebdon
DECISION	Type - Application Withdrawn					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00360/FULL (10/05/2007)			122 - 123 High Street Crediton Devon EX17 3LQ	Change of use of ground floor from A1 retail to A2 estate agency	Mr Jeremy Ebdon

Planning Applications

The Town Council considered the following applications:

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00681/FULL (25/04/2007)	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 (Revised Scheme) and conversion of existing garage to store	Mr Charles Bladon
APPROVED - subject to ensuring that the store is used solely for domestic purposes.						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00713/FULL (25/04/2007)	Reynolds Associates 2 St Davids Hill Exeter Devon EX4 3RG	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	109A High Street Crediton Devon EX17 3LF	Change of use from Office to Residential and erection of extension	Mr Delwyn Matthews
APPROVED						
APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00714/LBC (25/04/2007)	Reynolds Associates 2 St Davids Hill Exeter Devon EX4 3RG	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	109A High Street Crediton Devon EX17 3LF	Listed Building Consent for the erection of extension following demolition of existing extension, conversion of existing window to door together with various internal alterations	Mr Delwyn Matthews
APPROVED						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00764/FULL (25/04/2007)	Mrs M Tucker 11 Victoria Crescent Crediton Devon EX17 1DZ	L G Playle Forge Newton St Cyres Exeter EX5 5BY	11 Victoria Crescent Crediton Devon EX17 1DZ	Erection of extension	Mr Charles Bladon
APPROVED						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00718/OUT (25/04/2007)	John Cummings Altaso Threshers Crediton Devon EX17 3NL		Land at NGR 282011 100555 Western Road Crediton Devon	Outline for the erection of 4 dwellings with associated parking	Mr Jeremy Ebdon
NO OBJECTION - Councillors expressed concern over the height of the flank wall (adjacent to hospital) and requested that every effort be made to lower the height when considering the full application.						

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00781/LBC (02/05/2007)	Mr & Mrs P Whitby 2 Taw Vale Terrace Fordton Crediton Devon EX17 3BU	Mr L G Playle Forge Newton St Cyres Exeter EX5 5BY	2 Taw Vale Terrace Fordton Crediton Devon EX17 3BU	Listed Building Consent for installation of rooflights	Mr Charles Bladon
APPROVED - subject to the Planning Authority being satisfied that there will be no over-looking of adjacent properties.						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00812/CAC (02/05/2007)	Profive Ltd Suite D Pinbrook Court Venny Bridge Exeter Devon	EJW Architects Baltic Wharf Business Centre St Peters Quay Totnes Devon TQ9 5EW	16 & 17 Charlotte Street Crediton Devon EX17 3BE	Conservation Area Consent for the demolition of redundant garage	Mr Keith Garside
APPROVED						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00485/FULL (09/05/2007)	T. Connell Crediton Food Fayre 19-21 High Street Crediton Devon EX17 3AH	AJH Buildplan 13 Hedgrow Close Crediton EX17 1DB	Crediton Food Fayre 19-21 High Street Crediton Devon EX17 3AH	Conversion of vacant residential rooms to separate dwelling	Mr Delwyn Matthews
NO OBJECTION						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00717/LBC (09/05/2007)	Cheldon Management Ltd 12 Popham Close Blundells Road Tiverton Devon EX16 4GA	Mr E Holden, Dip,Arch., RIBA Architect Tanners Yard 100 High Street Crediton EX17 3LF	Cheldon Management Ltd 26 High Street Crediton Devon EX17 3AH	Listed Building Consent for the demolition of buildings to rear, erection of extension to provide storage and pedestrian access/terrace and various internal and external alterations	Mr Keith Garside
APPROVED						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00726/LBC (09/05/2007)	Ms C Nicholl 31 High Street Credton Devon EX17 3AJ		Charlesworth Nicholl & Co Solicitors 31 High Street Credton Devon EX17 3AJ	Listed Building Consent for installation of hanging sign	Mr Charles Bladon
APPROVED						

APPLICATION	Type - Application Number	Applicant	Agent	Location	Proposal	Officer
	07/00850/ADVERT (09/05/2007)	Lloyds TSB Cannons House Cannons Way Bristol	Futurama Ltd Olympia House Metro Park 45 Middleton Grove Leeds LS11 5TY	Lloyds TSB Bank Plc 30 High Street Credton Devon EX17 3AH	Advertisement consent for the erection of an externally illuminated projecting sign	Mr Charles Bladon
APPROVED						