



Credition Town Council



Minutes of the Meeting of the Town Council held on 18 March, 2008

Present:

Councillors	Miss J Harris (Chairman) Mr J Downes (Vice Chairman) Mrs A Hughes Mr W Brown Mr F Letch Mr N Way Mr R Adams Mr P Finnegan Mr D Nation Mr R Wright
--------------------	--

In Attendance:	Assistant Clerk Press	Mr M Maggs 2
-----------------------	--	-------------------------------

AGENDA ITEMS

229. Apologies

Apologies were received from Councillor Brookes-Hocking (business commitment).

230. Declarations of Interest

Prejudicial	Councillor Adams	Minute 231
Prejudicial	Councillor Harris	Minute 231
Personal	Councillor Harris	Minutes 238, 252, 261
Personal	Councillor Brown	Minutes 238 and 261
Personal	Councillor Wright	Minutes 231, 238 , 252 and 261
Personal	Councillor Nation	Minutes 231, 238, 252 and 261
Personal	Councillor Way	Minute 231
Personal	Councillor Adams	Minute 247 and 252
Prejudicial	Councillor Brown	Minute 255(18)
Prejudicial	Councillor Downes	Minute 255(18)
Prejudicial	Councillor Wright	Minute 255(18)
Code of Conduct	Councillors Downes Nation Way 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.

231. Presentation by Costain Limited

The Chairman and Councillor Adams declared prejudicial interests and left the meeting for the duration of the presentation. The Vice Chairman chaired this item.

The Customer Information Manager for Costain Limited introduced himself, provided a brief summary of his company's association with Tesco and presented an overview of the proposed works. A copy of the presentation slides is appended.

A short question and answer session followed revealing that:

- Works would start in July 2008 for store opening in Spring 2009, possibly before
- Phase 1 would include an 8 week period of A377 roadworks which would be strictly controlled to ensure minimal disruption. Councillors again emphasised the need for a properly manned traffic control
- Phase 2 would last approximately 5 weeks
- Phases 3 and 4 would be progressed as part of the whole project but would be completed in its entirety
- Up to £2 million had been agreed as part of a S106 agreement
- £15,000 had been earmarked for improvements to the railway station
- DCC were progressing issues with the proposed second town bus service with a contribution of £300,000
- Contributions to local schools and education would form part of the agreement
- Costain also had a community fund which could support community projects and any requests for funding would be channelled through the Town Council.

232. Public Question Time

None.

233. Chairman's Announcements

The Chairman announced the resignation of Councillor Sansom due to work commitments. She would formally write accepting the resignation and acknowledging Councillor Sansom's efforts. The Clerk had prepared a Notice of Vacancy which would be posted on 20 March.

234. Town Council Minutes

The minutes of the Town Council Meeting held on 19 February 2008 were approved and signed as a correct record.

235. Matters Arising

Minute 226(4): proposals were in hand and costings provided.

Minute 227: the Clerk reported that DCC and their consultants would be happy to make a presentation at the Annual Town meeting and details should be available, in draft form, in advance of that meeting.

236. General Purposes Committee Minutes

a) The minutes of the General Purposes Committee meeting held on 4 March 2008 were received and noted with the following addition after "for the duration of this item.":

"The Vice Chairman of the Committee (Councillor Letch) took the chair for this item."

b) The recommendations of the General Purposes Committee held on 4 March 2008 were approved.

237. Matters Arising

None.

238. Administration & Personnel Sub Committee Minutes

The Clerk left the meeting for the duration of discussion on this item. Councillor Brown declared a personal interest.

a) The minutes of the Administration & Personnel Sub Committee meeting held on 25 February 2008 were received and noted.

b) The recommendations of the Administration & Personnel Sub Committee held on 25 February 2008 were approved.

Councillor Brown requested a discussion in Part Two on the informal staff grievance. This was agreed; further debate was deferred to the end of the meeting.

239. Matters Arising

None.

240. 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.

c) *Items for Determination*

None.

241. Finance

a) *Schedule of Accounts*

The schedule of accounts, numbers 002771 to 002779 amounting to £7304.03 was approved.

b) *Donation Requests*

None. The Clerk reported that following the approved recommendation of the Finance Committee all outstanding requests for donations would be presented at the April Council meeting – in the new financial year.

242. Council Administration & Arrangements for Municipal Year 2008/9

a) Councillor Letch was appointed Mayor Elect for the municipal year 2008/2009.

b) The meeting schedule for the remainder of the municipal year 2008/2009 was approved with one amendment (appended).

c) The Chairman announced that the Annual Mayor's reception would be held in the Boniface Centre at 7.00pm on Tuesday 13 May 2008.

d) The Clerk's suggestion for a presentation on the Parking Review at the Annual Town Meeting was approved. The Clerk to make arrangements.

243. Councillor Reports

a) *Under-age Drinking Project (MDDC ward member - Councillor Wright)*

A report was given on a recent presentation by the Police at the Boniface Centre. The project was set up to work with under-age drinkers; ages ranging from 13 to 17. Under-age drinkers were picked up by Police, drinks were confiscated and parents contacted. Persistent offenders were invited to join the project with 15 attending the first session. Officers from other agencies provided demonstrations on the effects of alcohol abuse. The project was generally well received with good comments of support from young people. The project will be repeated later in the year and will be expanded to other areas.

b) *Chamber of Commerce (MDDC ward member and Town Council representative – Councillor Nation)*

Brief report following the last Chamber of Commerce meeting which concentrated on the problem with young motorists at Down End and CCTV. Copies of minutes are circulated in the correspondence file.

c) *Crediton Hospital Campaign Group (MDDC ward member and Town Council representative – Councillor Nation)*

Following the group's representations, replies had been received from three agencies. The response appeared conciliatory but short on detail. The next meeting of the group would be on 9 April in the Council Chamber.

d) *Twinning (MDDC ward member and Town Council representative – Councillor Downes)*

The Councillor announced his resignation from the Twinning Association and had been replaced by Councillor Hughes.

- e) *Climate Change Group (MDDC ward member and Town Council representative- Councillor Wright)*
Discussion at recent meetings had involved proposals for a tree planting programme. The group was keen to work closely with the Council, particularly at Peoples Park and the allotments.

SPECIFIC AGENDA ITEMS

244. Royal Garden Party 2008

The Chairman explained the process of selection. Nominations could only be accepted for councillors or staff. Councillor Letch was nominated and his name would go forward to the county ballot.

245. St Lawrence Green

Councillor Downes explained that he would value the Council's views on his suggestion to reinstate parts of the town's historic interest in an attempt to improve the street scene. He continued to describe his proposal to reinstate the wrought iron railings at St Lawrence Green for initial consideration.

Support for the scheme was qualified by concerns over the potential costs with some councillors considering that the undergrounding of existing overhead cables in this area would provide a greater improvement to the street scene.

All members agreed that this suggestion should form part of a wider and more comprehensive plan. Progress on setting up the working group to assist with the preparation of a town (town council) plan was proceeding.

It was agreed that Councillor Downes should provide details on initial costings for presentation at a future meeting after which the views of local residents should be sought. The Clerk agreed to provide contact details for a local blacksmith.

246. Market Street Traffic Management

Councillor Downes outlined the problems with traffic causing grid-locking in Market Street with tailbacks onto the High Street. He suggested that the Council should contact the Highway Authority with a request to investigate the problems and seek a solution.

It was generally accepted that a problem existed particularly at the junction of the High Street and possible solutions were considered.

It was agreed to defer further discussion on this issue until the results of the Parking Review and Survey were published.

247. High Street Trees

Councillor Downes presented his suggestion to plant trees at carefully selected locations on the High Street. He considered that the existing street scene was very bare and unattractive.

He agreed to prepare a more detailed proposal with costings for presentation at a future meeting. Additionally, he agreed to look at the possibility of gaining public support.

248. Production of Town Guide

Following discussions and agreements at previous meetings, the Chairman emphasised the need to confirm the Council's commitment by authorising the signing of the production contract. This was agreed.

The following councillors would form the core of the working group membership:

Councillors Nation, Brookes-Hocking and Downes.

Additional members from local groups (History Society, Photographic Club, Chamber of Commerce etc) would be invited to attend the first meeting.

249. Boundary Committee & Unitary Status

The Clerk had provided up to date information on the various options. Several councillors provided additional information following attendance at briefing meetings.

It was agreed that, at this stage, the Council would not express a preference for any particular option. However, there was a perception that Town and Parish Councils would be expected to take on more responsibility under a new Unitary Authority. The Council

requested that the Boundary Committee looked at ways of ensuring that appropriate powers were in place to assist Town and Parish Councils in taking on these responsibilities without their communities incurring additional costs i.e. the Boundary Committee should consider building-in an element to address the problem of double taxation.

250. Peoples Park – Scout Memorial Gardens

The initial scoping plans were presented and it was proposed that a working group be set up to examine the suggestions in greater detail and to help progress the funding programme. This was agreed; membership would comprise Councillors Wright, Hughes and Brown; additional members would be recruited from the community with a suggestion from the Clerk that the Chairman of the recently completed Upper Deck Restoration Project be invited to attend the first meeting. The Clerk and Councillor Wright would be attending a meeting on 20 March with the MDDC Grants and Funding Officer.

251. Parish Lengthsman

Noted.

A problem was reported at George Hill (accumulation of leaf debris at the base of hedges/pavements) which the Clerk agreed to report to the Highway Authority.

252. Plastic Bag Free Crediton

A member outlined the work of the Climate Change Group and explained that the inspiration for the initiative came from the very successful scheme at Modbury. The Chamber of Commerce had responded positively and he suggested that the Town Council should consider lending its support in principle. A financial contribution to the scheme could be considered at a later stage when more detail would be available.

It was agreed, unanimously, that the Council should provide initial support, in principle, and that funding would be considered on receipt of a formal application for grant assistance. It was also agreed that the Town Seal should, if possible, be incorporated in the design of the proposed Crediton Bag.

253. Consultation Document – Local Petitions & Calls for Action

Noted.

254. CCTV

Deferred to Part Two discussion at end of meeting.

255. Correspondence Received

- 1) Chief Constable D&C Police – letter on developments and progress.
- 2) DCC – Notice of Temporary Prohibition of Through Traffic – Westwood Road, 21 to 25 April inclusive – Telecomms work.
- 3) DCC – Spring Newsletter – Devontalk
- 4) Devon NHS PCT – Devon Strategic Framework for Health & Social Care – future agenda item at Councillor Nation's discretion.
- 5) DAPC – Newsletter March/April 2008 – latest information on QS and Notice of meetings.
- 6) DAPC – important information on Local Government and Involvement in Health Act 2007
- 7) DAPC – CCD Members Forum Field Visit 2008 (Multi-use Community Buildings) at Ivybridge on 14 July – booking form
- 8) DAPC – questionnaire on DAPC AGM – Clerk to pass to DAPC representative.
- 9) MDDC/Westcountry Energy Action – details and booking form on Warm Zones Seminar to be held in Boniface Centre on March 28
- 10) Standards Board for England – March 2008 Newsletter
- 11) Boundary Committee for England – leaflet on Structural Review in Devon
- 12) DCC – email detailing Town & Parish Listening Events on Structural Review.
- 13) SLCC – Regional Conference – Plymouth – 14 May
- 14) DCC – exchange of emails on presentation of Parking Review Survey
- 15) DCLG – LGPS Pension Changes Newsletter – March 2008
- 16) Local Police – exchange of emails on parking issues at Peoples Park Road
- 17) CCG (Climate Change Group) exchange of emails on improving communication links and future co-operation on projects

- 18) MDDC – Grants & Funding Officer – holding email on SLA funding agreement for Crediton Community Transport. Full letter to follow. (Councillors Downes, Wright and brown declared prejudicial interests and left the chamber for the duration of the discussion on this item).

BUSINESS BROUGHT FORWARD

256. Partnership Toilets

The MDDC ward member reported that he had been exchanging emails over the need for an increased contribution to support the partnership toilets at the Old Town Hall. He was concerned that the facility might be removed.

257. Link Road

The DCC ward member had attended the recent Executive meeting where confirmation was received that work was progressing well. A delay had resulted in a need for additional surveys requested by land owners. The soil and topographical surveys had been completed. The flood risk assessment work should be completed within the next few weeks following a recent meeting with consultants. It was estimated that it would take a further 2 to 3 months to prepare the documentation for public consultation – public exhibition.

258. Car Park – Butt Parks/Spruce Park

Problems were reported with the condition of the car park. MDDC ward members were making representations on this issue. MDDC were making arrangements for a temporary repair; a more permanent solution would take longer.

259. Allotment Plot Numbering

It was reported that the new plot numbering posts had been installed.

260. S106 Agreement

It was confirmed that the retention period for S106 payments for the supermarket development had been set at 10 years from the date of signing.

PART TWO ITEMS

That in view of the sensitive and confidential nature of the business about to be transacted, it is advisable, in the public interest, that the press and public be temporarily excluded and they are instructed to withdraw.

261. Administration and Personnel – Staff Grievance

The Clerk left the meeting for the duration of discussion on this item. Councillor Brown declared a personal interest.

It was agreed that it should be made clear that the grievance was, at all stages, informal and that the outcome (as detailed in the A&PSC minutes) was part of this process (9 in favour, 0 against, 1 abstention – Councillor Brown).

262. CCTV

The Clerk had presented an incomplete draft report which would detail the requirements and outstanding actions. The Chairman updated members following a meeting between Councillors Adams, Wright, the Clerk and herself. Councillor Wright provided details on the current position and emphasised the need to address all outstanding issues before the final “sign off” on the equipment. A list of these items was prepared for presentation to the contractors. It was agreed that privacy masking was an essential requirement of this process. It was further agreed to allow the Clerk to complete his report in order to facilitate a full and informed debate at the next Council meeting and before any further decisions or critical decisions were made.

Meeting closed at approximately 11.00 pm.

Signed:

(J Harris, Chairman)

Date:

ABOUT COSTAIN

- **COSTAIN LTD ARE ONE OF THE TOP 10 CIVIL ENGINEERING COMPANIES IN THE UK.**
- **WE UNDERTAKE MAJOR PROJECTS THROUGHOUT THE WORLD.**
- **RECENT PROJECTS WE HAVE BEEN INVOLVED WITH AND HAVE BEEN COMPLETED OR ARE UNDERWAY ARE:**

ABOUT COSTAIN

- **St PANCRAS STATION LONDON**
- **TERMINAL 5 HEATHROW**
- **THE PORTH RELIEF ROAD S.WALES**
- **M27 WIDENING SOUTHAMPTON**
- **THE RYDER CUP M4 LINK ROAD S.WALES**
- **M42 WIDENING WEST MIDLANDS**
- **WEST BAY HARBOUR DORSET**
- **THE CHANNEL TUNNEL**
- **TESCO STORES AT ILFRACOMBE, BRAUNTON, YEOVIL AND DOZENS OF OTHERS AROUND THE UK**

ABOUT COSTAIN

- COSTAIN LTD ARE ONE OF THE MOST ENVIRONMENTALLY PROACTIVE COMPANIES IN THE UK
- COSTAIN LTD WERE THE SAFEST COMPANY TO WORK FOR IN 2007



ABOUT COSTAIN

ALL COSTAIN SITES ARE SIGNED UP TO THE CONSIDERATE CONSTRUCTORS SCHEME AND/OR CEEQUAL (CIVIL ENGINEERING ENVIRONMENTAL QUALITY ASSESSMENT)

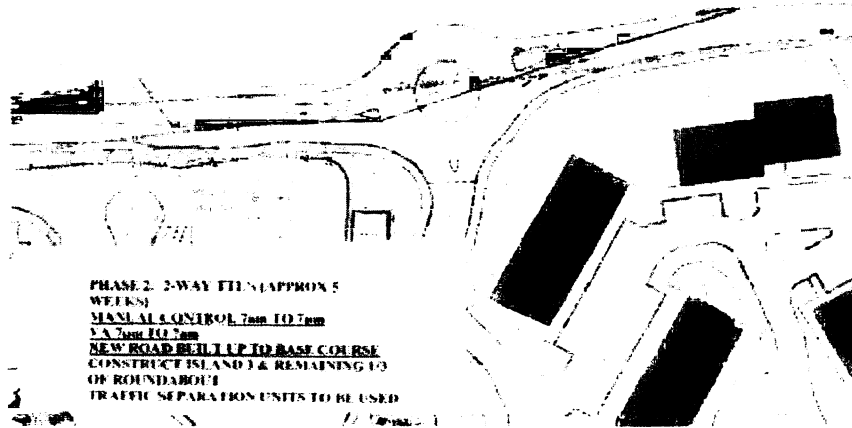




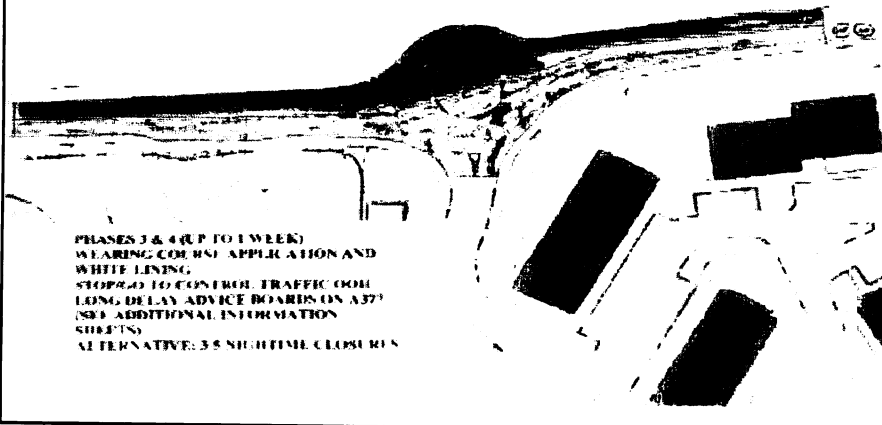
THE BASIC PLANS
PHASE 1

- TO CLEAR THE SITE FOR THE MAJOR WORKS AND CONSTRUCT THE WILDLIFE CONSERVATION AREA
- TO CONSTRUCT A ROUNDABOUT ON THE A377 AND ROAD INFRASTRUCTURE INTO THE SITE
- TO CONSTRUCT THE STORE, PETROL STATION AND CARPARKS

ROUNDAABOUT PHASE 2



ROUNDAABOUT PHASES 3 & 4



PHASE 2

- THE CONSTRUCTION AND REFURBISHMENT OF THE HOUSING.
- CONSTRUCTION OF THE PUB/RESURANT AND POSSIBLY HOTEL

PHASE 3

- CONSTRUCT THE SMALL BUSINESS UNITS
- CONSTRUCT THE OFFICE UNITS
- LANDSCAPE AND PLANT THE WHOLE SITE

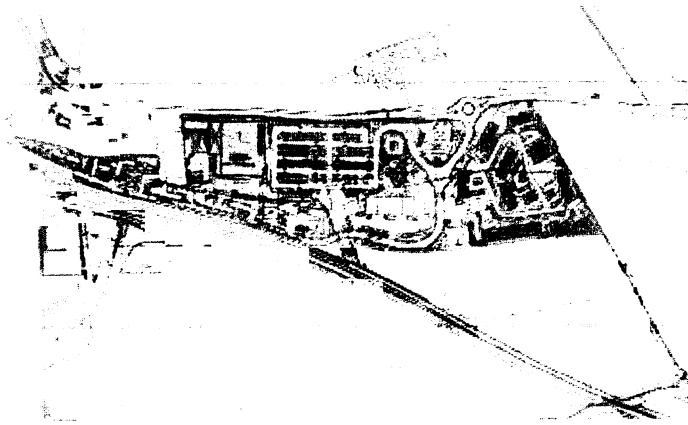
OUTLINE OF THE SITE AREA



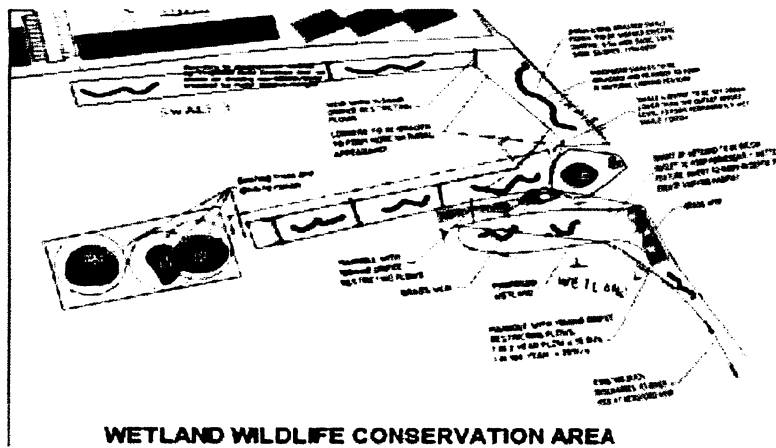
AIR VIEW WITH OUTLINE



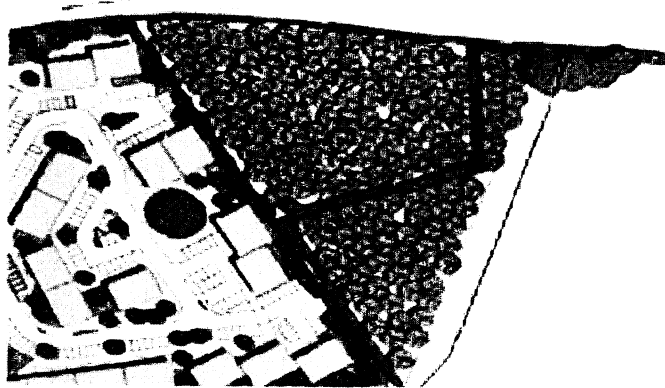
SITE LAYOUT



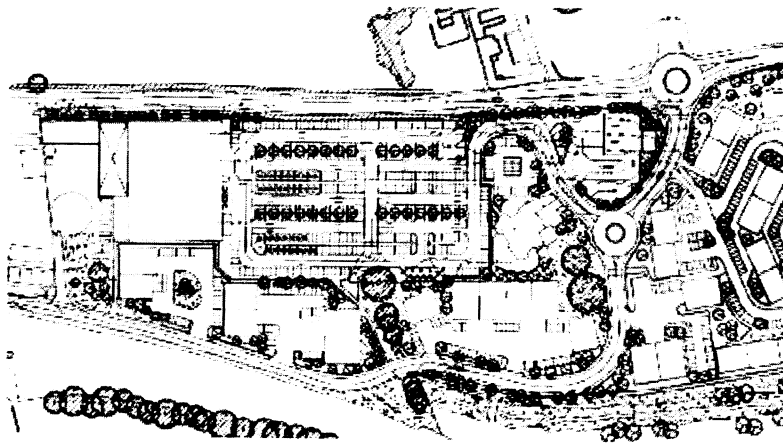
WILDLIFE CONSERVATION AREA 1



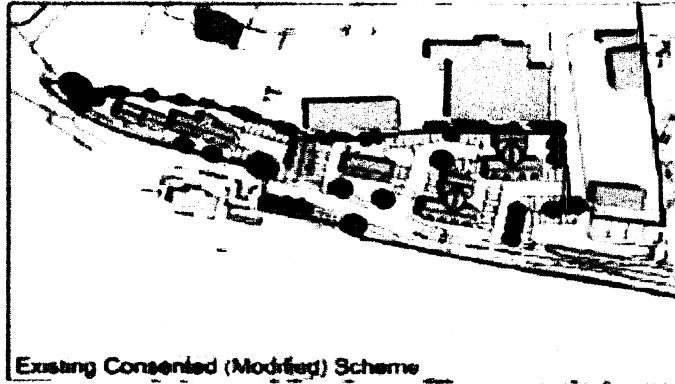
WILDLIFE CONSERVATION AREA 2



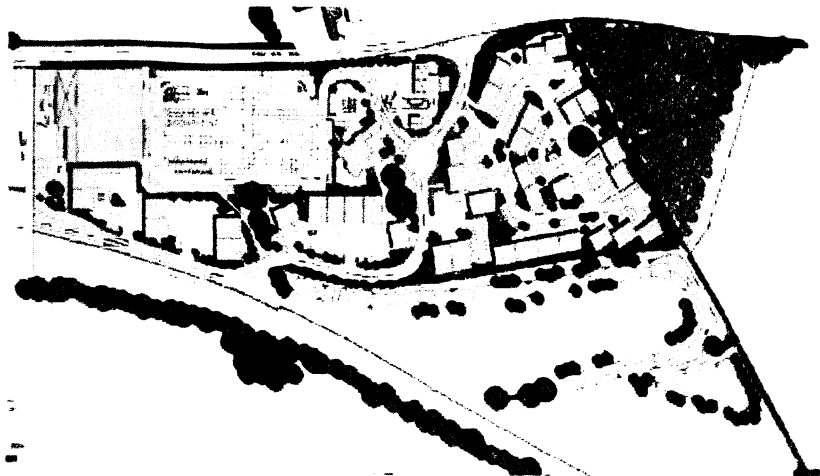
STORE DETAIL



HOUSING DEVELOPMENT



FINISHED SITE



PLANNING DECISIONS AND APPLICATIONS FOR TOWN COUNCIL MEETING 18/03/08

Planning Decisions – as notified by the Planning Authority:

DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00039/FULL (09/01/08)	Mr S Reed C/o Mr W Porritt Bargains Farm Spreyton Crediton EX17 5AL		The Bungalow Charlotte Street Crediton Devon EX17 3BE	Conservation Area Consent for the demolition of dwelling	Mr Delwyn Matthews
DECISION	Type - Application Granted					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00025/FULL (23/01/08)	Mr T Howes Royal Mail Group PLC Colnebank House St Peter Street Colchester CL1 1HY	Mr P Irons Vickery Holman Pembroke House Southernhay Gardens Exeter EX1 1UN	Post Office Hawkins Way Crediton Devon EX17 1HX	Erection of office extension	Miss Tina Maryan
DECISION	Type - Decision Pursuant - Conditions on Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	07/00703/FULL (10/03/08)	Glendower Trust C/O Keith Mortimer Upper Park 2 Searle Street Crediton Devon EX17 2AT		Crediton Railway Station Station Yard Crediton Devon EX17 3BY	Erection of 12 flats and associated parking	Mr Keith Garside

Planning Applications

The Town Council considered the following applications:

APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00404/FULL (05/03/08)	Mr D Dennis Development Projects Ltd Caseley Lustleigh Newton Abbott TQ13 9TN	Mr S Capewell CAPCAD Ltd 4 Bathern Road Southam Fields Exeter EX2 7QE	56 East Street Crediton Devon EX17 3BA	Conversion of hairdressing and beauty salon to 1 flat, and demolition of toilet block at rear	Mr Delwyn Matthews
	APPROVED -					
APPLICATION	Type - Application					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00394/FULL (05/03/08)	Mr John Tydeman 32 Avranches Avenue Crediton Devon EX17 2HB	Mr Mark Crawford Downside Cottage Yeoford Crediton Devon EX17 5EX	32 Avranches Avenue Crediton Devon EX17 2HB	Erection of first floor extension and single storey extension	Miss Tina Maryan
	APPROVED -					
APPLICATION	Type - Application (Revised Plan)					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00242/FULL (06/03/08)	Mr John Rochester Spinnakers Four Mills Lane Crediton Devon EX17 3BT		Spinnakers Gallery Ltd 107 High Street Crediton Devon EX17 3LF	Change of Use of warehouse to Art Gallery with coffee shop (A3)	Miss Tina Maryan
	APPROVED -					

APPLICATION	Type - Application (Revised Plan)					
	Number	Applicant	Agent	Location	Proposal	Officer
	08/00243/LBCL (06/03/08)	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
	08/00434/FULL (12/03/08)	Mr & Mrs Parkinson 35 Tuckers Meadow Crediton Devon EX17 3NU	Mr Phil Routledge BDC Wesley Cottage Morchard Bishop Crediton EX17 6NX	35 Tuckers Meadow Crediton Devon EX17 3NU	Erection of extensions and conservatory	Miss Tina Maryan
	APPROVED -					

CREDITON TOWN COUNCIL Meeting Dates 2008/2009

	General Purposes	Town Council
	Tuesday	Tuesday
Meetings will be held in the Council Chamber unless otherwise indicated		
June 2008	3	17
July 2008	8	22
September 2008	2	16
October 2008	7	21
November 2008	4	18
December 2008	2	16
January 2009	No Meeting	20
February 2009	3	17
March 2009	10	24
April 2009	7	21
May 2009	5	19 AGM
Finance Committee	Tuesday January 6 2009	
Annual Town Meeting	Tuesday 14 April 2009	
	Bank & Public Holidays	
2008	March 21	
	March 24	
	May 5	
	May 26	
	August 25	
	December 25	
	December 26	
2009	January 1	
	April 10	
	April 13	
	May 4	
	May 25	