



**Minutes of the Crediton Town Council Meeting, held on
Tuesday, 15th March 2016, at 7pm, at the Council Chamber, Market Street, Crediton**

Present: Cllrs Mr F Letch, Miss J Harris, Mrs L Brookes-Hocking, Mrs H Sansom, Mr D Webb, Mr W Dixon, Mrs A Hughes, Mr N Way and Mr J Downes (part meeting)

In Attendance: Mrs Clare Dalley, Town Clerk
Miss Emma Lucas, Assistant to the Town Clerk & Mayor
Mr Adrian Welsh, Forward Planning Manager at Mid Devon District Council
1 member of the press

Absent: Cllr Miss J Walters

1603/278 To receive and accept apologies

It was **resolved** to receive and accept apologies from Cllrs Mr A Wyer and Mr M Szabo. (Proposed by Cllr Letch)

1603/279 Declarations of Interest

Cllrs Letch and Way declared that as members of more than one authority 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.

Cllr Downes arrived at 7.02 pm and declared that as a member of more than one authority 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.

1603/280 To receive a presentation from Adrian Welsh, Temp Forward Planning Manager at Mid Devon District Council, regarding Mid Devon District Council's draft Supplementary Planning Document regarding large-scale solar photovoltaic development.

Cllr Letch welcomed Mr Adrian Welsh.

Mr Welsh provided a presentation on Mid Devon District Council's (MDDC) draft Supplementary Planning Document regarding large-scale solar photovoltaic development, a copy of which is attached as Appendix One.

Following the presentation, questions were taken from Councillors and answers were provided as follows:

- What constitutes a large scale development? A table was provided that outlined the scales from small to very large and the corresponding hectares.
- How is visual impairment defined?
- How do MDDC intend to consult the public? Information is available on MDDC's website, drop-in sessions are available for members of the public to talk to planning officers and MDDC have written to their entire database to keep them informed.
- Are MDDC looking into biomass? There currently is no SPD for biomass and applications for biomass developments have not been on the same scale.

- Will Crediton's comments be considered with relation to developments within another parish? Comments of neighbouring parishes would certainly be considered.
- Will the SPD cover solar power on buildings? The SPD does not cover solar power on buildings, however it is something the conservation team are aware of and are working to acknowledge.
- How are the timescales of developments considered? Timescales will be addressed during the planning application consideration.

Councillors agreed it would be beneficial to receive some examples of large or very large development sites in operation, to show the sorts of landscapes that can manage such a development.

1603/281

Public Question Time

There were no questions.

1603/282

Order of Business

There were no changes to the order of business.

1603/283

Chairman's and Clerk's Announcements

The Chairman held a Mayor's Surgery on Saturday, 5th March 2016, with the help of Cllr Brookes-Hocking. Lots of leaflets regarding the MDDC service closure were given out and were well received.

1603/284

Town Council Minutes – To approve and sign the minutes of the Crediton Town Council meeting held on Tuesday, 16th February 2016, as a correct record. Copies had been circulated with the agenda. It was **resolved** to approve and sign the minutes of the Town Council meeting held on 16th February 2016, as a correct record. (Proposed by Cllr Harris)

1603/285

Matters Arising - At the direction of the Chairman, to report on matters arising from the minutes of the Town Council Meeting held on 16th February 2016, for information only. There were no matters arising.

1603/286

To receive, and to ratify the decisions therein, the minutes of the

- **Administration & Personnel Committee meeting held on 23rd February 2016**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Administration & Personnel Committee meeting held on 23rd February 2016. (Proposed by Cllr Hughes)
- **Policy & Forward Planning Committee meeting held on 1st March 2016**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Policy & Forward Planning Committee meeting held on 1st March 2016. (Proposed by Cllr Brookes-Hocking)

- **Property & Allotments Committee meeting held on 8th March 2016**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Property & Allotments Committee meeting held on 8th March 2016. (Proposed by Cllr Harris)
- **Crediton Open Space Committee meeting held on 9th March 2016**
It was **resolved** to receive and to ratify the decisions therein, the minutes of the Crediton Open Space Committee meeting held on 9th March 2016. (Proposed by Cllr Brookes-Hocking)

A copy of the minutes had been issued with the agenda.

1603/287

Mid Devon District Council – Planning Applications

Mid Devon District Council, the determining Authority, has asked for comments from this Town Council on the following planning applications:

Reference: [15/01861/FULL](#)
 Proposal: Erection of 4 dwellings and formation of new access following demolition of sheds and outbuildings (Revised scheme)
 Location: 25, Exeter Road, Crediton, EX17 3BL
 Applicant: Mr P Williams, 25 Exeter Road, Crediton, EX17 2BL & Mr T Beagent, 29 Westwood Drive, Shrewsbury, Shropshire, SY3 8YB

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: [16/00220/FULL](#)
 Proposal: Erection of extension and alterations, including change of use of study (Class C3) to Office (Class B1 (a))
 Location: 8 Chestnut Close, Crediton, EX17 1JD
 Applicant: Mr & Mrs S Davey, 8 Chestnut Close, Crediton, EX17 1JD

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: [16/00240/FULL](#)
 Proposal: Replacement of 5 existing first floor windows with UPVC double glazed units
 Location: Mid-Devon Fulfilling Lives, 2 Bank Place Chambers, Market Street, Crediton, EX17 2AJ
 Applicant: Mr E Rodd, Rodd Bros (A & E Rodd), The Old Mill, Upton Hellions, Crediton, EX17 4AE

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Hughes)

Reference: [16/00283/FULL](#)
 Proposal: Erection of dwelling and formation of new access
 Location: Old Orchard, Threshers, Crediton, EX17 3NL
 Applicant: Mr S Ripley, Old Orchard, Threshers, Crediton, EX17 3NL



It was **resolved** to defer a decision until a site visit has been undertaken by Councillors, with comments being provided to the Clerk. (Proposed by Cllr Dixon) It was further **resolved** for delegated responsibility be given to the Clerk, in consultation with Cllr Letch, to formulate a response, to be submitted to the Planning Authority, based on Councillors comments. (Proposed by Cllr Letch)

Reference: [16/00300/HOUSE](#)
 Proposal: Erection of two-storey extension and balcony (Revised scheme)
 Location: Arlington House, Ash Court, Crediton, EX17 2JZ
 Applicant: Mr & Mrs P Morgan, Arlington House, Ash Court, Crediton, EX17 2JZ

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Harris)

Reference: [16/00238/FULL](#)
 Proposal: Erection of 4 dwellings and 1 police unit following demolition of existing police station
 Location: Devon & Cornwall Constabulary Police Station, Churchill Drive, EX17 2EF
 Applicant: Mr G Hughes, Devon & Cornwall Constabulary, Estates Department, Middlemoor, Exeter, EX2 7QH

It was **resolved** to recommend OBJECTION unless adequate parking spaces are provided. (Proposed by Cllr Letch)

Reference: [16/00289/FULL](#)
 Proposal: Erection of 2 semi-detached dwellings
 Location: Parliament House, Parliament Street, Crediton, Devon
 Applicant: Mr C Reed, Reed Construction & Development Ltd, 106 High Street, Crediton, EX17 3LF

It was **resolved** to recommend OBJECTION as there are no parking spaces provided. (Proposed by Cllr Brookes-Hocking)

Reference: [16/00307/HOUSE](#)
 Proposal: Erection of replacement conservatory
 Location: 14 Creedy Road, Crediton, EX17 1EW
 Applicant: Miss J Daniells, 14 Creedy Road, Crediton, EX17 1EW

It was **resolved** to recommend NO OBJECTION. (Proposed by Cllr Brookes-Hocking)

Reference: [16/00248/FULL](#)
 Proposal: Change of Use from industrial unit (Class B8) to Assembly and Leisure (Class D2), additional car parking, alterations to north elevation
 Location: The Trustees of M A P Pension Fund C R Ferris, 2 Westward Business Centre, Mill Street
 Applicant: Mr C Ferris, The Trustees of M A P Pension Fund C R Ferris, Ladyroyd, 12 Busker Lane, Scissett, Huddersfield, West Yorkshire, HD8 9JU

Cllr Letch read out a comment received from Cllr Wyer in his absence. It was **resolved** to recommend OBJECTION due to the loss of employment land. (Proposed by Cllr Brookes-Hocking) It was further **resolved** to request the application is considered by MDDC's Planning Committee. (Proposed by Cllr Brookes-Hocking, three Councillors abstained)

1603/288

Mid Devon District Council – Planning Decisions

It was **resolved** to note that Mid Devon District Council, the determining Authority, has APPROVED the following applications with conditions as filed (Proposed by Cllr Letch):

Reference: [16/00017/ADVERT](#)
 Proposal: Advertisement consent for the installation of ATM fascia with internally illuminated lettering
 Location: Post Office, 7 Market Street, Crediton, EX17 2EE
 Applicant: Ms Jan Clark, Notemachine UK Ltd, Russell House, Elvicta Business Park, Crickowell, NP9 1DF

Reference: [16/00016/FULL](#)
 Proposal: Installation of ATM
 Location: Post Office, 7 Market Street, Crediton, EX17 2EE
 Applicant: Ms Jan Clark, Notemachine UK Ltd, Russell House, Elvicta Business Park, Crickowell, NP9 1DF

Reference: [16/00126/CLU](#)
 Proposal: Certificate of lawfulness for the continued use of Woodcote as 2 separate residential dwellings with associated gardens (Use Class C3)
 Location: Woodcote, Western Road, Crediton, Devon, EX17 3NH
 Applicant: Mr J Hyson, Wood Park, Hittisleigh, Exeter, EX6 6LW

Reference: [16/00150/CAT](#)
 Proposal: Notification of intention to crown reduce 1 Common Lime tree by 2 metres within the Conservation Area
 Location: Land at NGR 282855 100630 (Peoples Park), Peoples Park Road, Crediton, Devon
 Applicant: Mr S Hooper, Hooper Services, 62 Beech Park, Crediton, EX17 1HW

Reference: [16/00122/CLP](#)
 Proposal: Certificate of lawfulness for the proposed replacement of chainlink fence with new pedestrian access gate and extension of pavement to yard
 Location: Royal Mail Sorting Office Hawkins, Way Lords Meadow Industrial Estate, Crediton, EX17 1HX
 Applicant: Royal Mail Group, 100 Victoria Embankment, London, EC4Y 0HQ

Reference: [15/01977/CLU](#)
 Proposal: Certificate of lawfulness for the existing conversion of offices into 2 flats
 Location: 10 Market Street, Crediton, EX17 2AJ
 Applicant: Rodd Bros (A & E Rodd), The Old Mill, Upton Hellions, Crediton, EX17 4AE

- 1603/289 To consider a time limited premises licence application for the Enchanted Garden Ball 2016 at Shobrooke Park, Crediton, Devon, EX17 1DG. A copy of the application and supporting documents had been issued with the agenda. It was **resolved** to recommend OBJECTION on the basis that the event goes on too late. Over the years Councillors have received complaints regarding the noise and late timing of the event.
- 1603/290 Accounts Due for Payment and Receipts – To examine and agree the accounts due for payment and receipts for the period 17th February 2016 to 15th March 2016 inclusive and to receive the bank reconciliation. The schedules of payments and receipts were issued prior to the meeting. It was **resolved** to approve the payments totaling £5,853.10, receipts totaling £6.51 and accept the bank reconciliation, copies of which are attached to these minutes as Appendix Two. (Proposed by Cllr Hughes)
- 1603/291 To receive a list of outstanding debts owed to Crediton Town Council. The documentation relating to this item had been issued prior to the meeting. It was **resolved** to note the outstanding debts of £0, a copy of which is attached to these minutes as Appendix Three. (Proposed by Cllr Harris)
- 1603/292 Budget Review – To review the budget for the year to date. A copy of the budget sheet which had been circulated prior to the meeting is attached as Appendix Four. It was **resolved** to note the budget sheet and the information contained therein. (Proposed by Cllr Letch) It was further **resolved** to thank the Council staff for their excellent work in keeping the budget on target. (Proposed by Cllr Letch)
- 1603/293 To receive a report from the Council's internal control checkers, following the monthly random inspection and agree any actions. A copy of the report had been issued prior to the meeting. It was **resolved** to note the report with no further actions. (Proposed by Cllr Harris)
- 1603/294 To consider the Interim Internal Audit Report from the Council's internal auditor Mr Ken Abraham. A copy of the report had been issued with the agenda. It was **resolved** to accept, with no further actions, the interim internal audit report from the Council's internal auditor Mr Ken Abraham. (Proposed by Cllr Letch)
- 1603/295 To review the Council's investments and current accounts. Further information had been issued with the agenda. The Clerk provided a recommendation for the Council to move its £50,000 capital revenue reserve into a secure account, to protect the funds whilst also maintaining access if required. It was **resolved** to invest £50,000 in the Cambridge and Counties Bank 120 Day Notice Business Savings Account – Issue 1, at an interest rate of 1.80%. (Proposed by Cllr Harris) It was further **resolved** to appoint Cllrs Harris, Letch, Webb and Dixon as the signatories for both this account and the Council's business account. (Proposed by Cllr Letch)
- 1603/296 To review the Council's risk assessments, prepared by the Clerk, and agree to carry out the action plan with immediate effect. A copy of the risk assessments and action plans had been issued with the agenda. It was **resolved** to accept and approve the risk assessments prepared by the Clerk and to carry out the action plans with immediate effect. (Proposed by Cllr Harris)

1603/297 To review and approve the Council's Statement of Internal Control for the Financial Year 2015-2016. A copy of the statement had been issued with the agenda. Cllr Dixon requested an addition to the final paragraph on page 1 in order that it reads:

"The full Council meets on a monthly basis, with the exception of August, and receives the minutes of all Committees and ratifies the decisions therein.

It was **resolved** to approve the Council's Statement of Internal Control for the Financial Year 2015-2016, with the inclusion of the above amendment. (Proposed by Cllr Harris)

1603/298 To consider changes to the Town Council's Standing Orders following changes to procurement legislation and advice from the Town Council's Internal Auditor. A revised copy of the Council's Standing Orders including the new procurement legislation had been issued with the agenda. It was **resolved** to agree and adopt the Town Council's Standing Orders following changes to procurement legislation and advice from the Town Council's Internal Auditor. (Proposed by Cllr Letch)

1603/299 To consider changes to the Town Council's Financial Regulations following changes to procurement legislation and advice from the Town Council's Internal Auditor. A revised copy of the Council's Financial Regulations including the new procurement legislation had been issued with the agenda. It was **resolved** to agree and adopt the Town Council's Financial Regulations following changes to procurement legislation and advice from the Town Council's Internal Auditor. (Proposed by Cllr Harris)

1603/300 To review and approve the Town Council's Investment Strategy. A copy of the strategy had been issued with the agenda. It was **resolved** to agree and adopt the Town Council's Investment Strategy. (Proposed by Cllr Letch)

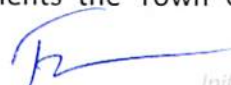
1603/301 To review the Town Council's Volunteer Policy. A copy of the policy had been issued with the agenda. It was **resolved** to agree and adopt the Town Council's Volunteer Policy. (Proposed by Cllr Letch)

1603/302 To review the Town Council's Anti-Fraud & Corruption Policy. A copy of the policy had been issued with the agenda. It was **resolved** to agree and adopt the Town Council's Anti-Fraud & Corruption Policy. (Proposed by Cllr Harris)

1603/303 To consider and amend/agree a Crediton Town Council CCTV Policy. A copy of the policy had been issued prior to the meeting. The Clerk advised members that the Council's CCTV needed to be registered with the Information Commissioners Office. It was **resolved** to agree and adopt the Crediton Town Council CCTV Policy with the intention of reviewing it in the future. (Proposed by Cllr Letch)

1603/304 To consider and comment on Mid Devon District Council's draft Supplementary Planning Document regarding large-scale solar photovoltaic development. Further information had been issued with the agenda. It was **resolved** to make the following comments:

- If there are proposals for large developments the Town Council should be informed, even if they are 5 miles away.



Initials

- The Town Council would like to receive reports from MDDC's planning department on large scale solar developments that have been effective.

(Proposed by Cllr Letch)

1603/305 To consider plans for stage 6 of the Tour of Britain on Friday, 9th September 2016. It was **resolved** for the schools in the Town to be contacted to ask them to line the streets during stage 6 of the Tour of Britain. (Proposed by Cllr Downes)

1603/306 To consider and comment on Crediton Town Team's proposals for a New Cultural Hub within Crediton. Further information had been issued with the agenda. The Clerk explained that Crediton Town Team would like to receive comments from the Council before finalising the first draft. The Council will also have opportunities to comment on the draft when it is made available. It was **resolved** to support the Town Team's proposals for a New Cultural Hub within Crediton and members wished the project well. (Proposed by Cllr Letch)

1603/307 Councillor Reports - To receive the following reports, and at the discretion of the Chairman, to receive reports from Councillors (Town, District, and County) and representatives of the Council - strictly for information only.

Cllr Way reported:

- The issue regarding the Station Car Park is still being looked into. The Local Neighbourhood Highway Team has agreed to maintain the area and keep it up to specification. It is hoped that Community Pay Back time will be used to do this.
- Urban gullies are only being cleared once every third year. There is a reactive drainage budget in place in order that particular problems can be cleared when required.
- Complaints have been received regarding paving stones on the High Street causing trip hazards. The High Street is inspected every month and there is money in system for repairs. Towns are being encouraged to avoid using paving stones for new developments.
- Speeding traffic is an ongoing concern at Barnstaple Cross. This was brought up at the meeting held today and has been referred to the Speed Compliance Group, which includes the Police. There is currently no budget for pavements, however making this a 30mph zone should be considered. Devon County Council advised that once the Link Road had been open for 1 year, a report would be issued on how the Link Road has affected the road network. We are still awaiting this report.
- County divisions have been given an extra £10,000 capital funding. This has led to the creation of the *Invest in Devon Fund*. Further information can be found of Devon County Council's website or Cllr Way can be contacted.

Cllr Brookes-Hocking reported:

- She had met with Caroline Righton, planning agent for the Wellparks development, on behalf of the Crediton Neighbourhood Plan Steering Group.

Initials.....

Another meeting is going to take place with a different member involved in the development. Cllr Brookes-Hocking intends to take pictures of buildings within the Town, including the Georgian buildings as well as new developments, in order to ensure that new developments fit in with what Crediton already has. Cllr Brookes-Hocking encouraged Councillors to sound their views.

Cllr Letch reported

- Children from Avranches will be coming to stay with pupils from QE. On behalf of the Twinning Association, Frank will be hosting a small gathering with a few of the children in the Council Chamber on Tuesday, 22nd March 2016.

1603/308

Correspondence and Matters To Note - To receive Council correspondence and matters to note. Copies of the correspondence and matters to note had been issued with the agenda.

Correspondence

1. R Whiteley - New recycling scheme
2. J Craythorne - Parking restrictions in Peoples Park
3. M Stride - Last Bank Standing Campaign
4. Meeting Place Communications - Gleeson Developments Public Event
5. MDDC - Implications of Solar PV Proposals SPD
6. C Bennetts - Gleeson Developments & Allotments
7. R Nicholls - Flooding Concerns
8. Devon CCG - Devon Success Regime Case for Change
9. R Nicholls - Air Quality in Crediton
10. R Nicholls - Crediton Community Woodlands Update
11. Crediton History Trail – Feedback
12. DCC - Devon Minerals Plan Submission
13. MDDC - Digital Skills Workshop
14. MDDC - Planning Consultation Solar PV Proposals
15. SWH - Fordton Road Closure
16. C Chudley - Air Quality & Housing Development
17. Devon CCG - Crediton Hospital Room Use
18. Cllr Way - Crediton Station Park & Ride Car Park
19. C Dalley - Child Protection Training, 24th May 2016
20. DCC - Road Closure, Fordton Cross to Station Cross
21. Cllr Way - Amendments to Budget Meeting
22. A Hood DCC – Updates
23. Tiverton Town Council - Flood Warning Training
24. DCC - Crediton Traffic Count Figures
25. M Summerton - Cultural Hub Feasibility Study
26. M Stride MP - Banking in rural areas
27. DCC - Tour of Britain returns to Devon
28. Sustainable Crediton - MDDC service closure
29. Crediton Courier - Creedy Valley Protection Group meeting
30. DCC - TRO Update
31. Barton Willmore - Creedy Bridge Plans
32. L Reeves MDDC - Closure update
33. Devon CCG - Letter from Mel Stride
34. M Stride MP - Response from H Baldwin MP

Matters To Note

1. Lloyds Bank - Changes to your business account
2. Refugee Support Devon - Issue Brief
3. Crediton Courier - Press Release, Crediton Sewer Works
4. Sustainable Crediton - Seed Share

5. MDDC - Press Release, 50% rate relief to cease
6. MDDC - Press Release, Changes to customer service in Crediton
7. Crediton Courier - Press Release, Creedy Bridge public event
8. Devon CCG - Q&A Sessions notes
9. Devon CCG - Crediton Steering Group January meeting notes
10. MDDC - Town & Parish Council Survey Feedback
11. MDDC - Press Release, Impact of Solar Development
12. Devon CCG - Crediton Steering Group - Further info
13. Crediton Chamber of Commerce - Minutes from 4th Feb 2016
14. Junk Mail – News Issue 17 (copy held in office)
15. Crediton Foodbank - December 2015 report
16. Devon CCG - Key themes from Hub Development Event
17. Citizens Advice - February newsletter
18. MDDC - Press release, new waste collection arrangements
19. Sustainable Crediton - Newsletter Issue 68
20. DALC - March 2016 Newsletter
21. Healthwatch Devon - Monthly newsletter
22. Cllr Way - Devon school lollipop patrollers reprieve
23. C Dalley - MDDC closure poster
24. DCC - Temporary 10mph speed restriction, Exhibition Road
25. 25. MDDC - Press release, brownfield register
26. 26. Journey Counselling - 2015-16 Report
27. Tarka Rail Association – Magazine Spring 2016 (copy held in office)
28. Crediton Courier - Press Release, Royal Society for Prevention of Accidents
29. Devon CCG - Crediton Steering Group Minutes 2nd March
30. MDDC - Press release, MDDC hosting regional housing conference

It was **resolved** to note the correspondence and matters to note. (Proposed by Cllr Letch)

1603/309 Business brought forward

Cllr Downes

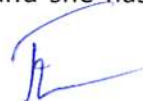
- Had met with the new Chief Executive at Mid Devon District Council and thought that he should be invited to a future Town Council meeting.

Cllr Webb

- Questioned how often any form of street cleaner comes through Crediton and around the Town Square. Traders around the Town Square have been out sweeping the roads recently due to the amount of rubbish collecting in the parking bays. Cllr Letch advised he would submit a Freedom of Information request to MDDC's cleaning department.

Cllr Hughes

- Requested for a litter bin to be installed at Wellparks.
- Reported that the litter bin at the bottom end of Exeter Road is missing.
- Reported that a chair has been dumped on the grounds adjoining the fire station. The Clerk confirmed if it is Devon County Council or Mid Devon District Council owned land then it can be reported and removed, but if the land belongs to the Fire Station it is their responsibility.
- Requested for a cigarette bin to be provided outside the Ship Hotel. The Clerk confirmed that they already have one and she has contacted them repeatedly with regard to keeping the area tidy.



Initials.....

- Advised that Andrew Drayton, Tesco Community Champion, along with a community team, has offered to give the town a clean.

Town Clerk

- Advised Councillors that as of 3.00 pm tomorrow she will be on holiday until 4th April 2016. The Town Clerk requested that Councillors give the office as much space as possible, particularly as at the start of April the move downstairs will be taking place along with internal and external audit.

PART TWO

1603/310 It was **resolved** that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as it involves the likely disclosure of sensitive and confidential information. (Proposed by Cllr Letch)

1603/311 **To receive recommendations/nominations for individuals who will receive a Crediton Town plate at the Mayor's Reception 2015.** Councillors are reminded that this is to recognise the efforts of those who demonstrate outstanding commitment to the well-being of Crediton and the community. Due to the confidential nature of this item, no further information can be disclosed at this time.

1603/312 **Close**
The meeting closed at 8.45 pm

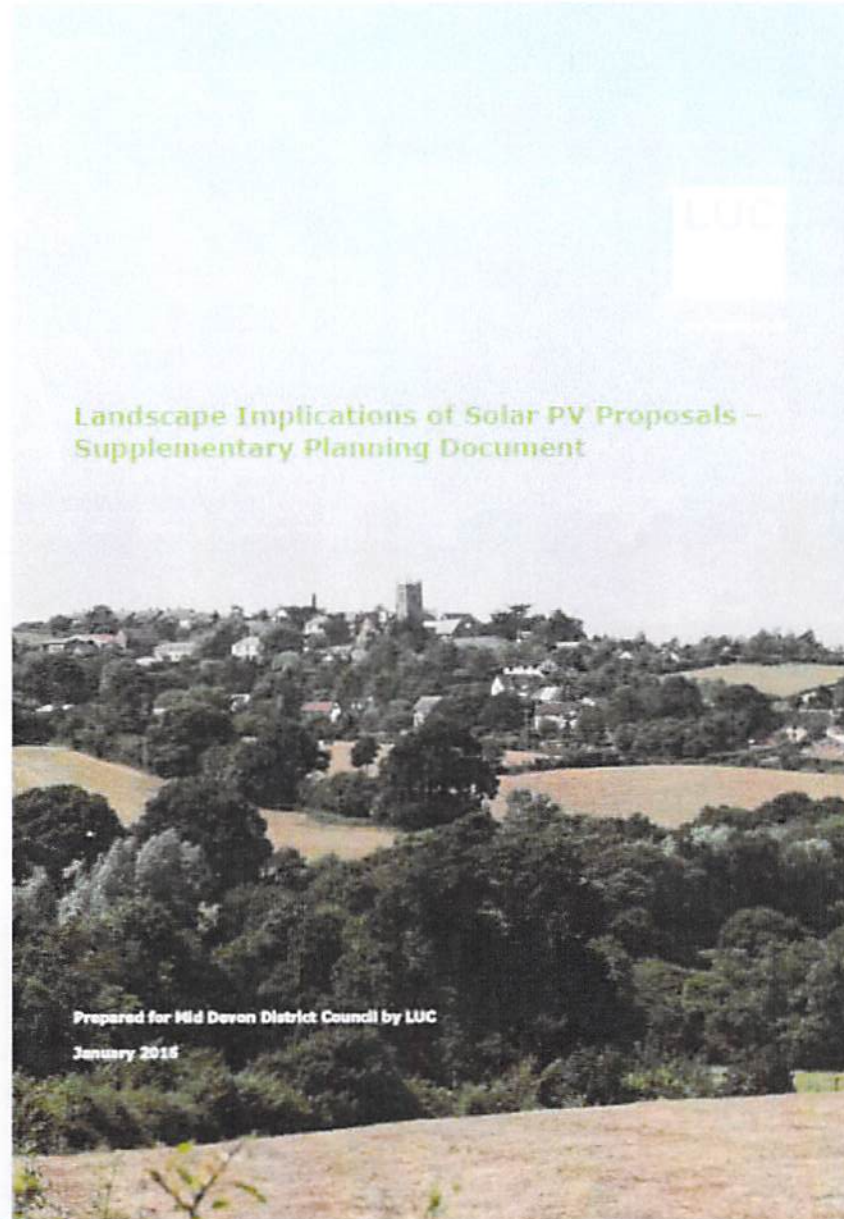
Signed.....



Date:.....

19/4/2016

Landscape Implications of Solar PV Proposals SPD



Adrian Welsh
Team Leader
Forward Planning
15 March 2016

Adrian Welsh
Forward Planning Team Leader
Mid Devon District Council

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What is SPD?

Supplementary Planning Document

- Supplementary Planning Documents (SPDs) are used to provide further detail and guidance on the implementation of policies and proposals contained in the Local Plan.
- SPDs are non-statutory documents which are not subject to an independent examination and do not have Development Plan status. However, they are subject to a thorough process of public consultation, in accordance with the council's Statement of Community Involvement, and must also be consistent with national and regional planning policies.
- Although SPDs are not statutory documents, they are material considerations when assessing planning applications.

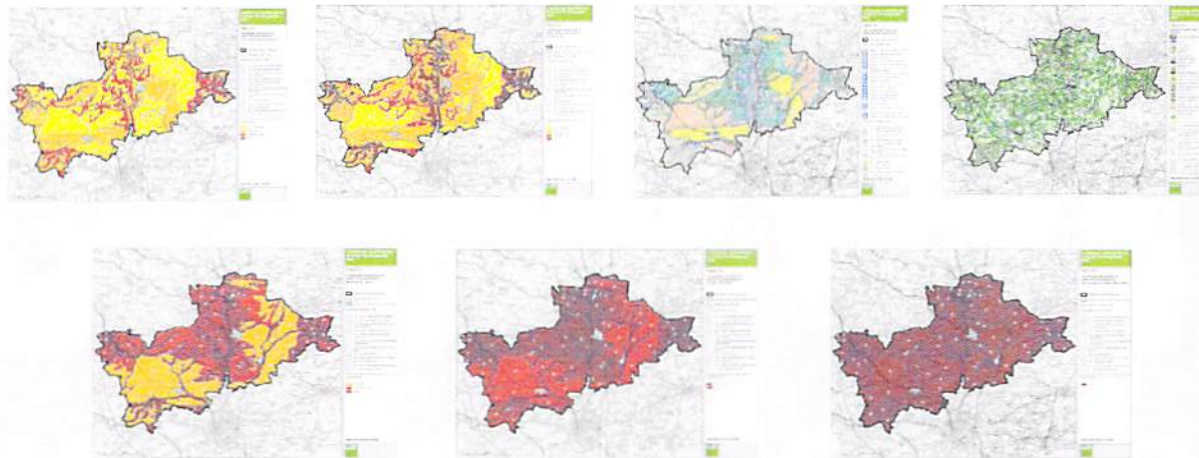
Adrian Welsh
Team Leader
Forward Planning

15 March 2016

What does this SPD cover?

The SPD provides guidance on key landscape issues. It gives guidance on:

- the relative landscape sensitivities of different areas within Mid Devon to solar developments



Adrian Welsh
Team Leader
Forward Planning
15 March 2016

What does this SPD cover?

The SPD provides guidance on key landscape issues. It gives guidance on:

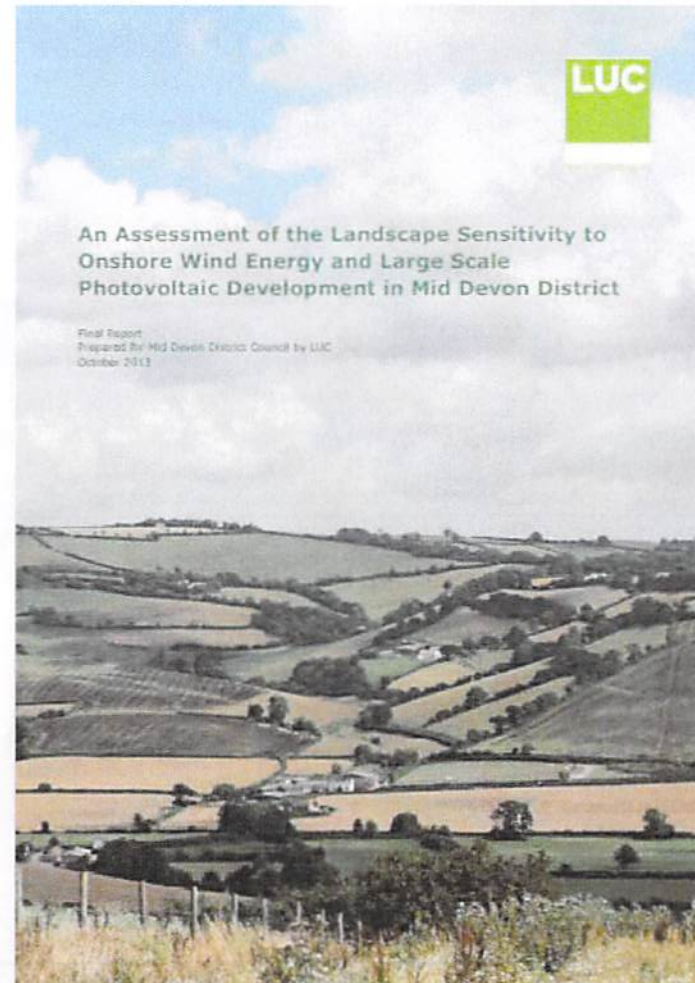
- the relative landscape sensitivities of different areas within Mid Devon to solar developments
- provides advice with regard to the good siting and design of solar PV schemes including guidance on how potential impacts could be minimised.

Adrian Welsh
Team Leader
Forward Planning

15 March 2016

Current Technical Guidance

- A Landscape Sensitivity Assessment was initially commissioned in response to a concern by members regarding the lack of consistent landscape related advice
- Development Management Officers currently refer to this document when determining planning applications



Adrian Welsh
Team Leader
Forward Planning
15 March 2016

Adopted Local Plan Policy

Development Management Policies Adopted October 2013

Renewable and low carbon energy

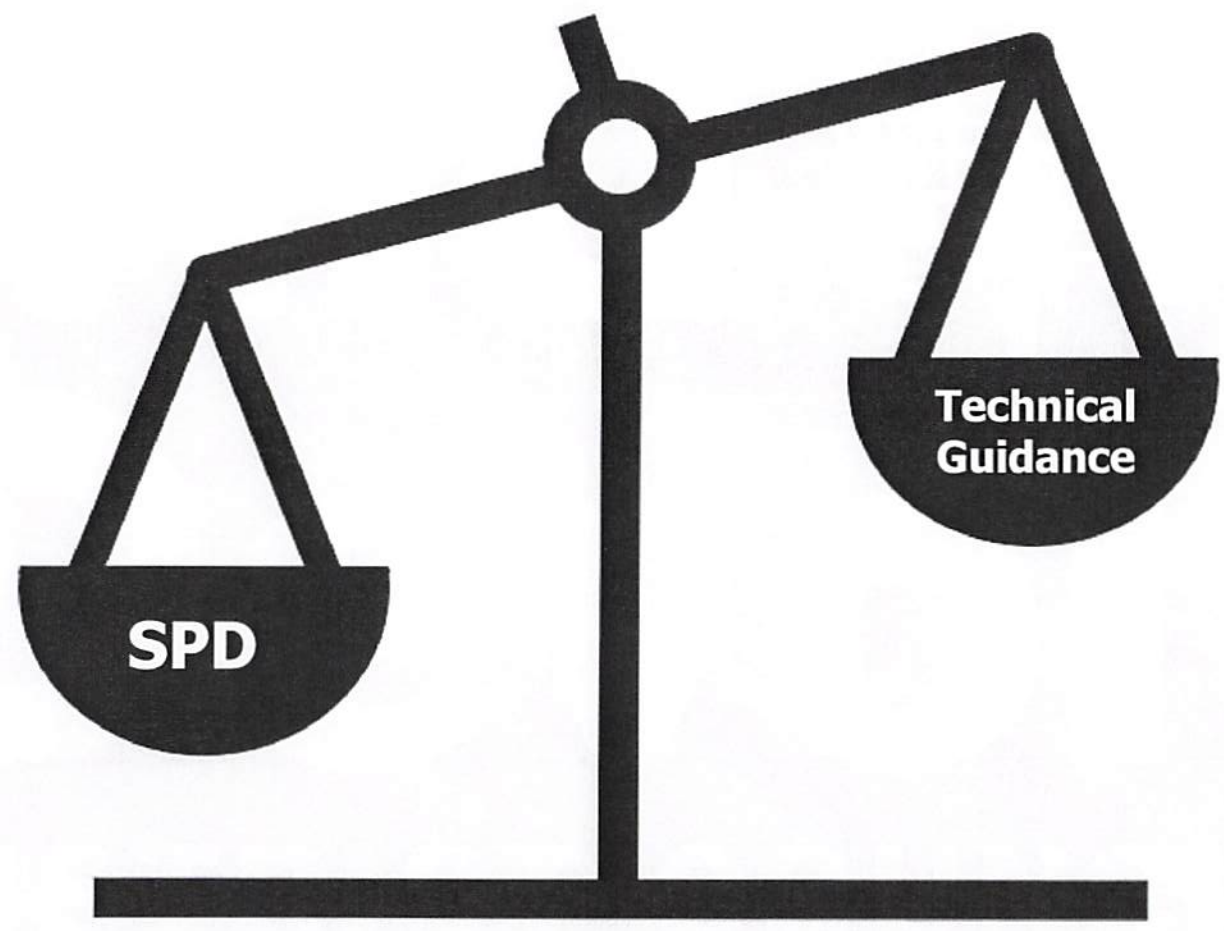
The benefits of renewable and low carbon energy development will be weighed against its impact. Proposals for renewable or low carbon energy will be permitted where they do not have significant adverse impacts on the character, amenity and visual quality of the area, including cumulative impacts of similar developments within the parish or adjoining parishes. Where significant impacts are identified through Environmental Impact Assessment, the Council will balance the impact against the wider benefits of delivering renewable and low carbon energy. Development must consider:

- a) Landscape character and heritage assets;
- b) Environmental amenity of nearby properties in accordance with Policy DM7;
- c) Quality and productivity of the best and most versatile agricultural land (grades 1, 2 and 3a);
- d) Biodiversity (avoiding habitat fragmentation).

Adrian Welsh
Team Leader
Forward Planning

15 March 2016

Greater Weight



Adrian Welsh
Team Leader
Forward Planning
15 March 2016

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SPD Consultation

- A scoping consultation was undertaken in July 2014. A total of 13 valid representations were received.
- The initial consultation representations have been taken into account to prepare a draft SPD which is currently out for a 2nd phase of consultation on **15 February 2016 – 29 March 2016**.
- One of the main changes in the document is a focus only on the impact of solar proposals and no longer on-shore wind energy; this is due a change in national policy and guidance.

Adrian Welsh
Team Leader
Forward Planning

15 March 2016

The story since 2014

Landscape
Sensitivity
SPD
Drafted

Adrian Welsh
Team Leader
Forward Planning
15 March 2016



LUC

Landscape Implications of Wind and Solar Energy Proposals – Supplementary Planning Document

14th July 2015

Sarah Young, Associate Director, Town Planner
Sally Parker, Associate, Landscape Planner

RL

The story since 2014

Landscape
Sensitivity
SPD
Drafted

Ministerial
Announcement

Adrian Welsh
Team Leader
Forward Planning

15 March 2016

Ministerial Statement

Secretary of State for Communities
and Local Government (Greg Clark) 18th June 2015

"When considering applications for wind energy development, local planning authorities should (subject to the transitional arrangement) only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and*
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.*

Whether the proposal has the backing of the affected local community is a planning judgement for the local planning authority."

The story since 2014

Landscape
Sensitivity
SPD
Drafted

Ministerial
Announcement

LUC mapped
potential areas
for wind
turbines

Adrian Welsh
Team Leader
Forward Planning

15 March 2016

The story since 2014

Landscape
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Maps
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Team Leader
Forward Planning

15 March 2016

The story since 2014

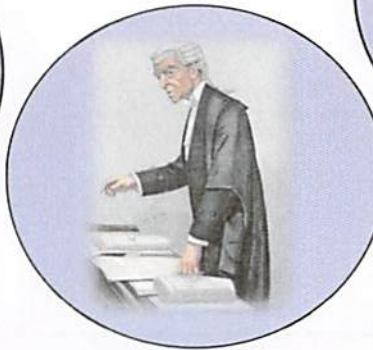
Landscape
Sensitivity
SPD
Drafted

Ministerial
Announcement

LUC mapped
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turbines

Maps
unworkable

Continue with
Solar SPD



Considered a
policy approach
detailing
parameters in
words

Adrian Welsh
Team Leader
Forward Planning
15 March 2016

How to Respond

- If you wish to make comments, please do so in writing by **29 March 2016** (midnight).
- Your response must include your name and full postal address and your representation will be treated as a public document. Comments should be sent by email to planningconsultations@middevon.gov.uk or posted/delivered to:

**Forward Planning,
Mid Devon District Council,
Phoenix House, Phoenix Lane,
Tiverton EX16 6PP**

To keep you up to date in an efficient manner, we intend to rely more heavily on e-mails in the future. If you have not already provided us with an e-mail address please provide this along with your representation.

Adrian Welsh
Team Leader
Forward Planning

15 March 2016

https://new.middevon.gov.uk/residents/planning-policy/supplementary-planning-documents/landscape-sensitivity-assessment/



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Landscape Sensitivity Assessment

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Landscape Implications of Solar PV Proposals -

Draft Supplementary Planning Document

In response to elected members' concerns over the number of renewable energy planning applications being submitted and lack of consistent advice against which to assess landscape impacts, the Council commissioned consultants to prepare an 'Assessment of Landscape Sensitivity to on-shore wind energy and large scale photovoltaic development in Mid Devon District' (LSA), October 2013. Following further consideration the Council resolved to consult on the LSA with a view to adopting it as a Supplementary Planning Document.

Adrian Welsh
Team Leader
Forward Planning

15 March 2016



Any Questions?

Adrian Welsh
Team Leader
Forward Planning

15 March 2016

Crediton Town Council
PAYMENTS LIST

oucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
325	15/03/2016		Lloyds TSB curren	004338	Peoples Park - Grass Cutt	Hooper Services	S	190.00	38.00	228.00
326	15/03/2016		Lloyds TSB curren	004339	Salaries - February	Mid Devon District Coun	E	3,593.50	0.00	3,593.50
327	15/03/2016		Lloyds TSB curren	004339	Pension Contributions	Mid Devon District Coun	E	747.45	0.00	747.45
328	15/03/2016		Lloyds TSB curren	004339	PAYE/National Insurance	Mid Devon District Coun	E	184.94	0.00	184.94
329	15/03/2016		Lloyds TSB curren	004339	Payroll Administration	Mid Devon District Coun	S	10.00	2.00	12.00
330	15/03/2016		Lloyds TSB curren	004340	Peoples Park - refurbish r	John Lewis	E	90.00	0.00	90.00
331	15/03/2016		Lloyds TSB curren	004340	Wildlife Area - Bird Feedi	John Lewis	E	65.00	0.00	65.00
332	15/03/2016		Lloyds TSB curren	004341	Councillor Expenses	Mr Michael Szabo	E	20.60	0.00	20.60
333	15/03/2016		Lloyds TSB curren	004342	Peoples Park - remove fa	Hooper Services	S	50.00	10.00	60.00
334	15/03/2016		Lloyds TSB curren	004343	IT Support	Mid Devon District Coun	S	180.00	36.00	216.00
335	15/03/2016		Lloyds TSB curren	004344	Stationery	Devon Commercial Stati	S	9.53	1.91	11.44
336	15/03/2016		Lloyds TSB curren	004345	Advert - Annual Town Me	Crediton Country Courie	S	100.00	20.00	120.00
337	15/03/2016		Lloyds TSB curren	004346	Printing Charges	Concorde	S	62.22	12.44	74.66
339	07/03/2016		Petty Cash	petty cash	Postage - 1st class large	Post Office Ltd	Z	0.95	0.00	0.95
340	10/03/2016		Petty Cash	petty cash	Refreshments - Feasibili	Tescos	Z	2.59	0.00	2.59
341	10/03/2016		Petty Cash	petty cash	Refreshments - Feasibili	Tescos	S	1.33	0.27	1.60
342	15/03/2016		Lloyds TSB curren	004347	Printing Charges	Concorde	S	33.07	6.61	39.68
343	15/03/2016		Lloyds TSB curren	004348	Membership Renewal	Devon Communities Toç	E	50.00	0.00	50.00
344	15/03/2016		Lloyds TSB curren	004349	Stationery	Devon Commercial Stati	S	4.25	0.85	5.10
345	15/03/2016		Lloyds TSB curren	0047350	Peoples Park - Grass Cutt	Hooper Services	S	190.00	38.00	228.00
346	15/03/2016		Lloyds TSB curren	0047350	Barnfield - central pathw	Hooper Services	S	38.00	7.60	45.60
347	15/03/2016		Lloyds TSB curren	0047350	Barmfield - waste ground	Hooper Services	S	46.66	9.33	55.99
Total								5,670.09	183.01	5,853.10

**Crediton Town Council
RECEIPTS LIST**

Voucher Code	Date	Minute	Bank	Receipt No	Description	Customer	VAT Type	Net	VAT	Total
333	Interest on bank accour	09/03/2016	Lloyds TSB precep	bacs	Bank Interest	Lloyds Bank	E	4.52	0.00	4.52
334	Interest on bank accour	09/03/2016	Lloyds TSB reservi	bacs	Bank Interest	Lloyds Bank	E	1.99	0.00	1.99
Total								6.51	0.00	6.51

Crediton Town Council

Bank Reconciliation at 15/03/2016		
	Cash in Hand 01/04/2015	
		130,567.48
	ADD	
	Receipts 01/04/2015 - 15/03/2016	185,437.75
		316,005.23
	SUBTRACT	
	Payments 01/04/2015 - 15/03/2016	144,208.19
A	Cash in Hand 15/03/2016 (per Cash Book)	171,797.04
Cash in hand per Bank Statements		
	Cash 14/02/2016	0.00
	Lloyds TSB current a/c 034522 14/03/2016	13,924.81
	Lloyds TSB precept a/c 034525 14/03/2016	113,745.83
	Lloyds TSB reserve a/c 067835 14/03/2016	50,045.61
	Petty Cash 14/03/2016	59.73
		177,775.98
	Less unrepresented cheques As attached	5,978.94
		171,797.04
	Plus unrepresented receipts As attached	0.00
B	Adjusted Bank Balance	171,797.04
A = B Checks out OK		





Mrs C. Dalley

Last logged on 11 March 16 at 00:30 PM

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BUSINESS ACCOUNT 30-93-14 03452274
CREDITON TOWN COUNCIL

£ 13,924.81 Current balance

£13,924.81 Available funds

BUS BANK INSTANT 30-93-14 06783514
CREDITON TOWN COUNCIL

£ 50,045.61 Balance

BUS BANK INSTANT 30-93-14 03452509
CREDITON TOWN COUNCIL

£ 113,745.83 Balance

Business ToolBox



Tools to help you start up, manage and grow your business

Handwritten signature

Outstanding Debts as at 11th March 2016

Invoice Date	Invoice Number	Amount	In relation to
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<u>TOTAL AMOUNT OUTSTANDING</u>		<u>£0.00</u>	
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Year To Date Budget 2015-2016

EXPENDITURE	Budget	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	%Budget	Remaining	Total Spend
Administration	10,548	307.81	705.01	418.00	952.45	574.89	728.51	780.11	826.29	949.80	439.23	647.56	409.83	73.4	2,808.51	7,739.49
Council & Councillors	9,640	905.49	973.56	252.89	1,342.50	179.53		206.20	243.40	211.52	100.00	635.49	144.79	53.9	4,444.53	5,195.37
Property & Parks	25,659	4,982.20	574.69	738.60	1,330.84	456.00	878.00	2,043.96	1,574.00	306.00	545.39	1,089.00	707.59	59.3	10,432.73	15,226.27
Insurance	2,500	-	1,712.54											68.5	787.46	1,712.54
Parish Paths (P3)	250	-	-							16.16				6.5	233.84	16.16
Grants	15,000	14,660.00	-			340.00								100.0	0.00	15,000.00
Amenities	12,150	-	-	680.08		42.00	141.73	382.85	6,162.15	6,320.76	1,118.65	326.88		124.9	-3,025.10	15,175.10
Localism Projects	15,000	-	-	5,000.00										33.3	10,000.00	5,000.00
Sub Total	90,747	20,856	3,966	7,090	3,626	1,592	1,748	3,413	8,806	7,804	2,203	2,699	1,262	71.7	25,682.07	65,064.93

Salaries/PAYE/NI	Budget													%Budget	Balance	Total Spend
Salaries	46,690	-	3,639.88	3,593.50	3,593.50	3,593.50	3,593.50	3,593.50	3,593.50	3,593.50	3,593.50	3,593.50	3,593.50			39,574.88
PAYE/NI	4,856	-	189.76	184.94	184.94	184.94	184.94	184.94	184.94	184.94	184.94	184.94	184.94			2,039.16
Pension Payments	9,805	-	757.10	747.45	747.45	747.45	747.45	747.45	747.45	747.45	747.45	747.45	747.45			8,231.60
Sub Total	61,351	-	4,586.74	4,525.89	4,525.89	4,525.89	4,525.89	4,525.89	4,525.89	4,525.89	4,525.89	4,525.89	4,525.89	81.2	11,505.36	49,845.64

Budget Spend	152,098.00	20,855.50	8,552.54	11,615.46	8,151.68	6,118.31	6,274.13	7,939.01	13,331.73	12,330.13	6,729.16	7,224.82	5,788.10	75.6	37,187.43	114,910.57
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Ear Marked Reserves/Project Funds																
TAP Fund Grants	0	-		1,000.00											-1,000.00	1,000.00
Wildlife Garden	597	-	192.00	23.72				45.87			28.50		65.00	59.4	242.34	355.09
Neighbourhood Plan	4,666		2,100.00						2,419.44			2,080.32		141.5	-1,934.14	6,599.76
Grants	715	500.00	-			215.00								100.0	0.00	715.00
Allotments	2,876			840.00	552.00	648.00								70.9	836.00	2,040.00
Street Furniture & Small Works	1,827				1,192.80	310.50	39.50							84.4	284.10	1,542.90
Upper Deck	1,805				78.00									4.3	1,727.00	78.00
General Fund	30,450					158.78		1,000.00								
War Memorial - Pointing	1,500					1,327.50										
Election Expenses	4,732					234.70										
Economic Development									3,467.82							
Christmas Lights Repair/Renewal									720.00	405.60						
Christmas in Crediton 14/15 carried fwd										1,729.67						
Localism Projects										4,000.00						
Sub Total	5,978	500.00	2,100.00	1,032.00	2,846.52	2,894.48	39.60	1,045.87	6,607.26	6,135.27	28.50	2,080.32	65.00			25,374.82

Creditors from 2014-2015 now paid																
BT - Telephone Charges	97	97.10	-													97.10
MDDC- Printing Charges	226	225.70	-													225.70
3 Tier Floral Planters		-	-	3,600.00												3,600.00
Grant		-	-													-
		-	-													-
		-	-													-
Sub Total	323	322.80	-	3,600.00	-	-	-	-	-	-	-	-	-			3,922.80

Total Spend inc reserves	158,398.85	21,678.30	10,652.54	16,247.46	10,998.20	9,012.79	6,313.73	8,984.88	19,938.99	18,465.40	6,757.66	9,305.14	5,853.10		14,190.66	144,208.19
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INCOME	Budget	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	%Budget	Balance	Total Income
Administration	50	5.77	7.91	6.43	6.65	5.76	4.64	4.97	8.22	7.97	7.40	6.51	6.51	157.5	-28.74	78.74
Council & Councillors	0		-											#DIV/0!	0.00	-
Property & Parks	4,334	24.33	222.12	4.81	161.18	6.06	171.49	2,727.06	323.22	262.86	53.51	26.72		91.9	350.64	3,983.36
Insurance	0		-											#DIV/0!	0.00	-
Parish Paths (P3)	250	3,000.00	-											1,200.0	-2,750.00	3,000.00
Grants	0		-											#DIV/0!	0.00	-
Amenities	0		-	150.00			100.00	50.00	1,185.14	150.00	4,100.00	600.00		#DIV/0!	-6,335.14	6,335.14
VAT Repayment	5,000		2,141.21		1,747.77					1,354.05				104.9	-243.03	5,243.03
Sponsorship	600		-											-	600.00	-
Precept	154,732	77,366.25	-					77,366.25						100.0	-0.01	154,732.50
Council Tax Support Grant	7,132	3,582.49	-					3,582.49						100.5	-32.98	7,164.98
TAP Fund Grants	0		-		1,000.00									#DIV/0!	-1,000.00	1,000.00
Neighbourhood Plan	0		-				3,750.00							#DIV/0!	-3,750.00	3,750.00
Peoples Park Wildlife Garden	0															
Earmarked - J Fleming bench	0					150.00										
Sub Total	172,098	83,978.84	2,371.24	161.24	2,915.60	161.82	4,026.13	83,730.77	1,516.58	1,774.88	4,160.91	633.23	6.51	107.8	-13,339.26	185,437.75
Total Income	£172,098	£83,978.84	£2,371.24	£161	£2,916	£162	£4,026	£83,731	£1,517	£1,775	£4,161	£633	£7	107.8	-£13,339.26	£185,437.75