



Minutes of Credition Town Council's Town Strategy Committee held on Tuesday, 12th January 2021 at 6.00 pm, via Zoom

Present: Cllrs Mrs E Brookes-Hocking, Mr J Ross, Mr F Letch, Miss J Harris, Mrs L Martin, Mr J Cairney, Mr J Downes and Mr G Cochran (part meeting)

In Attendance: Mrs R Avery, Town Clerk
Cllrs Mr S Huxtable and P Vincent (part meeting)
Richard Martin (Credition Methodist Church Youth Worker) (part meeting)
Adrian Devereaux (Mid Devon District Council Planning Area Team Leader) (part meeting)
4 members of the public

117. To receive and accept apologies

The meeting was opened at 6.00 pm.

118. Declarations of Interest

Cllrs Cairney, Downes and Letch declared that, as a member of more than one authority, any views or opinions expressed at the meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

119. Public Question Time

It was noted that members of public in attendance wished to comment on the DCC HATOC Traffic Regulations and would be permitted to speak during the item, which would be moved to earlier in the meeting.

120. Order of Business

It was **resolved** that item 11 would move to item 6. (Proposed by Cllr Brookes-Hocking).

121. Chairman's and Clerk's Announcements.

There were no announcements.

122. To consider the Devon County Council (Mid Devon HATOC) (Traffic Regulation) Amendment Order LAB/B17814 ENV 5808, and agree any comments.

Further information had been issued with the agenda.

Sch 4.077 – Alexandra Road, Credition

Members of the public advised that original complaints from households in the area would not be remedied with the proposed restrictions. There is existing congestion around neighbouring roads, meaning there is a lack of parking for residents already.

It was **resolved** that the double yellow lines be approved, but that the limited parking restrictions be refused on the basis that it is prohibitive to residents. (Proposed by Cllr Letch). Members of the public were advised that Crediton Town Council are a consultee and any comments should be made to Devon County Councillor Nick Way and DCC directly.

Sch 1.001 – Spruce Park, Crediton

It was **resolved** to approve the proposal. (Proposed by Cllr Brookes-Hocking, Cllr Letch abstained from voting).

Sch 1.001 – Exeter Road, Crediton

It was resolved to object to the proposal, as there have been no historic issues of obstructive parking. (Proposed by Cllr Harris).

Sch 1.001 – St Martins Lane, Crediton

It was resolved to approve the proposal. (Proposed by Cllr Harris).

Sch 1.001 – Threshers, Crediton

It was resolved to approve the proposal. (Proposed by Cllr Letch).

Sch. 4.016 Down End, Crediton

It was resolved to approve the proposal. (Proposed by Cllr Harris).

Sch 1.001 Old Tiverton Road, Crediton

It was resolved to approve the proposal. (Proposed by Cllr Cochran).

Sch. 2.016 Union Road, Crediton

It was **resolved** to object to the proposal, as there have been no historic issues of obstructive parking. (Proposed by Cllr Harris).

123. To receive an introduction from new Crediton Methodist Church Youth Worker Richard Martin.

Richard Martin introduced himself, having moved from Bristol where he worked for a small charity undertaking detached youth work.

He is hoping to transfer his knowledge in a different capacity, but will be out in the community trying to work with the youth of Crediton.

He thanked the council for their financial support and for their approval of graffiti work at Newcombes Meadow.

Cllr Cochran asked how he would be working with existing youth provision in the town. Richard explained that partnership working had already started with Crediton Congregational Church and detached work would continue through the lockdown.

Cllr Letch asked about hours and engagement, as many young people are seen at night time.

Richard said that his work could span through the day, and into the evening. Different timeslots are being trialled from after school to evenings. He had arranged lunchtime work with the primary schools and was hoping to arrange similar with QE.

Cllr Cairney welcomed Richard, and said it was an exciting time to be able to start engaging with the young people in Crediton.

Cllr Downes reported issues with young people in Four Mills Lane and Parliament Street, but he rarely received complaints of this nature. Whilst it was not acceptable, Richard suggested these young people are bored and he would be willing to speak to those directly affected as detached youth work should be a part of the community.

The youth of Crediton are poorly served in the town and there is a distinct lack of resources.

Cllr Cochran reported that he would like to be involved in this work, as a previous role of his was within the police's Youth Intervention team.

Richard was thanked for his attendance.

124. To receive a presentation from Mid Devon District Council regarding recent changes to the Use Class Order and permitted development rights.

Adrian Devereaux's powerpoint presentation forms part of the minutes.

Cllr Letch asked if the information provided could be put together for Town and Parish Councils, due to the amount of complicated detail.

Cllr Brookes-Hocking agreed that a guide was required. Whilst these changes introduce flexibility, she had concerns that this relaxation could see exploitation of rules.

Adrian was thanked for this attendance.

125. Town Strategy Committee Minutes – To approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday, 1st December 2020, as a correct record.

It was **resolved** to approve and sign the minutes of the Town Strategy Committee Meeting held on Tuesday 1st December 2020 as a correct record. (Proposed by Cllr Letch).

126. Mid Devon District Council - Planning Applications [MDDC Planning Public Access Portal](#)

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

Reference: 20/02006/HOUSE

Proposal: Erection of first floor extension

Location: Chabans Meadow, Alexandra Road, CREDITON

Applicant: Mr & Mrs Heard

It was **resolved** to recommend no objection. (Proposed by Cllr Harris).

Reference: 20/02141/OUT

Proposal: Outline for the erection of 8 dwellings with partial demolition of existing buildings and associated works

Location: Woods Group, 32 - 35 Exeter Road, CREDITON

Applicant: Mr Wood

Concerns were raised regarding the accessibility of the site, lack of access to communal outside space for two dwellings, lack of light to the basement of the main façade of the building and size of the site in comparison to the Local Plan Review.

It was **resolved** to request an extension, due to the fact that an informed decision cannot be made without comments from DCC as the Highway Authority. Should an extension not be possible, a further Town Strategy Meeting would be convened to discuss this application. (Proposed by Cllr Brookes-Hocking).

Reference: 20/02157/CAT

Proposal: Notification of intention to carry out works to 1 Scotts Pine tree, 4 Ash trees and 1 Oak tree within the Conservation Area

Location: Land at NGR 283842 100572 Penton Rise, CREDITON

Applicant: Mr Christopher Dunstan

It was **resolved** to recommend NO OBJECTION, subject to MDDC's Tree Officer's professional opinion that the work is necessary. (Proposed by Cllr Harris).

Reference: 21/00023/HOUSE
Proposal: Erection of single storey extension
Location: Stoney Park, Westwood Road, Crediton
Applicant: Mr and Mrs Stoyle

It was **resolved** to recommend no objection (Proposed by Cllr Harris).

Reference: 20/00059/HOUSE (revised drawings)
Proposal: Retention of retaining walls, widening of access and formation of hardstanding for the parking of vehicles
Location: 27 Downeshead Lane, Crediton, Devon, EX17 1HH
Applicant: Ms Sinead Partridge

Cllr Cochran left the meeting at 7.27pm.

Cllrs Cairney, Downes and Letch abstained from the following applications.

It was **resolved** to recommend refusal on the basis that the wall is not inkeeping with the surrounding area and detracts from the look of the conservation area. (Proposed by Cllr Harris, all in favour).

Reference: 20/00061/LBC (revised drawings)
Proposal: Listed Building Consent for removal of boundary wall
Location: 27 Downeshead Lane, Crediton, Devon, EX17 1HH
Applicant: Ms Sinead Partridge

It was **resolved** to recommend refusal on the basis that the wall is not inkeeping with the surrounding area and detracts from the look of the conservation area. (Proposed by Cllr Harris, all in favour).

127. 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 Brookes-Hocking).

Reference: 20/01820/CAT
Proposal: Notification of intention to fell 1 Silver Birch and 1 Cedar tree and remove overhanging branches of 1 Holme Oak within the Conservation Area
Location: The Beeches, Old Tiverton Road, Crediton
Applicant: Mr & Mrs Webber

Reference: 20/01841/CAT
Proposal: Notification of intention to remove 6 branches of 1 Beech tree within the
Location: Glebe House Church Street Crediton Devon
Applicant: Mr Simon Goodenough

Reference: 20/01775/FULL
Proposal: Creation of wheelchair access to side of shop to include change of use from Class E to Mixed Use; Class E and Class F (to include the library/reading room) and erection of external stairs to provide first floor access and balcony to include alterations to South and West fenestration

Location: Landscore Stores & Flat 14, St Lawrence Green, Crediton, Devon

Applicant: Mr P Vincent

Reference: 20/01380/TPO

Proposal: Application to prune and crown lift 1 Pine, remove to fork at 10.5m and prune 1 Birch and remove deadwood of crown to 1 pine protected by Tree

Location: Cedar House, Threshers, Crediton

Applicant: Mr Stoyle

It was **resolved** to note that the following applications had been WITHDRAWN: (Proposed by Cllr Harris)

Reference: 20/01517/LBC

Proposal: Listed Building Consent for the installation of 8 replacement windows on South elevation

Location: 9 Union Road, Crediton, Devon

Applicant: Mr Robert & Mrs Catherine Harrison

Reference: 20/01256/LBC

Proposal: Listed Building Consent to replace 1 ground floor window with a door and window unit

Location: 7 The Lodge, Western Road, Crediton

Applicant: Mr Andrew Wreford

128. To consider, for approval by Full Council, the recommendations by the Grants Sub-Committee regarding grant applications 2021/22.

Further information had been issued with the agenda.

It was **resolved** to accept the grants recommendations, for approval by Full Council. (Proposed by Cllr Letch).

129. To receive an update on the Town CCTV project and consider and agree any actions arising.

Further information had been issued with the agenda. It was noted that a full report will be submitted for consideration by Full Council next week.

130. To discuss the continued use of the picnic tables on the Town Square.

Further information had been issued with the agenda. It was **resolved** that the tables would be removed from the Town Square as soon as possible, with the Town Council leading by example and to support the community in keeping to the latest lockdown rules. It was noted that removal and storage in the garage would be investigated, with a contractor undertaking this work.

131. To receive a report from the OLS Task and Finish group, and to consider, for approval by Full Council, any recommendations.

The Town Clerk presented the findings from the survey, which forms an appendix to the minutes. It was noted that 20 responses to the survey had been received and additional Facebook comments had been included. It was noted that the Town Clerk had met with one architect and had plans to meet others next week, alongside contacting the MDDC Conservation Officer regarding plans for the building. It was noted that a further report will be considered by Full Council on Tuesday 19th January.

132. Close.

The meeting was closed at 8.00 pm.

Signed.....
(Chairman)

Date:.....