



Crediton Area Association of Local Councils Meeting
Monday 20 October 2025 – 10.00, Newton St Cyres Village Hall

NOTES OF MEETING

1. Introductions

Guy Cochran - Crediton Town Council (Cllr)/Mid Devon District Council (GC)

Steve Huxtable - Crediton Town Council (Chair/Councillor) (SH)

Penny Clapham – Colebrooke Parish Council (Clerk) (PC)

Rachel Avery - Crediton Town Council (Clerk) (RA)

Edna Beasley – Crediton Hamlets Parish Council (Councillor) (EB)

Richard Ward – Sandford Parish Council (Chair) (RW)

Lynsey Balkwill – Shobrooke Parish Council (Councillor) (LB)

David Parker – Morchard Bishop Parish Council (Clerk) (DP)

2. Apologies

Apologies had been received from Stephen Lease (Morchard Bishop Parish Council), Liz Ouldrige (Newton St Cyres) and Liz Brookes-Hocking (Crediton Town Council).

3. To receive notes of the last meeting

The notes of the last meeting were received and agreed.

4. To receive a report regarding S106 and to agree further actions

The circulated report was noted.

There was a discussion around staffing changes at MDDC, with a view to Cllr Cochran discussing S106 with District Cllr Keeble.

A report written by DP and RA was received. It was noted that access to and ability to spend S106 is very limited, whereby CIL is a more utilisable source of funding to support communities in Crediton.

It was resolved to write a letter to MDDC from CAALC to support the move from S106 to CIL.

Action: RA to write letters (MPs and MDDC) for endorsement by email.

5. Crediton Forward Planning

There was discussion around the HELAA process and the MDDC Local Plan which is due for renewal in 2027. Government has advised on more than 500 new builds per year, with 1300 houses proposed for approved developments in the district.

NPPF/government have not addressed untying of sites and there are no penalties for developers.

Anecdotally, an example of this is that planning approval was given for the site at Wellparks, which is now being sold with planning permission.

Action: GC to provide a comprehensive update on HELAA at next meeting.

- 6. Use of S106 funds, including footpaths (Cllr Ward -Sandford PC)**
RW has spoken to Elaine Barry regarding S106 footpath funding. SPC are working through reviews of existing footpaths and how to extend.
- 7. Flooding and Potholes**
Concerns were specifically raised around flooding at Higher Road and Punchbowl Tip (Raddon Down to A377).
A meeting to discuss this would be useful.
Action: RA to contact DCC and County Cllr Cairney for a meeting.
- 8. Cycle route update**
It was noted that DCC have agreed to come to the next CAALC meeting.
RA advised that it is anticipated for the scheme to be presented to DCC Cabinet in November.
- 9. Local Government Reorganisation**
 - **State of the District Meeting date**
There was a brief discussion regarding transfer of assets.
 - **Updates on LGR**
There was no update on LGR, but there was a discussion regarding proposed models.
 - **MDDC Community Asset Transfer Policy**
It was noted that a Community Asset Transfer Policy does not exist.
- 10. To agree future agenda items**
It was noted that any future agenda items should be sent to RA no later than Tuesday 25 November 2025.
- 11. To agree the next meeting date**
Monday 01 December 2025, location TBC, 10.00.