

BOVEY TRACEY TOWN COUNCIL MEETING HELD IN THE TOWN HALL
ON MONDAY 17th SEPTEMBER at 7pm

Present:

The Town Mayor, Cllr Mrs A M Klinkenberg*

Cllr A Allen	Cllr G J Gribble**/*
Cllr U Arnold	Cllr E Kelly
Cllr Mrs D E M Black	Cllr Mrs A J Kerswell
Cllr R A Bray	Cllr S P Leigh
Cllr D K Elphick	

**County Cllr
*District Cllr

In attendance:

Rev Kevin Hooke (Chaplain to the Council)
PCSO Paul Wilson
One member of the press
15 members of the public

Mrs E Gedge (Secretary)

****Cllr Gribble declared a personal interest as County Cllr and District Cllr, and a prejudicial interest in any discussion regarding land in Bovey Tracey outlined in the Draft Local Development Plan Document 2013-2033.**

The Town Mayor, Cllr Mrs Klinkenberg chaired the meeting and expressed the Town Council's thanks to Mrs Gedge for the work she has done on behalf of the Council.

FC.12/33. Apologies for absence:

Cllr R J Ashby (on holiday)
Cllr M J Evans (on holiday)
Cllr Ms C O Richardson (on holiday)
Cllr M Tregoning (other commitments)
The Town Clerk - Mr T J Westwood (due to family illness)

**Public Participation Session:

*Commenced at 7.02pm and finished at 7.40pm (*Report attached)*

FC.12/34. Minutes:

The minutes of the previous Full Council Meeting of the Town Council held on 25.6.12 were confirmed as a true record and duly signed by the Town Mayor, Mrs Klinkenberg (**copy previously circulated*).

FC.12/35. Recreation, Parks & Property (RP&P) Committee:

The Report of the meeting held on 23.7.12 was received and adopted (**copy previously circulated*).

FC.12/36. Finance, Resources & General Purposes (FR&GP) Committee:

The Report of the meeting held on 3.9.12, the Financial Statement dated 3.9.12 and the Accounts paid up to 31.8.12 were then received and adopted (**copies previously circulated*).

FC.12/37. Planning Committee:

Ref PL.12/53(The Old Thatched Inn): It was noted that Resolution (ii) referred to considering introducing an Option 3 - ie not to proceed with Option 2 (the demolition of structures and clearance of the site to allow for a complete new build) - should unforeseen circumstances arise in the future.

The Reports of the meetings held on 9.7.12, 23.7.12 & 3.9.1 were then received and adopted(*copies previously circulated).

FC.12/38. Recess Report 2012:

The Report of the Business considered during the Recess Period (July /August 2012) was received and adopted(*copy previously circulated).

FC.12/39. The Old Thatched Inn Advisory Committee (OTIAC):

The Reports of the meetings held on 19.6.12, 16.7.12, & 25.7.12 were received and adopted(*copies previously circulated).

FC.12/40. The Town Mayor's Interests:

A list of functions and activities attended by the Town Mayor was presented for inclusion in the attached Report.

**A short adjournment took place from 7.45pm to 7.55pm to allow for questions, reports and representations by County, District and Town Councillors (*Report attached).*

FC.12/41. The Old Thatched Inn Advisory Committee (OTIAC) Recommendations

Cllr Mrs Klinkenberg read out the agenda item as outlined below:

Following the recent meetings of the above committee (OTIAC) regarding the design of the building to replace the Old Thatched Inn (OTI), Consideration was given to the committee's following recommendations:

1. Not to progress the original option of rebuilding the OTI to its previous exterior design nor to incorporate retaining the three partially remaining stone walls.
2. To demolish the existing structure, including the three stone walls, and to replace this with a new single storey building realigned to be set back from the highway. This new building is to incorporate the Town Council office, the Council Chamber (to be additionally used as a community space), the Bovey Tracey Information Centre, and external public conveniences. The new building would be entirely within the existing OTI site footprint.

It was noted that:

- a) In support of the above recommendations, with advice from Teignbridge District Council's (TDC) Conservation Officer, the OTIAC is now in a position to indicate that English Heritage may be amenable to allowing demolition of the Listed Building as part of a Town Council planning application for the purposes outlined in 2 above, because the potential for restoring the site to its previous state is now not feasible either structurally or cost-wise.

*CAK
12.11.12*

b) The Town Council has undertaken a number of structural surveys of the remaining structure which supports a full demolition.

c) The Environment Agency has also been consulted on these proposals, and has indicated its likely support in principle, suggesting that the development would allow the culverted "main river" leat which runs along the front of the current building to be restored to an open feature, contributing significantly to reducing flood risk in the area.

d) The key reasons for the OTIAC recommending the new build option are:

i) It moves the building away from the roadside thus improving the street scene when entering Bovey Tracey.

ii) It allows for the restoration of the open leat along the roadside thus reducing flood risk.

iii) It avoids structural problems of rebuild as advised by TDC Conservation Officer.

iv) It removes the restriction of being a listed site for future extension if required.

v) It allows internal design to better match the requirements of users.

vi) It improves daily flexibility in order to adjust the community space to meet differing needs.

vii) It increases the space for the public attending Council meetings.

viii) It provides space at the rear for possible further extension.

ix) It fully meets the space requirements as defined by the Bovey Tracey Information Centre Trustees.

x) It allows full incorporation of public toilets within the building with access from Station Road car park.

xi) The cautionary cost estimates remain within Council targets, allowing for estimated funding contributions from TDC, DCC and others.

xii) It should allow for a shorter timescale from the start through to project completion.

After discussion it was

Resolved:

To approve Recommendations 1&2 above in order to allow the OTIAC to finalise its design work for making optimal use of space within the building, and begin the planning process.

The meeting closed at 8.05pm.

A. Khurkumbas
12 Nov. 12

BOVEY TRACEY TOWN COUNCIL

Report of the questions, reports and representations which took place during the adjournments of the Town Council meeting on Monday 17th September 2012.

Reports and comments from members of the public:

PCSO Paul Wilson gave his report (**circulated at the start of the meeting*) stating that:

- a) 27 crimes had been recorded during August 2012 in Bovey Tracey & Heathfield.
- b) He was pleased that there were only 3 reported incidents of youth anti-social behaviour during the school summer holidays.
- c) The parking restrictions at Hole Bridge and outside the Riverside Surgery are to be more strictly enforced in future.

Rev Kevin Hooke reported that:

- a) The very successful Annual Children's Holiday Club had been well supported.
- b) 2 new members of the Christians Together in Bovey Tracey Team had been recruited - a newly appointed curate Rev Chris Murphy and Miss Pippa Shenwell as youth worker.

Mr Roy White enquired about Town Council procedures and stated his opposition to the re-development of the Old Thatched Inn asking why the Town Council thinks English Heritage will modify its views regarding a Listed Building.

Mr Bowser and Mr John Mellitt asked for clarification regarding the risk of flooding throughout the area, particularly with reference to the draft Local Development Plan for 2013-2033.

Mrs Sheila Woodhouse asked for clarification regarding the extra sites which had been suggested for development in Bovey Tracey outlined in the Draft Local Development Plan for 2013-2033.

Mr Alex Walmsley enquired about the public consultation regarding the use of the land along Le Molay-Littry Way. Cllr Allen gave a detailed resume of the situation to date and the plans for the near future.

Mr Paul Beecher commented on the impact on the Council Tax for Bovey Tracey and Heathfield residents of re-developing The Old Thatched Inn and suggested that office space within the building could be leased to off-set this.

Mr Jim Williams commented on the possibility of holding a public consultation regarding the re-development of The Old Thatched Inn as he disagreed with the Town Council's policy.

Comments were made by two non-parishioners which were noted.

Reports from County, District and Town Councillors:

DCC, TDC and Town Cllr Gribble reported the following:

- a) DCC is continuing to patch the surface of the County's roads and repairing the pot-holes.
- b) Drains which have silted up causing local flooding are being cleared.
- c) The broken cattle grid at Ullacombe Farm/Green Lane has been replaced.

- d) The inconsiderate parking in Abbey Road car park (outside the Library) which is causing a hazard to pedestrians using the pavement alongside, is being investigated with a view to improving safety.
- e) The Highways Authority will be re-painting the yellow lines controlling parking along Ashburton Road and the white lines on the roads in the town.
- f) The safety barrier at Big Park, Heathfield will hopefully be in place by 22.9.12
- g) The Wray Valley Community Path is progressing to plan.
- h) The Draft Local Development Plan for 2013-2033 will be considered for adoption by Teignbridge District Council on Friday 21st September 2012. With reference to the above Draft Plan:
 - i) There has been no objection to the number of allocated houses for Bovey Tracey.
 - ii) Two new sites have been proposed - Indio on the Newton Road and at Jeffrey's, St John's Lane
 - iii) Another site for a new Primary School has been proposed.
 - iv) The proposed access to the Challabrook site has been changed from Challabrook Lane.
 - v) Once the Plan is adopted it will be reviewed every five years.

District Cllr Mrs Klinkenberg had attended the usual meetings at TDC and had chaired the meetings of the Old Thatched Inn Advisory Committee (OTIAC).

Cllr Allen added that a public consultation event regarding proposals for the Town Council's land on Le Molay-Littry Way will be held in the Methodist Church Hall on Saturday 13th October 2012 from 10am to 1pm.

Cllr Mrs Kerswell reported that it is hoped that permission will be granted by the Church Authorities for the Stained Glass Window to commemorate the Queen's Diamond Jubilee to be erected after a four week consultation period for parishioners has elapsed.

Cllrs Kelly and Arnold have attended a meeting of the Teignbridge Association of Local Councils (TALC).

Cllr Elphick reported that the Tourist Information Centre Trustees are seeking nominations for new Trustees.

Cllr Leigh had attended a very informative seminar for newly elected Councillors.

The Town Mayor's Engagements:

- 2.7.12 Stover School Prize-Giving
- 7.7.12 The High Sheriff's Garden Party
- The Cake Lady Open Studio
- 1.8.12 Carnival Quiz
- 4.8.12 Carnival Procession
- 5.8.12 Bovey Tracey Artists' Exhibition
- 18.8.12 Opening of Bovey Tracey Horticultural Society's Annual Show

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 1ST OCTOBER 2012 at 7.00pm

Present:

The Town Mayor, Cllr Mrs A M Klinkenberg*
The Deputy Town Mayor, Cllr M J Evans

Cllr A Allen	Cllr D K Elphick
Cllr U Arnold	Cllr E E Kelly
Cllr R J Ashby	Cllr Ms C O Richardson
Cllr Mrs D E M Black	Cllr M Tregoning
Cllr R A Bray	

**County Cllr
*District Cllr

In attendance:

Mr T J Westwood - Town Clerk
Mrs L M Warren - Secretary

The meeting was chaired by Cllr Evans.

Prior to the commencement of the meeting, Cllr Evans welcomed Mr Ian James of Devon County Council who provided an up-date to members of the planned Wray Valley Trail (WVT) through Bovey Tracey. Mr James advised that planning permission had now been granted, issues regarding tree works had been resolved and work to create the Trail through Mill Marsh Park was due to commence in mid November. He also explained the proposed highway arrangements at Monks Way and Hole Bridge. Mr James also referred to the provision of a footway from Pottery Road Roundabout to Heathfield Close and explained that in the future it may be possible for the WVT to link with this and therefore DCC were considering increasing the width of the footway. As the road from The Dolphin to Pottery Road Roundabout is due to be re-surfaced, Mr James asked Councillors to consider the road safety aspect regarding the provision of the centre white line and report back to him.

Cllr Evans thanked Mr James for attending the meeting and he then left at 7.35pm.

PL.12/67. Apologies for absence:

Cllr G J Gribble** (attending a DCC meeting)
Cllr Mrs A J Kerswell (attending a charity event)
Cllr S P Leigh (on holiday)

PL.12/68. Consideration of Planning Applications:

TDC Applications listed to 31.8.12:

- a) 12/02514/FUL & 12/02517/LBC One non illuminated mosaic and one non illuminated interpretive panel at the Town Hall, Town Hall Place for Bovey Tracey Town Council.
Observations: No objections.
- b) 12/02518/FUL & 12/02519/LBC One non illuminated mosaic and one non illuminated interpretive panel at Bovey Tracey Heritage Trust for Bovey Tracey Town Council.
Observations: No objections.
- c) 12/02623/FUL Summerhouse at Nirod, Furzeleigh Lane for Mr M Snow.
Observations: The Town Council does not support this application because:
 - i) The proposal would introduce development into open countryside.
 - ii) There would be extra traffic movement on a very narrow lane.

DNPA Applications listed to 31.8.12:

- d) **0487/12** Retrospective application for a detached timber clad garage at 8 Hawkmoor Park for Mr R Arnold.
Observations: The Town Council does not support this application as it has been made retrospectively.

TDC Applications listed to 7.9.12:

- e) **12/02489/OUT** Erection of a single storey dwelling with garage (all matters reserved) at Moorview, Old Newton Road, Heathfield for Mr E O'Keefe.
Observations: The Town Council does not support this application because:
i) The proposed development would be cramped, overdeveloped and unsympathetic with the character of the site and surroundings.
ii) The proposed private amenity space around the proposed property would create an unacceptable impact on the living conditions of future occupiers and those occupying surrounding properties by way of overlooking and lack of privacy.
- f) **12/02685/TPO** Pruning of seven Scots pine trees at 26-29 Moorland Gate, Heathfield for Mr A Vickery.
Observations: No objections providing the arboriculturist at TDC supports the application.

Application withdrawn: Noted.

- g) **123/02222/FUL** Alterations to existing garage to form first floor for use as store at 8 Fairfield Close for Mr T Andrews

DNPA Application listed to 7.9.12: None.

TDC Applications listed to 14.9.12:

- h) **12/02578/FUL** Single storey rear extension at 78 Lower Cannon Road, Heathfield for Miss J Sansom
Observations: No objections.
- i) **12/02776/FUL** Porch extension to front at 17 Crokers Meadow for Mrs Braithwaite.
Observations: No objections.
- j) **12/02777/COU** Change of use and conversion of hotel to 8 dwellings at Coombe Cross Hotel, Coombe Lane for Ms A Walker.
Observations: The Town Council does not support this application because:
i) The proposed development may result in an access which does not provide adequate visibility from and of emerging vehicles, with consequent risk of additional danger to all users of the road.
ii) The proposed development is likely to generate an increase in pedestrian traffic on a highway lacking adequate footways.
iii) The loss a local hotel facility.
iv) However, if TDC is minded to allow this application, the Town Council should receive a significant financial contribution towards community facilities (towards the provision of play areas, open spaces, indoor community facilities and allotments) due to the number of proposed dwellings.
v) As the proposed development is in excess of six dwellings it is considered that, if approved, at least one should be made an affordable unit.

Appeal: Noted.

- k) **12/00041/FAST** Against refusal of planning permission no 12/01395/FUL - Alterations to garage to provide living accommodation at 2 Cavalry Drive, Heathfield for Mr Kingston.

DNPA Application listed to 14.9.12: None

TDC Applications listed to 21.9.12:

- 1) **12/02893/FUL** Erection of two storey stable, store for fodder and machinery at land & agricultural buildings known as Wyches Oak for Mr J French.
Observations: No objections.

PL.12/69 Planning Decisions: Noted.

a) Approvals:

TDC:

- i) Extension of garage to front at 46 Kiln Close (N/O)
- ii) First floor extension & first floor windows to front at 27 The Oaks (N/O)
- iii) Retention of decking at 16 St Pauls Close (N/O)
- iv) Installation of wood-burning stove with flue & sink at National Trust, Parke (N/O)
- v) Enlarge existing garage including garden room over (retrospective application) at 19 Pottery Road (O)
- vi) External alterations to side elevation to create new window & door at Town Hall Garage (N/O)
- vii) Single storey to rear at Moorlea, Avenue Road (N/O)

The Town Council's submitted observations (No objections- N/O: Objections- O)

PL.12/70 General Planning Matters brought forward by Councillors: (*For information only).

Cllr Ashby enquired about a wall being built on the perimeter of a property in the Coombe Cross area.

The meeting closed at 8.10pm.

RECREATION, PARKS & PROPERTY (RP&P) COMMITTEE HELD IN THE COUNCIL CHAMBER
ON MONDAY 15th OCTOBER 2012 at 7pm

Present:

The Town Mayor, Cllr Mrs A M Klinkenberg*

Cllr A Allen	Cllr G J Gribble**
Cllr R J Ashby	Cllr Mrs A J Kerswell
Cllr Mrs D E M Black	Cllr S P Leigh
Cllr R J Bray	Cllr Ms C O Richardson
Cllr D K Elphick	Cllr M Tregoning

**County Cllr
*District Cllr

In attendance:

Mr T J Westwood - Town Clerk
Mrs L M Warren - Secretary

The meeting was chaired by Cllr Allen.

RP&P.12/56 Apologies for Absence:

Cllr U Arnolds (holiday)
Cllr M J Evans (holiday)
Cllr E E Kelly (holiday)

RP&P.12/57 Consideration of minutes of previous meeting held on 23.7.12:

Ref. Item RP&P.12/50 (**Communications Group**). Cllr Allen advised that the next report would be available shortly.

RP&P.12/58 Accounts:

The Financial Accounts paid up to 12.10.12 were received and approved
(*copies circulated at the meeting).

RP&P.12/59 Grounds Maintenance Contract:

It was noted that the current grounds maintenance contract expires on 31.12.12. Consideration was given to authorising the Town Clerk to negotiate a 12 month extension to the current contract with K J Thulborn Ltd. This 12 month extension will allow the Town Council to consider the options available with regards to the future management, structure and regime of all aspects of the open spaces, buildings, allotments, play areas, floral displays etc. in the ownership of the Town Council.

Resolved:

To authorise the Town Clerk to negotiate a further 12 month extension to the current contract with K J Thulborn Ltd and report back to the FR&GP Committee on 29.10.12 with the view to setting up a working party to consider the future options.

RP&P.12/60 Bovey Tracey Cricket Club Lease:

****Cllrs Elphick and Gribble declared a personal interest***

Consideration was given to agreeing to the proposed new lease
(*copy previously circulated) relating to the premises known as the Cricket Pavilion and cricket nets area at the Recreation Ground, Bovey Tracey. It was noted that the suggested amendments/corrections, identified by Councillors, to the draft lease have been forwarded to WBW Solicitors.

Resolved:

To proceed with the preparation of the lease.

RP&P.12/61 Historic Transport Club (HTC):

Consideration was given to a request (**copy of letter previously circulated*) from the HTC to hold their annual Vintage Car Rally in Mill Marsh Park on 21.7.13. If approved to consider HTC's further request to allow the organisers to make an admission charge to the event. After discussion it was

Resolved:

To grant permission for the Rally to be held in Mill Marsh Park on 21.7.13 on the understanding that the sale of programmes or requests for an entry fee will not be made at any entrance points to the Park.

RP&P.12/62 Bovey Tracey Heritage Trust (BTHT):

** Cllrs Mrs Black, Elphick, Gribble & Mrs Kerswell declared a personal interest.*

Consideration was given to a request (**copy of letter previously circulated*) for BTHT to construct a new purpose built archive building on the car park area of the site at the Old Railway Station, to include a new 99 year lease for the site.

It was noted that:

- i) The car park area is subject to a five year licence.
 - ii) The Town Council currently has planning permission to construct a purpose built garage and storage space on this site.
 - iii) The Town Council has not yet taken a decision on whether to progress this project. This decision relates to the future use of the Town Hall and the proposed community building on the Old Thatched Inn site.
 - iv) The decision to progress the project also relates to the future needs of the Town Council in the maintenance of its buildings and open spaces.
- After discussion it was

Resolved:

To advise BTHT that the Town Council is currently not in a position to make a decision but the request would be kept on record.

RP&P.12/63 Templer Place:

Consideration was given to a request from Taylor Wimpey (**copy of e-mail previously circulated*) for the Town Council to adopt and manage the open spaces and play areas within this new residential development. After discussion it was

Resolved:

To decline the offer.

RP&P.12/64 Allotments:

The Town Clerk updated Members on the allotments and the current waiting list. It was noted that there had been a significant turnover of tenants recently and there were over 30 names on the waiting list. After consideration and discussion it was

Resolved:

To further consider arranging a meeting of allotment tenants in the Spring.

RP&P.12/65 Section 106 Agreements:

Various residential developments within the Parish are subject to Section 106 Agreements to provide a financial contribution to the Town Council for the maintenance and improvements to open spaces and indoor leisure facilities in the parish.

Consideration was given to instructing the Town Clerk, working with Members, to prepare a strategy for allocating these financial contributions to specific projects, subject to Council's approval. Further to commence identifying other possible projects which may benefit from future S106 Agreements, not only for open spaces but for the wider community improvement, such as the public realm of the parish. After discussion it was:

Resolved:

To refer the item for consideration at the FR&GP Committee meeting on 29.10.12 when more information may be available.

Under Standing Order 16, the following three items were brought forward as Urgent Business:

RP&P.12/66 Bovey Tracey Football Club (BTFC):

Consideration was given to request from BTFC to create a junior football pitch at the Recreation Ground on the Ashburton Road side. After discussion it was:

Resolved:

To grant the request.

RP&P.12/67 1st Heathfield Scout Group:

Consideration was given to a request to hold a bonfire (no fireworks) on land opposite the old St Catherine's School on 1.11.12. After discussion it was:

Resolved:

To grant the request.

RP&P.12/68 Councillors' Training Update:

Consideration was given to holding an event. After discussion it was:

Resolved:

To hold an event on a date to be advised.

RP&P.12/68⁹ Matters brought forward by the Town Clerk & Councillors: (*for information)

Cllr Mrs Black referred to the litter along the Old Newton Road, Heathfield and stated that she would notify TDC.

Cllr Elphick:

i) reported that there were potholes on the vehicular access at the Recreation Ground. The Town Clerk agreed to arrange for these to be filled.

ii) referred to the re-surfacing of Newton Road and the situation regarding the manhole covers. Cllr Gribble advised that this would be resolved this week.

iii) enquired about financial assistance for the Bowling Club towards the provision of a fence.

Cllr Gribble:

i) reported that there was land slippage near the Tennis Courts at the Recreation Ground.

ii) reported on the untidy state of the area behind the Cricket Club's shed at the Recreation Ground.

iii) complimented the Town Clerk on resolving the flooding at Bullands Field.

Cllr Mrs Kerswell:

i) Expressed gratitude for the donations given in memory of Elizabeth Westwood. Half the donations have been given to the Town Council towards the provision of a Jubilee stained glass window to be installed at PPT Church.

ii) Enquired about the Consultation Event on 13.10.12.

The meeting closed at 8pm.

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 15th OCTOBER 2012 at 8.02pm

Present:

The Town Mayor, Cllr Mrs A M Klinkenberg*

Cllr A Allen	Cllr Mrs A J Kerswell
Cllr R J Ashby	Cllr S P Leigh
Cllr Mrs D E M Black	Cllr Ms C O Richardson
Cllr R A Bray	Cllr M Tregoning
Cllr D K Elphick	
Cllr G J Gribble**	

**County Cllr
*District Cllr

In attendance:

Mr T J Westwood - Town Clerk
Mrs L M Warren - Secretary

The meeting was chaired by Cllr Ashby

PL.12/71. Apologies for absence:

Cllr U Arnold (holiday)
Cllr M J Evans (holiday)
Cllr E E Kelly (holiday)

PL.12/72. Consideration of Planning Applications:

DNPA Applications listed to 21.9.12: None for BT

TDC Applications listed to 28.9.12:

Application withdrawn: Noted.

- a) **12/02360/COU** Renewal of application 09/01503/COU for temporary use for 3 years of 450sqm of mezzanine floorspace to display/retail purposes at Prestige Furniture, Battle Road, Heathfield Industrial Estate for Mr R Ash.

DNPA Applications listed to 28.9.12: None for BT

TDC Applications listed to 5.10.12:

- b) **12/02914/FUL** Alterations to front garden to provide additional parking at Pineholm, High Close for Mr A Pewsey.
Observations: No objections.
- c) **12/02979/TPO** Pruning of two trees at Devon House, Devon House Drive for Devon House Management Co Ltd. Noted.
- d) **12/03005/FUL** Retention of 450sqm of mezzanine floorspace to display/retail purposes at Prestige Furniture, Battle Road for Mr R Ash.
Observations: No objections.

Making of Provisional TPO

- e) **E2/08/52** - Land at Cannon Commercials, Heathfield. Noted.

PL.12/73 Planning Decisions: Noted.

- a) Approvals:

TDC:

i) Internal alterations to facilitate separation of the commercial business from the dwelling house to include reinstatement of previous

openings and blocking up of existing openings on side elevation at 82 Fore Street. (N/O)

ii) One non-illuminated mosaic and one non-illuminated interpretation panel at the Town Hall, Town Hall Place. (N/O)

iii) One non-illuminated mosaic and interpretation panel at the Heritage Trust, Old Railway Station. (N/O)

iv) Variation of Condition 2 of planning application 10/03179/FUL to include dormer on rear elevation and amendment to levels leading to a decrease in height of building at land adjacent to Rest Harrow, Thorn Cross. (O)

v) Felling of one Poplar tree at 49 Prince Rupert Way, Heathfield. (N/O)

iv) Pruning of one Oak tree at 22 Churchfields Drive. (N/O)

The Town Council's submitted observations (No objections- N/O; Objections- O)

PL.12/74 General Planning Matters brought forward by Councillors: (*For information only).

Cllr Allen enquired on the progress of the TDC Draft Local Plan 2013-33. Cllr Mrs Klinkenberg advised that the Draft Plan had been approved by the full Council at TDC and will now be available for further consultation. The Town Clerk agreed to request a written update from TDC on the current situation.

The meeting closed at 8.15pm

FINANCE, RESOURCES & GENERAL PURPOSES COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBER ON MONDAY 29th OCTOBER 2012 AT 7pm.

Present:

The Deputy Town Mayor, Cllr M J Evans

Cllr A Allen	Cllr G J Gribble**/*
Cllr U Arnold	Cllr E Kelly
Cllr R J Ashby	Cllr Mrs A J Kerswell
Cllr Mrs D E M Black	Cllr S P Leigh
Cllr R A Bray	Cllr M Tregoning
Cllr D K Elphick	

**County Cllr
*District Cllr

In attendance:

Mrs L Warren - Secretary

One member of the public

The meeting was chaired by Cllr Gribble.

FR&GP.12/53 Apologies for absence:

The Town Mayor, Cllr Mrs A M Klinkenberg* (on holiday)
Cllr Ms C O Richardson (business commitments)
The Town Clerk, Mr T J Westwood (family commitments)

FR&GP.12/54 Consideration of minutes of previous FR&GP Committee meeting held on 3.9.12:

Ref. minute FR&GP.12/50 (**Devon Assoc. of Local Councils (DALC) Annual Conference**). It was noted that Cllr Kelly had been unable to attend.

FR&GP.12/55 Accounts & Financial Statement:

Ref. the rate demands, it was suggested that it may be beneficial to arrange a rate review. Clarification was given on the buildings and land in the Town Council's ownership on which rates are payable. It was suggested that consideration could be given to charging the Clubs at the Recreation Ground a proportion of the rates.

The Financial Statement dated 29.10.12 was received and the accounts were approved for payment(*copies circulated at the meeting).

FR&GP.12/56 Bovey Tracey Association Football Club (BTAFC) Lease:

Consideration was given to a request from Mr J Head, Chairman of BTAFC, for Members to consider granting permission for the preparation of a 35 year lease in relation to the Football Clubhouse at the Recreation Ground. The terms and conditions of the lease would be in principle the same as the approved lease recently agreed for Bovey Tracey Cricket Club.

Resolved:

To progress with the preparation of a lease.

FR&GP.12/57 Hydrographical Study:

Teignbridge District Council (TDC) has received a quotation for £7000.00 for a hydrographical study of the River Bovey downstream from the Bovey Bridge. It was noted that part of the study area, the land adjacent to Le Molay-Littry Way, is under the ownership of the Town Council. Consideration was given to making a contribution of £2000.00 towards the cost of the study. It was further noted that data gained

from this study, is acceptable to the Environment Agency to allow them to assess the future possible uses for the site.

The Town Council has indicated, as part of the current parish wide consultation process for the future possible uses of this land, that a study of this nature would be undertaken. If approved, TDC have indicated the study would be undertaken within the next two months. TDC will secure funding for the remaining £5000.00. After discussion it was

Resolved:

To contribute £2000.00 towards the cost of the hydrographical study. (Power to spend Local Gvt. Act 1972 s141).

FR&GP.12/58 Internal Audit Report 2012-2013 – Interim October 2012:

It was noted that:

The interim internal audit report for 2012-13 was undertaken on 11.10.12 (**copy of the report previously circulated*). The Town Council's Internal Auditor, Mr K Abraham reported that there were no issues to raise from the interim audit and all records were well ordered and comprehensive.

Cllr Gribble thanked the staff on behalf of the Town Council.

FR&GP.12/59 Grounds Maintenance Contract:

(*Ref.Min.no.RP&P.12/59*). Consideration was given to extending the current grounds maintenance contract with K J Thulborn Ltd for a further 12 months to 31.12.13 for at a 2% increase on 2012 prices (**copy previously circulated*).

It was noted that this 12 month extension will allow the Town Council to consider the options available regarding the future management structure of the open spaces and buildings. Members also considered instructing the Town Clerk to prepare a report identifying all general costs associated with maintaining the open spaces, buildings, allotments, play areas, floral displays etc. to be presented to the Town Council in February 2013.

After discussion it was

Resolved:

i) To extend the current contract with K J Thulborn Ltd for a further 12 months to 31.12.13 at a 2% increase on 2012 prices. (*Power to spend Public Health Act 1875 s164*).

ii) To request the Town Clerk to prepare a report identifying all associated grounds maintenance costs as detailed above.

FR+GP 60 Section 106 Agreements:

(*Ref.Min.no.RP&P.12/65*). Consideration was given to forming a working party of Councillors to prepare a strategy for allocating current S106 financial contributions paid to date, to specific projects subject to Council's approval. The working party will also identify other possible projects which may benefit from future S106 and Community Infrastructure Levy (CIL) agreements. A report will be prepared for the Town Council's consideration for February 2013.

Resolved:

To nominate Cllrs Mrs Klinkenberg, Gribble, Kelly, Leigh and Allen together with the Town Clerk.

FR&GP.12/61 Portaloo - Cemetery

The Portaloo at the cemetery was installed in June 2012 at a cost of £72.00 + VAT per. month (*Ref.Min.no.RP&P12/37*). During the weekly maintenance visit on 19th October, it was discovered that the pump mechanism had been stolen. It was noted that pumps taken from this type of facility can be used to pump diesel from vehicles etc. The portaloo has now been taken off hire. The Town Council under the hire agreement will be liable for the cost of repairs, yet to be confirmed.

The Town Council has a statutory obligation to take note of the Crime & Disorder Act 1998. S17, in that the Town Council have a duty to consider the impact of their functions and decisions on crime and disorder. It could be considered, by providing an opportunity for further crime following the theft of this pump, the Town Council should help to reduce further opportunities by not replacing the portaloo.

Further information made available at the meeting advised that the hire company is prepared to replace the pump at no cost to the Town Council. It was agreed to request the Town Clerk to contact the hire company before this matter is further considered.

FR&GP.12/62 Neighbourhood Planning - Getting Started Wednesday 12th December 2012

Devon Association of Local Councils is holding a full day workshop (**details previously circulated*) for communities who have resolved to produce a neighbourhood plan (*Ref.Min.no.Pl.12/51*). In order to attend each community must send a minimum of three and a maximum of five delegates. Consideration was given to nominating up to four members, in addition to the Town Clerk, to attend this free event.

Resolved:

To nominate Cllrs Gribble, Evans (to confirm availability), Ashby, Elphick and Allen together with the Town Clerk.

FR&GP.12/63 Matters brought forward by Councillors: (*for information only).

Cllr Mrs Black reported that the "No Parking" sign usually situated on the grassed area is Mary Street was missing. Cllr Gribble advised that the sign would be replaced.

Cllr Allen referred to the fungal disease affecting ash trees nationally and enquired about the number of ash trees in the parish.

Cllr Mrs Kerswell reported:

- i) That she will be meeting with representatives of the NHS Trust regarding the future of the Hospital.
- ii) That the Exeter Diocesan Advisory Committee had granted permission for the Diamond Jubilee stained glass window to be installed in the Parish Church of SS Peter, Paul and Thomas.

Cllr Tregoning reported that the gutter was blocked at the lower end of Fore Street.

The meeting closed at 7.40pm.

Accounts paid up to 12.10.12

		£
3.9.12	N Brock	280.00
"	Southern Electric Gas	402.19
"	S W Water Ltd	3.12
"	Teignbridge District Council	141.75
"	1 st Office Equipment Ltd	190.90
"	Event Hire Solutions	108.00
"	Bovey Tracey Youth Action	416.66
"	Audit Commission	1260.00
11.9.12	Castles of Dawlish	93.68
"	S W Water Ltd	24.03
"	Bovey Court Garage	152.46
"	Teignbridge District Council	5838.24
"	K J Thulborn Contractors & Engineers Ltd	906.32
"	PHS All Clear	399.36
27.9.12	Robin Ray Ltd	25.00
"	DALC	30.00
"	Mole Valley Farmers Ltd	47.95
"	Teignbridge District Council	1497.60
"	" " "	203.70
"	CMPC	42.00
"	PVM Supplies Ltd	145.97
"	B T Youth Action	416.66
11.10.12	K M Courtier Ltd	834.00
"	Teignbridge District Council	300.00
"	Event Hire Solutions	86.40
"	Mrs A M Klinkenberg	250.00
"	K J Thulborn Ltd	1461.27
"	Arnolds	13.48
"	Ken Abraham	375.00
"	PHS All Clear	318.24
"	SW Water Ltd	14.24
"	Mole Valley Farmers Ltd	8.82
"	S Ripley	<u>660.00</u>
		<u>16947.04</u>

Wages/Salaries10746.72Direct Debits

3.9.12	Pulse8Broadband	22.00
"	Aviva	457.92
5.9.12	Orange Payt.	36.12
"	UK Fuels	132.25
28.9.12	CanNetworks	49.68
1.10.12	Aviva	457.94
"	Pulse8Broadband	22.00
2.10.12	Ing Lease UK Ltd	1164.00
5.10.12	Orange Payt.	36.34
10.10.12	UK Fuels Ltd	<u>147.11</u>
		<u>2525.36</u>

Accounts paid up to 26.10.12

	£
18.10.12	250.95
Teignbridge District Council	
Castles of Dawlish	90.27
Michelle Greenwood-Brown	1000.00
R Emms	50.00
	<u>1391.22</u>

Financial Statement 29.10.12

Accounts to be paid

	£
N Brock	320.00
Ecotricity	16.46
R W Hubbard	10.98
Mole Valley Farmers Ltd	12.60
“ “ “ “	12.60
“ “ “ “	15.30
WPS Insurance Brokers	10.00
Teignbridge District Council (Rates)	635.00
“ “ “ “	489.00
“ “ “ “	518.00
“ “ “ “	182.00
Devon & Cornwall Newspapers Ltd	30.00
	<u>2251.94</u>
General Account	4925.38
Accounts to be paid	<u>2251.94</u>
	2673.44
Business Instant Access Account	<u>155467.01</u>
	<u>158140.45</u>

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 29th OCTOBER 2012 at 7.43pm.

Present:

The Deputy Town Mayor, Cllr M J Evans

Cllr A Allen	Cllr G J Gribble**/*
Cllr U Arnold	Cllr E Kelly
Cllr R J Ashby	Cllr Mrs A J Kerswell
Cllr Mrs D E M Black	Cllr S P Leigh
Cllr R A Bray	Cllr M Tregoning
Cllr D K Elphick	

**County Cllr
*District Cllr

In attendance:

Mrs L Warren - Secretary
One member of the public.

The meeting was chaired by Cllr Evans.

***The following Councillors declared a personal interest:**

Cllr Leigh - Agenda item PL.12/76 (a) & (e).
Cllr Gribble - Agenda item PL.12/76 (a), (b), (c) & (e).
Cllr Evans - Agenda item PL.12/76 (a) & (e).
Cllr Elphick - Agenda item P112/76 (a) & (e).

PL.12/75. Apologies for absence:

The Town Mayor, Cllr Mrs A M Klinkenberg* (on holiday)
Cllr Ms C O Richardson (business commitments)
The Town Clerk, Mr T J Westwood (family commitments)

PL.12/76. Consideration of Planning Applications:

TDC Applications listed to 5.10.12:

- a) 12/03015/MAJ Hybrid application comprising - Full application for 185 dwellings and 915 square metres of employment (B1/B2) and outline application for 20 self-build residential dwelling plots (approval sought for means of access); public open space; associated infrastructure and re-alignment of the B3344 at Bradley Road for Mr G Langworthy.
Observations: See (e).

DNPA Applications listed to 5.10.12: None for BT.

TDC Applications listed to 12.10.12:

- b) 12/02582/TEL Telecommunication pole at land adjacent 27 Brimley Vale for Narrowband Wayleave Office.
Observations: No objections.

DNPA Applications listed to 12.10.12: None for BT.

TDC Applications listed to 19.10.12:

- c) 12/02987/FUL Extension to south elevation to provide ground and first floor accommodation and rear conservatory with balcony at Lyndhurst, 3 Coombe Close for Mr C Sims.
Observations: No objections.
- d) 12/03110/FUL Proposed orangery to rear of Plot 1 and new bay window at ground floor and additional first floor window on front elevation at Plot 1 Moorhayes, De Tracey Park for Mr L Downes.
Observations: No objections.

- e) Revised Description:
12/03015/MAJ Hybrid application comprising - Full application for 185 dwellings; 915 square metres of employment (B1/B2); public open space; associated infrastructure and re-alignment of the B3344 and outline application for 20 self-build residential dwelling plots (approval sought for means of access).
 Following discussion a proposal was made to object to the application for the following reasons:
 i) The land is largely located beyond the urban development boundary and is within designated countryside.
 ii) The site is poorly related to town centre services and facilities.
 iii) The site is contrary to the existing Local Plan and the emerging Local Plan.
 iv) Overdevelopment of the site - too many dwellings on one individual site.
 v) Highway infrastructure and access to the site along B3344 is not suitable in both directions for vehicles accessing the proposed employment site.

It was agreed to take a recorded vote:

<u>In favour of the proposal</u>	<u>Against the proposal</u>
Cllr Gribble	Cllr Elphick
Cllr Bray	Cllr Leigh
Cllr Tregoning	Cllr Arnold
Cllr Mrs Kerswell	Cllr Allen
Cllr Ashby	Cllr Evans
Cllr Mrs Black	

Abstained Cllr Kelly

Observations: Object to the application for the reasons as set out above.

DNPA Applications listed to 19.10.12: None for BT.

Re-consider DNPA Application listed to 24.8.12:

- f) **0468/12** Composting of green waste for on-farm use at Bullaton Farm for Devon Waste Management Ltd.
Observations: No objections.

PL.12/77 Planning Decisions: Noted.

- a) Approvals:
TDC:
 i) Sub-division of existing dwelling to form holiday let at Little Bovey Farm. (N/O)
 ii) Porch extension to front at 17 Crokers Meadow. (N/O)
 iii) Change of use of former paddock to use as domestic curtilage to include engineering works to reprofile the land at Nirod, Furzeleigh Lane. (O)
 iv) Pruning of seven Scots Pine trees at 26 - 29 Moorland Gate, Heathfield. (N/O)

DNPA:

- i) Retrospective application for a detached timber clad garage, 8 Hawkmoor Park. (O)

b) Refusals:

- i) Summerhouse at Nirod, Furzeleigh Lane. (O)

The Town Council's submitted observations (No objections- N/O: Objections- O)

PL.12/78 General Planning Matters brought forward by Councillors: (*For information only). None.

The meeting closed at 8.24pm

BOVEY TRACEY TOWN COUNCIL

MINUTES OF THE YOUNG CITIZEN AWARD 2013 WORKING PARTY MEETING ON WEDNESDAY 10 OCTOBER 2012

Present:

Cllrs Tony Allen, Martyn Evans & Eoghan Kelly

- YCA.13/01 Apologies: Cllr Dorreen Black (not well)
- YCA.13/02 Minutes: As this was the first meeting for the 2013 Award, there were no minutes to be approved.
- YCA.13/02 Review of Working Party membership: It was agreed that the first awards scheme had been a great success, and that it was important for the council that it should continue. A number of lessons had been learned from this, and one was that all members of the Working Party needed to have access to the internet and to email. It was agreed to discuss this with Cllr Black as soon as possible after the meeting.
- YCA.13/03 Election of Chairman for 2012/13: It had been agreed in 2011 to rotate the Chairmanship, and Cllr Evans volunteered to take over the role for the coming year from Cllr Allen at the close of this meeting.
- YCA.13/04 Timescales for the 2013 Scheme: To begin immediately, with a target close date for nominations of 31st January 2013, and the awards ceremony during March.
- YCA.13/05 Basis of award for 2013: Cllr Allen reported that some of the judges for 2012 had felt that it might be preferable to have an additional category of award for this year, based on recognition of valued voluntary service to an individual (e.g. care of a family member). It was decided that the award category should remain as for last year, with the judges having the ability to make special citations for any particular award made against this particular category.
- YCA.13/06 Selection of judges: It was agreed to ask PCSO Paul Wilson, Rev Kevin Hooke, and school governors David James and Jeff Williams, if they would volunteer again, and to invite this year's Hon Rep of the Lord of the Manor (Helen Mann) if she would join them. It was also agreed to ask last year's winner (Ptryk Lawrynowicz) if he would join the panel. The Chairman of this Working Party is a member ex-officio, and chairs the judges meetings.
- YCA 13/07 Widening awareness: Based on the very slow rate of nominations last year, until the secondary schools were chased up, it was suggested that Stover and Blackpool Schools should also be involved this year, which was agreed. Cllr Evans would approach all the schools, plus the Youth Café, and the churches via Rev Hooke.

- YCA 13/08 Publicity: In addition to Quality Update and the MDA, it was suggested that local radio and TV should be approached, which Cllr Evans agreed to investigate. Cllr Allen will include mention in his Cottage magazine column. It was decided that about 20 posters were needed, which should be distributed around Bovey and Heathfield in shop windows and on notice boards, as last year, but perhaps using a different background colour from last year's green, to differentiate them.
- YCA 13/09 Administrative resources: Cllr Allen stated that these were tight last year, due to the Town Clerk's personal situation, the diversions caused by the Sainsbury's kerfuffle, and Esme's first departure. It will be necessary to ask the office for assistance from time to time to help with posters, nomination forms, responses to correspondence, and communications with nominees and their nominators, plus later on with setting up the awards evening.
- YCA 13/10 Budget required: Based on last year's experience, a provisional budget of £800 was suggested to cover publicity material, mailing costs, production of awards and the presentation evening. The Town Clerk is asked to advise on the suitability of this. The possibility of having a trophy that could be handed on by the winner each year was discussed. Cllr Allen said that this had been raised with the judges, but that it was felt that the framed certificate was ample reward, and this seemed to be the case at the 2012 award presentation.
- YCA 13/11 Agreed actions:
- Discuss internet situation with Cllr Black (Cllr Allen)
 - Enquire whether last year's judges would stand again, plus contact Helen Mann and Patryk Lawryniewicz about joining the panel (Cllr Evans)
 - Approach schools, Youth Café and Kevin Hooke about seeking nominations (Cllr Evans)
 - Investigate possible media routes for publicity (Cllr Evans)
 - Organise posters for distribution to local shops (Cllr Allen)
 - Mention 2013 award scheme in the Cottage magazine (Cllr Allen)
 - The Group to seek advice from the Town Clerk on use of office resources, and on a provisional budget
- YCA 13/12 Date of next meeting: Wed. 6th November 2012, 7 pm in the council chamber.

The meeting closed 8.05pm