

BOVEY TRACEY TOWN COUNCIL MEETING HELD AT THE TOWN HALL
ON MONDAY 1ST JULY 2013 at 7.00pm

Present:

The Town Mayor, Cllr M J Evans
The Deputy Town Mayor, Cllr E Kelly

Cllr A Allen
Cllr U Arnold
Cllr R J Ashby
Cllr Mrs D E M Black
Cllr R A Bray
Cllr D K Elphick

Cllr G J Gribble**/*
Cllr Mrs A J Kerswell
Cllr Mrs A M Klinkenberg*
Cllr S P Leigh
Cllr Ms C O Richardson
Cllr M Tregoning

**County Cllr
*District Cllr

In attendance:

PCSO Paul Wilson
One member of the press
Four members of the public

Mr T J Westwood - Town Clerk

The Town Mayor, Cllr Evans chaired the meeting.

FC.13/29. Apologies for absence:

Rev. Kevin Hooke

****Public Participation Session:**

Commenced at 7.05pm and finished at 7.15pm. (*Report attached).

FC.13/30. Minutes:

The Minutes of the annual Town Council meeting held on 20.5.13 and the Minutes of the previous Full Council Meeting held on 20.5.13 were confirmed as a true record and duly signed by the Town Mayor, Cllr Evans (**copies previously enclosed*).

FC.13/31. Recreation, Parks & Property (RP&P) Committee:

The Report of the meeting held on 3.6.13 was received and adopted (**copy previously circulated*).

FC.13/32. Finance, Resources & General Purposes (FR&GP) Committee:

The Report of the meeting held on 17.6.13, the Financial Statement dated 17.6.13 and the Accounts paid up to 14.6.13 were received and adopted (**copies previously circulated*).

FC.13/33. Planning Committee:

The Reports of the meetings held on 3.6.13 & 17.6.13 were received and adopted (**copies previously circulated*).

FC.13/34. Communications Group Committee:

The Report of the meeting held on 7.5.13 was received and adopted (*copy previously circulated).

FC.13/35. 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 7.20pm to 7.25pm to allow for questions, reports and representations by members present: from the County, District and Town Councillors (*Report attached).**

FC.13/36. River Bank Repairs at Mill Marsh Park:

Ref. min. no. FR&GP.13/40. Following clarification with the company providing the lowest tender price for these works, Members considered accepting quote no. 1 (listed below) as the lowest tender price for the works.

- i) £11,387 + VAT
- ii) £17,715 + VAT
- iii) £20,367 + VAT
- iv) £31,515 + VAT

Resolved:

To accept the tender in the sum of £11,387 + VAT (*Power to spend: LGA 1972 S.144*).

FC.13/37. Regeneration of Bovey Tracey:

It was noted that due to various circumstances, some of which may relate to the current economic climate, a number of businesses in the town centre particularly, have ceased trading. It is considered important that the Town Council should be proactive in working closely with the Bovey Tracey Business Association (BTBA) and Bovey Tracey Information Centre (BTIC) to consider formulating a strategy to look at what can be undertaken to ensure Bovey Tracey does not lose its uniqueness and continues to attract visitors to the area. Members considered setting up a liaison group consisting of three Members of the Town Council and inviting representatives of BTBA and BTIC to join the group to commence assessing what resources are available in order to promote Bovey Tracey.

Resolved:

To form a liaison group comprising Cllrs Evans, Kelly (both ex officio), Bray, Mrs Klinkenberg and Leigh together with representatives of the BTBA and BTIC.

The meeting closed at 7.31pm.

BOVEY TRACEY TOWN COUNCIL

Reports of the questions, reports and representations which took place during the adjournments of the Town Council meeting held on Monday 1st July 2013.

Reports and comments from members of the public:

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

- a) 11 crimes had been recorded during June in the parish.
- b) There were two reported incidents of youth anti social behaviour.

Miss A Brown requested clarification on matters pertaining to the proposed skate park in Mill Marsh Park and provided a letter outlining her concerns. Cllr Kelly provided an update on the project and assured Miss Brown that a full consultation event for all parishioners will be part of the project.

Mr J Williams enquired if the Town Council had considered leasing options in either Heathfield or Bovey Tracey for Town Council offices. He also suggested, for consideration, if Town Council meetings could be filmed in some format in the future.

Mr P Beecher requested further clarification on matters relating to the Old Thatched Inn and the Town Hall.

Reports from County, District and Town Councillors:

DCC, TDC and Town Cllr Gribble reported that he had attended various meetings at Devon County, Teignbridge and locally.

District Cllr Mrs Klinkenberg reported that she had attended regular meetings.

Cllr Mrs Kerswell reported that she had attended the S Devon and Torbay Clinical Commissioning Group's event at Newton Abbot Racecourse.

Cllr Allen reported that he had attended meetings with Ms S James regarding the Craft Festival.

Cllr Kelly reported that he had attended the TALC AGM and various other meetings.

The Town Mayor's Engagements:

- 31.5.13 Meeting in Mill Marsh Park with Cllrs Allen & Kelly and representatives of the Craft Fair.
- 13.6.13 The Mid-Devon Advertiser 150 year celebration lunch at the Ilsington Hotel.
- 14.6.13 100year birthday celebration of Mrs Doyle.
- 19.6.13 Chairmanship Course in South Brent.



RECREATION, PARKS & PROPERTY COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 15th JULY 2013 at 7pm.

Present:

The Town Mayor, Cllr M J Evans
The Deputy Town Mayor, Cllr E Kelly

Cllr A Allen	Cllr D K Elphick
Cllr U Arnold	Cllr Mrs A J Kerswell
Cllr R J Ashby	Cllr Mrs A M Klinkenberg*
Cllr R A Bray	Cllr S P Leigh

**County Cllr
*District Cllr

In attendance:

Mr T J Westwood - Town Clerk
Mrs L M Warren

The meeting was chaired by Cllr Allen.

Due to the absence of Hayley Carpenter, Licensing Officer at Teignbridge District Council (TDC), the presentation regarding the proposed provision of a taxi rank in Fore Street, Bovey Tracey (ref. min. no. RP&P.13/40) did not take place.

RP&P.13/45 Apologies for Absence:

Cllr Mrs D E M Black (unwell).
Cllr G J Gribble**/* (holiday).
Cllr Ms C O Richardson (unwell).
Cllr M Tregoning (business commitment).

RP&P.13/46 Consideration of minutes of previous meeting held on 3.6.13:

Ref. RP&P.13/33(Rural Aid Application) It was noted that a grant of £5000.00 had been received.
Ref. RP&P.13/38 (Newsletter Distribution) It was noted that some areas of the town, to date, had not received newsletters.

RP&P.13/47 Accounts:

The Financial Accounts paid up to 12.7.13 were received and after clarification were approved (**copies circulated at the meeting*).

RP&P.13/48 Craft Festival 2014:

Consideration was given to a request from Ms S James, Director of the Contemporary Craft Festival, to hold the event in Mill Marsh Park from 31st May to 11th June 2014. It was noted that the actual Craft Festival is from 6th to 8th June 2014. The additional time is to allow for setting up and clearing the site.

Resolved:

To grant permission to hold the event in Mill Marsh Park from 31st May to 11th June 2014 with the proviso that the setting out arrangements of marquees, parking etc. will be agreed nearer the date.

RP&P.13/49 Proposed Taxi Rank - Fore Street, Bovey Tracey:

Ref. min. no. RP&P.13.40. The Town Clerk advised that all towns in the District are being requested by TDC to allocate a taxi rank. Members considered if their view of not supporting this matter remain unchanged.

A letter of objection (**copy previously circulated*) to the provision of a taxi rank in this location had been received from Mrs S Moore of Mooreland Taxis requesting the Town Council to continue not supporting a taxi rank in this location. After discussion it was

Resolved:

To advise TDC that the Town Council continues to not support the provision of a taxi rank in Fore Street as it considers it is inappropriate and unnecessary.

RP&P.13/50 Replacement Primary School:

Ref. min. no. RP&P.13/34. It was noted that Bovey Tracey Primary School Board of Governors has replied and accepted the Town Council's invitation (**copy of letter previously circulated*) to work in partnership with the Town Council to develop the community land adjacent to Le Molay-Littry Way for a replacement primary school with community facilities. After discussion it was:

Resolved:

- i) To arrange a meeting with representatives of the Town Council and three representatives from Bovey Tracey Primary School to further discuss the matter.
- ii) To request the Town Clerk to make enquiries of DCC regarding financial and other issues concerning the provision of a new school.

RP&P.13/51 Recess Arrangements for Summer 2013:

It was noted that the Summer Recess period will take place between Monday 22nd July and Monday 26th August 2013. Planning applications received during the Summer Recess will be available for inspection in the Town Council office w/c 29.7.13, 5.8.13 & 19.8.13. Chairmen and Vice-Chairmen are particularly requested to inspect and comment on planning applications. Other Members are also welcome to inspect and comment on applications

RP&P.13/52 Town Council Committee Structure Review:

Item brought forward by Cllrs Evans and Kelly. Consideration was given to reviewing the present committee structure of the Town Council by holding an informal meeting of Members to allow Cllrs Evans and Kelly to present a number of options in relation to the current model of our committee structure.

Resolved:

To hold an informal meeting on Monday 29th July 2013 in the Council Chamber at 7pm.

RP&P.13/53 The Old Thatched Inn (OTI):

The Town Clerk provided an update on the progress of the revised design of the proposed new building. It was noted that a further application had been submitted for the de-listing of the building. Mr Peter Hall (architect) is now producing the revised design scheme and Mr C Long (TDC) will produce the reports and forms in readiness for an application submission. When the scheme is available it will be circulated to Councillors for consideration. Following a recent suggestion from a parishioner it was considered that alternative options for Town Council office accommodation should be investigated.

RP&P.13/54 Tour of Britain 2013:

The Tour of Britain Cycle Race will be finishing at Haytor on Friday 20th September 2013. Devon County Council (DCC) and Dartmoor National Park Authority (DNPA) are managing the event. Consideration was given DNPA's request to use Bullands Field and Mill Marsh Park as overflow car parks for the event as no cars will be allowed access to the finish of the race as the B3387 will be closed from the Station Road junction. After discussion it was

Resolved:

To grant the request on the understanding that the ground will be re-instated if necessary.

RP&P.13/55 Matters brought forward by the Town Clerk & Councillors: (*for information)

Cllr Evans:

- i) Reported that the fishing rights between Hole Bridge and Bovey Bridge (through Mill Marsh Park) are for sale. He enquired if it was feasible to expect the current/new owner of the fishing rights to contribute to the maintenance of the river bank.
- ii) Reminded Members of the Regeneration Liaison Group that a meeting with representatives of the Bovey Tracey Business Association (BTBA) and Bovey Tracey Information Centre (BTIC) will take place on 18th July 2013 in the Council Chamber at 6pm.

Cllr Elphick enquired about the highway work in Newton Road.

Mr Westwood (Town Clerk) advised that the parcel of land off Le Molay-Littry Way had been sold.

Cllr Allen:

- i) Advised that Bovey Tracey Primary School (BTPS) has received a Gold Kite Award for physical education.
- ii) He had attended a very successful Fun with Sports Event, arranged by BTPS PTA, at the Recreation Ground.

The meeting closed at 7.50pm.

PLANNING COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER
ON MONDAY 15th JULY 2013 at 7.50pm

Present:

The Town Mayor, Cllr M J Evans
The Deputy Town Mayor, Cllr E Kelly

Cllr A Allen	Cllr D K Elphick
Cllr U Arnold	Cllr Mrs A J Kerswell
Cllr R J Ashby	Cllr Mrs A M Klinkenberg*
Cllr R A Bray	Cllr S P Leigh

**County Cllr
*District Cllr

In attendance:

Mr T J Westwood - Town Clerk
Mrs L M Warren

Cllr Arnold declared an interest in PL.13/44 c & j.

The meeting was chaired by Cllr Ashby.

PL.13/43 Apologies for absence:

Cllr Mrs D E M Black (unwell).
Cllr G J Gribble**/* (holiday).
Cllr Ms C O Richardson (unwell).
Cllr M Tregoning (business commitment)

PL.13/44 Consideration of Planning Applications:

DNPA Applications listed to 7.6.13: None for BT.

TDC Applications listed to 14.6.13: None for BT.

DNPA Applications listed to 14.6.13: None for BT.

TDC Applications listed to 21.6.13:

- a) **13/01733/FUL** Extensions to form external compressor room and smoking shelter together with over cladding and raising in height of the existing roof, and security fence at Cooper Callas Ltd, Fairfax Road for Centek Ltd.
Observations: No objection.

DNPA Applications listed to 21.6.13: None for BT.

TDC Applications listed to 28.6.13:

- at b) **13/01794/FUL** First floor extension above existing garage 23 De Tracey Park for Mr & Mrs G George.
Observations: No objection.
- c) **13/01800/FUL** Open fronted pony shed to include workshop, storage area, pony pens and outdoor learning centre, pony field shelter with associated groundworks and paths at

Dartmoor Pony Heritage Trust, Parke for Dartmoor Pony Heritage Trust.

Observations: No objection.

- d) **13/01908/FUL** Porch extension to front at 10 St Peters Close for Mr Read.
Observations: The Town Council does not support this application as it considers the proposed porch extension is in front of the building line and it would have an adverse effect on the street scene.

DNPA Applications listed to 28.6.13:

- e) **0344/13 & 0345/13** Extension to existing annex at Plumley for Dr D Piercey.
Observations: No objection.

TDC Applications listed to 5.7.13:

- f) **13/01946/TPO** Felling of three trees at land to rear of 40 Drum Way, Heathfield for Teignbridge District Council.
Observations: No objection.

- g) **13/01958/FUL** Single storey rear extension to replace existing porch at 11 Blenheim Terrace for Mr & Mrs P Burgess.
Observations: No objection.

- h) **13/01972/TPO** Pruning of one tree at land at NGR 281214 78722 adjacent to 55 Priory for Ms N Barker.
Observations: No objection providing the proposal meets with the approval of TDC's arboriculturist.

- i) **13/01767/FUL** Retention of fence at 9 Coombe Close for Mr K Wayte.
Observations: No objection.

TDC Applications listed to 12.7.13:

- j) **13/00728/FUL** Raising of the roof to provide first floor accommodation at Coppice, Lowerdown for Mr G Millar.
Observations: No objection.

PL.13/45 Planning Decisions: Noted.

- a) Approvals:

TDC:

- i) One non-illuminated fascia sign (built up letters), one non-illuminated projecting sign. One ATM vinyl and reverse, two illuminated heritage window light strips, one one-illuminated name plate and one non-illuminated letter box sign at Lloyds TSB Bank plc. (N/O)
ii) Demolition of existing garage and replacement with single storey building to include garage, storage area and office at 3 Coombe Close. (N/O)
iii) Two storey side extension 27 The Oaks. (N/O)
iv) Broadband cabinet outside the Methodist Church, Le Molay-Littry Way. (N/O with provisos)
v) Two rows of four adjoining poly tunnels at land at NGR 279410 78760 Gipsy Corner, Lowerdown. (N/O)

- vi) Timber building for pottery studio/workshop at Edgemoor Hotel, Lowerdown. (N/O)
- vii) Three non-illuminated fascia signs at BCT Ltd. (N/O)
- viii) Conversion and extension of existing garage with first floor extension above at 2 Kiln Road. (N/O)

DNPA:

- i) Loft conversion with rooflight and external staircase at 18 Hawkmoor Parke. (N/O)

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

PL.13/46 General Planning Matters brought forward by Councillors:
*(*For information only). None.*

The meeting closed at 8.16pm.

FINANCE, RESOURCES & GENERAL PURPOSES COMMITTEE MEETING
HELD IN THE TOWN HALL, ON MONDAY 2ND SEPTEMBER 2013 at 7pm.

Present:

The Town Mayor, Cllr M J Evans
The Deputy Town Mayor, Cllr E Kelly

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

**County Cllr
*District Cllr

In attendance:

Mr T J Westwood - Town Clerk
Mrs L M Warren
Mr T Baker
17 Members of the public

The meeting was opened by the Town Mayor, Cllr Evans.

Cllr Gribble stated that, as he would be declaring a disclosable pecuniary interest in item PL.13/48 a) proposed development at Indio House on the Planning Committee meeting agenda, he would therefore take no part in the presentation by Mr Tim Baker of Waddeton Park Ltd.

Prior to the commencement of the meeting Mr Tim Baker of Waddeton Park Ltd responded to questions raised by Councillors and members of the public regarding the proposed development at Indio House, Newton Road - Planning Application ref. 13/02292/MAJ.

The remainder of the meeting was chaired by Cllr Gribble.

FR&GP.13/42 Apologies for absence:

Cllr R J Ashby (unwell)

FR&GP.13/43 Consideration of minutes of previous FR&GP Committee meeting held on 17.6.13:

FR&GP.13/35 Replacement Primary School. It was noted that a meeting will take place with DCC in the near future.

FR&GP.13/44 Accounts & Financial Statement:

The Financial Statement dated 2.9.13(*copies circulated at the meeting) was received and adopted. The accounts were approved for payment.

FR&GP.13/45 2013/2014 National Salary Awards:

As recommended by the National Association of Local Councils and Society of Local Council Clerks, Members considered increasing the Town Clerk's salary by 1% on the current spinal column point of 43, to be applied from 1st April 2013.

Resolved:

To award the Town Clerk a 1% salary increase, backdated to 1st April 2013.

FR&GP.13/46 Regeneration Group:

Cllr Kelly gave an update on the progress of this group (**copy of minutes of meeting held on 18.7.13 previously circulated*) and advised that a further meeting would be arranged.

FR&GP.13/47 Marketing Your Town - 22nd October 2013:

Action for Market Towns is working to help towns understand how they can improve their visibility and make the most of opportunities to boost footfall.

As part of the Regeneration Project for Bovey Tracey, Members considered agreeing for five Members of the Regeneration Group to attend this day event at a total cost of £310.00.

Resolved:

To nominate Cllrs Evans, Kelly and the Town Clerk to attend together with a representative from both the Devon Guild of Craftsmen and the Business Association at a cost of £310.00 (*power to spend: LGA 1972 s111*).

FR&GP.13/48 Bovey Tracey Lawn Tennis Club (BTLTC):

Consideration was given to a request from BTLTC (**copy of e-mail previously circulated*) to vary clause 4.25 of their licence which states:

"that the tenant shall not use or permit to be used the premises for any commercial use save that this provision shall not exclude the tenant from retaining the services of a professional tennis coach for the purpose of improving the playing standard of any member or junior member of the Club".

To assist in their administrative processes, as per their e-mail, BTLTC would now like club members to pay the retained coach direct. Taking advice (**copy of e-mail previously circulated*) from the Town Council's solicitor, Mr Martin, suggests that the Town Council has no objection to members of BTLTC paying the coach direct but reserve the right to enforce the strict terms of the lease if the coach uses the premises to promote his business.

Following discussion it was

Resolved:

To grant the request on the strict understanding that the arrangement is for coaching sessions for Members only.

FR&GP.13/49 Community Council of Devon (CCD) AGM - 12.9.13:

Consideration was given to nominating three Members to attend the CCD AGM to be held at Exeter Racecourse on 12.9.13 (**details previously circulated*). The cost is £40.00 per delegate to include lunch, refreshments etc. No Councillor wished to attend.

FR&GP.13/50 Revision to the Bovey Tracey Town Council Code of Conduct:

Consideration was given to revising the Bovey Tracey Town Council Code of Conduct adopted on 25.6.12 (FC.12/32).

The revision relates to an interest in Appendix A, Paragraph 11 of the current code of conduct which allows Members to remain in the meeting whilst the matter is discussed, but that the Councillor is not allowed to participate in a discussion or vote on the matter.

The proposed revision to Paragraph 11 is:

"Where a matter arises in Appendix A which is a sensitive interest, the Member shall not participate in a discussion or vote on the matter and shall leave the meeting whilst that matter is being dealt with".

Resolved:

To revise the Code of Conduct as set out above, with immediate effect.

FR&GP.13/51 Localism:

Item brought forward by Cllr Gribble. Consideration was given to the Town Council formally writing to the Member of Parliament for this constituency expressing the concerns and views of local residents and the Town Council, mainly in relation to strategic planning issues and decisions relating to the parish, which are not fully taken into account at national level and override the express wishes of the District and Town Councils. Following discussion it was

Resolved:

To write to the Member of Parliament.

Under Standing Order 16 the following item was brought forward as urgent business:

FR&GP.13/52 CCTV Monitoring Service:

*Consideration was given to a letter (*copies circulated at the meeting) received from TDC regarding the possible future options for the service. Following discussion it was*

Resolved:

To advise TDC that the Town Council would prefer to continue with the existing service.

FR&GP.13/53 Matters brought forward by Councillors and the Town Clerk: (*for information only).

Mr Westwood (Town Clerk) advised that a Sponsored Skate Event will take place at Grey Cars Yard, Heathfield on 28th September 2013 from 11am to 2pm. All Councillors are invited to attend.

The meeting closed at 8pm.

Accounts paid up to 12.7.13

		£
17.6.13	Castles of Dawlish	43.13
"	Mole Valley Farmers Ltd	4.86
"	Teignbridge District Council	1138.94
"	PHS All Clear	511.68
"	Boyces at Manstree	1138.72
"	N Brock	327.00
24.6.13	Bovey Community Care	152.81
"	Mole Valley Farmers Ltd	115.66
"	Grimspound Border	500.00
"	Firewatch SW Ltd	305.70
"	Bovey Community Care	22.00
"	Bovey Tracey Youth Action	416.66
3.7.13	Mant Leisure	23,419.20
"	Max Bayles Professional Tree Care Ltd	1080.00
"	Pulse8internet Ltd	84.00
"	Castles of Dawlish	27.59
"	K J Thulborn Ltd	721.32
"	Teignbridge District Council	153.58
"	I Tech Trading & Locomotion Marketing	<u>420.00</u>
		<u>30,582.85</u>

Direct Debits

28.6.13	British Gas	345.05
28.6.13	Can Networks	50.27
1.7.13	Pulse8broadband	22.00
"	Aviva	484.40
2.7.13	Ing Lease (UK) Ltd	1164.00
5.7.13	Orange Payt.	35.92
10.7.13	UK Fuels Ltd	<u>140.78</u>
		<u>2242.42</u>

Wages/Salaries5300.00

Accounts paid up to 30.8.13

		£
15.7.13	Teignbridge District Council	461.15
"	Robin Ray Ltd	25.00
"	SW Water Ltd	43.90
"	DALC	60.00
"	Sound & Visual Systems Ltd	698.40
"	PHS All Clear	474.24
"	Castles of Dawlish	22.03
"	Arnolds	26.78
18.7.13	N Brock	80.00
"	1 st Office Equipment Ltd	189.32
"	Bovey Court Garage	237.30
30.7.13	N Brock	327.00
"	Dartmoor Heathers & Gardens	185.40
"	Aaron Printers	210.00
"	Glasdon UK Ltd	942.48
"	T J Westwood	68.00
"	Devon & Cornwall Newspapers Ltd	30.00
6.8.13	Dartmoor Heather & Gardens	540.00
"	K J Thulborn Ltd	1191.13
"	Bovey Tracey Youth Action	416.66
"	EDF Energy 1 Ltd	77.86
8.8.13	Brimley Post Office	113.80
12.8.13	Castles of Dawlish	95.22
"	S W Water Ltd	47.16
"	PHS All Clear	468.00
"	SD Building Services	662.70
20.8.13	Dartmoor Heathers & Gardens	<u>1500.00</u>
		<u>9193.53</u>

Wages/Salaries

5300.00

Direct Debits

29.7.13	Can Networks	53.90
1.8.13	Aviva	484.40
"	Pulse8broadband	22.00
5.8.13	Orange Payt.	36.97
"	Southern Electric	321.04
7.8.13	UK Fuels	54.95
28.8.13	Elite Telecom	<u>49.75</u>
		<u>1023.01</u>

Financial Statement 2nd September 2013Accounts to be paid

£

S W Water Ltd	3.26
Torbay Council	1200.00
1 st Office Equipment Ltd	272.16
T J Westwood	79.70
Teignbridge District Council	209.82
" " "	97.34
Mole Valley Farmers Ltd	10.86
" " " "	3.00
" " " "	2.99
PVM Supplies Ltd	111.24
CFR Flat Roofing	192.00
Arnolds	21.70
Grant Thornton UK LLP	<u>720.00</u>
	<u>2924.07</u>

Balance in General Account:	8,037.91
Accounts to be paid:	<u>2,924.07</u>
	5,113.84
Balance in Business Instant Access Account:	<u>151,406.01</u>
	<u>156,519.85</u>

REGENERATION COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER ON
THURSDAY 18th JULY 2013 at 6.00pm

Present:

The Town Mayor, Cllr M J Evans
The Deputy Town Mayor, Cllr E E Kelly

Cllr R Bray
Cllr A M Klinkenberg
Cllr S Leigh

Town Clerk T J Westwood

Miss E Steer Devon Guild of Craftsmen & Bovey Tracey Information Centre
Mr R Arnold Bovey Tracey Business Association
Mrs J Eames Bovey Tracey Business Association
Mr M Lacey Bovey Tracey Business Association

The meeting was chaired by the Deputy Town Mayor Cllr Kelly

Cllr Kelly welcomed everyone to the meeting and introductions were made.

Cllr Kelly acknowledged that there have been various attempts in the past to revitalise or regenerate the town centre and these, for whatever reason, have either not worked or have only had a marginal impact. However, it is now the appropriate time again to consider what can be undertaken to regenerate Bovey Tracey, hence the reason for this initial meeting.

Cllr Kelly, as an example of possible good practice for regeneration, referred to Beccles in Suffolk as a business community that had regenerated the town successfully.

Cllr Kelly then opened the meeting up for general discussion to identify the current negative factors that are affecting the Town Centre businesses in particular in relation to footfall from local residents along with the visitor's experience of Bovey Tracey.

Current Negative Factors:

- Lack of local residents supporting businesses in the town centre
- Majority of businesses are service led - unlike Ashburton - large variety of shops
- Late opening has been tried on a number of occasions, but not all businesses supported the initiative
- No structured opening times of businesses
- Pedestrian and vehicular signage needs improvement
- Some premises in the town need a facelift
- Car parking is a problem
- Car parking charges are also seen as a problem
- Lack of seating in the centre of the town
- The continuing state of the Old Thatched Inn
- What is Bovey offering? No strategy.
- Limited offer to visitors

Possible Future Initiatives:

- Consider if empty high street properties could be developed for small businesses
- The need to understand and market appropriately that Bovey Tracey has two sets of customers - local residents and tourists. Therefore the need to produce a marketing strategy to improve the offer for Bovey Tracey for both sections of the target market that recognises this fact
- Improve vehicle and pedestrian signage and information regarding the town centre in the main car park
- The provision of a Regeneration Officer/Town Centre Manager, similar to Dawlish, Teignmouth and Cullompton
- The provision of loyalty cards to residents
- Improving www.boveytracey.gov.uk to focus on promoting the town
- Improve traffic flow and create more high street parking
- Provide free parking
- Produce a welcome pack for new residents
- Creating a designated town square with seating etc.
- Initiating a trade fair

Action Points:

The Town Clerk will contact the following:

Teignbridge District Council to enquire regarding town centre regeneration for Bovey Tracey and the possibility of a Town Centre manager on a part time basis and the possible transfer of the car parks

Devon County Council regarding signage and traffic management

Cllr Evans has offered to visit all businesses in the town to gauge the current feelings of local businesses in how they would like to see the town centre developed over future years. Those members present representing businesses were asked to submit up to five questions, via the Town Clerk, for Cllr Evans to consider asking the businesses in relation to this initiative

The Town Clerk, working with the Bovey Tracey Information Centre is producing an A5 map identifying all the businesses in Station Road and Fore Street to be available from the Information Centre.

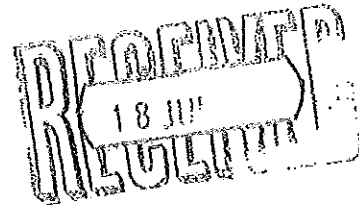
It has to be recognised that the Town Council can facilitate a lot of matters relating to the regeneration of Bovey Tracey, but businesses also have a large responsibility in promoting their business and the need for everyone to work together.

The Town Clerk advised that there is an all-day event called Marketing Your Town organised by Action for Market Town at Ivybridge on Tuesday 22nd October. It was agreed, subject to funding being secured, that two Town Councillors, the Town Clerk, a representative of the Information Centre and a representative of Bovey Tracey Business Association should attend.

Cllr Kelly referred to a letter submitted by Spin a Yarn providing suggestions for the regeneration of the town centre. This will be circulated with the minutes of the meeting.

Date of the next meeting is to be advised.

Meeting closed at 7.15pm



A few thoughts from Spin a Yarn about Bovey Tracey.

Agree that urgent action is needed to save Bovey as a shopping and market town so have been chatting to customers and staff to get ideas. Could we ask Town Council about the following?

- 1 Old Thatched Inn – looks very scruffy with trailing plastic. If it is not possible to redevelop at present could it be tidied up with freshly painted board and flowers and a notice about what is going to happen to it.
Lots of people have mentioned little craft stalls would be a welcome addition.
- 2 Parking is the most common complaint from my customers. £1.70 to £3.00 for a day is too big an increase. I realise it is not double the price but psychologically it seems double and customers tell me it's easier to go to Newton Abbot where they can park for free. The Kingsteignton shops (Hobbycraft, Next, Pets& Home, Lidl, Tesco etc – are free & easy parking. Often in the middle of deciding what to buy customers rush off out of the shop as their parking is almost up.

Could we suggest to Teignbridge DC a temporary 1 day a week free parking Wednesday or Saturday? See what a difference it makes within a (say) 3 month period.
- 3 Make directions to Bovey Town more obvious. Coming into town from Drumbridges, 1st you see a direction sign to Moretonhampstead, then to Lustleigh. I don't think Bovey Town Centre is mentioned at all. Bovey Tracey is easiest gateway to moor but doesn't seem to advertise this fact.
- 4 What is going to happen to old Town Hall. Why not try a summer covered market there? There are so many artistic people around the area that regular craft stalls would encourage people to come into town
- 5 Why are interesting shops like the new handmade shoe shop choosing to set up in Moretonhampstead and not Bovey? Could we give incentives to new interesting businesses which would bring people into town.
- 6 Why has Moreton been chosen to be given superfast broadband and not Bovey?
- 7 What about pop up shops? Need innovative new ideas.
- 8 One of my customers from Ludlow was telling us that Sainsbury's coming to centre of Ludlow has saved the town because the supermarket has spent money on the whole town of Ludlow to make it a more attractive destination. People coming into town have been able to use supermarket's free parking and local shops have benefited. This surprised everyone because there were many protests at a big supermarket coming into town.
- 9 Could we contact bus companies about coming to Bovey and have a simple 1 page handout to give to visitors when they arrive to show them what is available in town.

Joyce, Spin A Yarn

PLANNING COMMITTEE MEETING HELD IN THE TOWN HALL
ON MONDAY 2ND SEPTEMBER 2013 at 8.02pm.

Present:

The Town Mayor, Cllr M J Evans
The Deputy Town Mayor, Cllr E Kelly

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

**County Cllr
*District Cllr

In attendance:

Mr T J Westwood - Town Clerk
Mrs L M Warren
Nine members of the public

The meeting was chaired by the Town Mayor, Cllr Evans.

Cllr Gribble declared a disclosable pecuniary interest in PL.13/48 a)-13/02292/MAJ and left the meeting at 8.04pm.

Prior to the commencement of the meeting members of the public stated their objections to the proposed outline development at Indio House.

PL.13/47 Apologies for absence:

Cllr R J Ashby (unwell)

PL.13/48 Consideration of Planning Applications:

TDC Applications listed to 2.8.13:

- a) 13/02292/MAJ Outline development of 122 dwellings, community garden, other open space and provision of new access arrangements including footpath/cycle link to the north (approval sought for access, layout and scale) at Indio House, Newton Road for Mr Tim Baker, Waddeton Park Ltd.

Observations: The Town Council does not support the application for the following reasons:

- i) Possible damage to or loss of important Tree Preservation Order trees.
- ii) Loss of important wildlife habitats, trees, hedges and other vegetation.
- iii) Harm to rare plants or animals.
- iv) Public sewers inadequate.
- v) Harmful to the setting of a Listed Building (Indio House) and its curtilage.
- vi) The application site is outside the development boundary.
- vii) The site has significant archaeological and heritage value in relation to the pottery industry located on the site in the 1700s. The proposed development could damage this important asset.
- viii) The site is contrary to the existing Local Plan and the emerging Local Plan.

ix) The Town Council has major concerns regarding the effects of the proposed highway improvements to Newton Road and the effects on traffic flow. If TDC is minded to allow this application the Town Council would expect a robust S106 Agreement to be prepared for recreational purposes and a contribution towards Town Centre enhancement as proposed in TDC's emerging Local Plan, policy S19e.

*Cllr Gribble returned to the meeting at 8.35pm.
Eight members of the public left the meeting.*

TDC Applications listed to 16.8.13: None.

DNPA Applications listed to 16.8.13: None.

TDC Applications listed to 23.8.13:

- b) **13/02519/TPO** Prune one oak tree, fell one oak tree at land opposite 4 Moorland Park, Newton Road for Mr D Bowden.
Observations: No objection providing the proposal meets with the approval of TDC's arboriculturist.
- c) **13/02452/CAN** Felling of three trees at 6 Fairfield Close for Mrs Hook.
Observations: No objection providing the proposal meets with the approval of TDC's arboriculturist.

DNPA Applications listed to 23.8.13: None.

PL.13/49 Planning Decisions: Noted.

a) Approvals:

TDC:

- i) Pruning of one tree at land adjacent to 55 Priory. (N/O)
ii) Retention of fence at 9 Coombe Close. (N/O)
iii) Single storey rear extension to replace existing porch at 11 Blenheim Terrace. (N/O)
iv) Tree Preservation Order on trees on land surrounding Indio House.

DNPA:

- i) Extension to existing annex at Plumley. (N/O)

*The Town Council's submitted observations (No objections- N/O;
Objections- 0)*

PL.13/50 **13/02495/TPO** Felling of trees on land at A382 for Mr D Stock, Highways Agency. Councillors viewed the application and the Town Clerk advised that the proposal was part of a highway improvement scheme at Drumbridges Roundabout. It was noted that the application will be considered at the Planning Committee meeting on 7th October 2013 following an exhibition at Heathfield Community Centre on 11th September 2013 between 2pm and 8pm.

PL.13/51 General Planning Matters brought forward by Councillors:
(*For information only). None.

Mr D Wedden, on behalf of the members of the public present, thanked the Councillors for their support.

The meeting closed at 8.42pm.

REPORT OF COUNCIL BUSINESS CONSIDERED DURING THE RECESS PERIOD - JULY/AUGUST 2013

The Town Mayor, Deputy Town Mayor, Chairmen and Vice-Chairmen of the RP&P, FR&GP and Planning Committees were given authority at the RP&P Committee meeting held on Monday 15th July 2013 (minute no:RP&P.13/51) to view planning applications and general correspondence during the recess in order to make relevant comments. The following report gives details of action taken.

R.13/01 Consideration of Planning Applications:

DNPA Applications listed to 5.7.13: None.

TDC Applications listed to 12.7.13:

- a) **13/02073/CAN** Pruning of one tree at Sunnyvale, Station Road for Mr A Allen.
Observations: No objections.

DNPA Application listed to 12.7.13: None.

TDC Applications listed to 19.7.13: None.

DNPA Application listed to 19.7.13: None.

TDC Applications listed to 26.7.13:

- b) **13/02212/TPO** Felling of fifteen trees at land at NGR 281420 77614 Newton Road for Mrs A Jones.

Observations: No objections providing a re-planting scheme is undertaken and the proposal meets with the approval of TDC's arboriculturist.

TDC Applications listed to 2.8.13:

- c) **13/022277/TPO** Pruning of beech tree at Lodge 7, Indio Lake, Newton Road for Mr T O'Neill.

Observations: No objections providing the proposal meets with the approval of TDC's arboriculturist.

- d) **13/02284/TPO** Pruning of six trees at 22 Churchfields Drive for Mrs L Jones.
Observations: No objections providing the proposal meets with approval of TDC's arboriculturist

- e) **13/02285/TPO** Pruning of one oak tree at 19 Naseby Drive, Heathfield for Mr P McHugh.

Observations: No objections providing the proposal meets with the approval of TDC's arboriculturist.

DNPA Applications listed to 2.8.13: None.

TDC Applications listed to 9.8.13:

- f) **13/02217/FUL** Erection of steel framed industrial building (two units) and creation of new vehicular access at The Courtyard, Sabre Close, Heathfield for Mr & Mrs James Soby.

Observations: No objections.

DNPA Applications listed to 9.8.13: None.

R.13/02. Planning Decisions: Noted.

Approvals:

- a) TDC:

i) Felling of three trees at land to rear of 40 Drum Way. (N/O)

ii) First floor extension above existing garage at 23 De Tracey Park. (N/O)

- iii) Change of use and conversion of hotel to three dwellings including partial demolition and two additional dwellings in grounds at Coombe Cross Hotel, Coombe Lane. (N/O with provisos)
- iv) Repairs to barn timber structure with conversion of part into residential accommodation, new window in south east elevation and new rooflight on south west elevation at Southbrook Farm, Southbrook Lane. (N/O)
- v) Demolish outbuilding and erect single storey extension to south elevation at 40 Cromwells Way. (N/O)
- vi) General purpose agricultural building including machinery store, bio mass boiler, storage, welfare facilities and office, split level yard area and a fodder store/animal shelter at land at NGR 279410 78760 Gipsy Corner, Lowerdown. (N/O)
- vii) Erection of fencing and gates adjacent to south-west elevation of existing building; creation of new automatic access door and resurfacing of area to be enclosed at Mole Valley Farmers Ltd, Battle Road, Heathfield. (N/O)
- viii) Single storey extension at 21 Coombe Close. (N/O)
- ix) Proposed extension and raised deck to rear elevation and demolition of existing rear extension, front porch and staircase at Cottage Pye, Hind Street. (N/O)
- x) Pruning of one tree at Sunnyvale, Station Road. (N/O)

b) DNPA:

- i) Replacement toilets and pay and display machine at Trenchford Reservoir Car Park, Hennock. (O)
- ii) Erection of three additional stables and lean to storage/implement store at land at Templar Way, Haytor Road. (N/O)

Refusals:

c) TDC:

- i) Use of land for siting of eleven residential mobile homes at New Park off Birchlea Close. (O)
- ii) Replacement of brick boundary wall with wooden fencing on a dwarf brick wall at 40 Clifford Drive, Heathfield. (N/O)
- iii) Porch extension to front at 10 St Peters Close. (O)

Appeals:

d) Allowed:

- i) Erection of a summerhouse for ancillary use at Nirod, Furzeleigh Lane. (O)
 - ii) Development of 185 dwellings, 915 square metres of (B1) employment floorspace, public open space, associated infrastructure and re-alignment of the B3344 and outline planning permission granted for 20 self-build residential dwellings at Bradley Road. (O)
- *An application for costs in relation to the above Appeal was refused.

Tree Preservation Order:

- e) Land situated to the north and east of Blue Water Pond - trees of whatever species.

Town Council's submitted observation: No Objection -N/O; Objection - O.

R.13/03. Correspondence:

i) Valuation of Community Land and Town Hall:

Ref. mins.RP&P.13/34 & RP&P.13/35. Following the receipt of three quotations, it was agreed to accept a quotation from Bettsworths (Torquay) Ltd and instruct them to carry out the valuation.