

# BOVEY TRACEY TOWN COUNCIL

TOWN HALL • BOVEY TRACEY • NEWTON ABBOT • DEVON TQ13 9EG  
Tel: 01626 834217 • E-mail: info@boveytracey.gov.uk • www.boveytracey.gov.uk  
Office hours: 10.30am - 12.30pm Mon. Wed. & Fri.  
12<sup>th</sup> February 2019

To Members of the Recreation, Parks & Property Committee

Cllrs Ms Blair (Ex Officio), Allen, Arnold, Bray, Elphick, Kelly & Robillard.

Cc All other members of the Council for information.

Dear Councillor,

You are hereby summoned to attend a meeting of the Recreation, Parks & Property (RP&P) Committee which will be held in the Council Chamber, Town Hall, Bovey Tracey on Monday 18<sup>th</sup> February 2019 at 7pm for the purpose of transacting the business as set out below.

## AGENDA

*Interest to be declared: In accordance with the Code of Conduct, Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests, they may have in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Teignbridge District Council within 28 days of the change.*

### RP&P.19/01 Apologies for Absence:

#### \*\*Public Participation:

*The Committee, at the Chairman's discretion, sets aside a short period of time at the commencement of the meeting when the public can ask questions or make statements regarding agenda items.*

### RP&P.19/02 Minutes:

To agree as a correct record and approve the minutes of the meeting of 10<sup>th</sup> December 2018 (\*copy enclosed).

### RP&P.19/03 Bovey Tracey Carnival Activities - Mill Marsh Park:

To consider a request from the Carnival Committee secretary to use Mill Marsh Park on 27<sup>th</sup> July (Picnic in the Park) and 4<sup>th</sup> August (Sunday Funday).

### RP&P.19/04 Funlands Funfair - Mill Marsh Park:

To consider a request from Funlands Funfair to bring their fair to Mill Marsh Park to coincide with Bovey Tracey Carnival from 21<sup>st</sup> July to 4<sup>th</sup> August 2019 (operating 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> July and 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> August). Funlands Funfair wish to stay on the park for a further one week (non-operational) following Carnival Week for a suggested fee of £100.00.

### RP&P.19/05 Community Centre Development - Site of The Old Thatched Inn:

To consider revised plans (\*copy enclosed).

### RP&P.19/06 Erosion - Mill Marsh Park:

To receive correspondence on behalf of the Environment Agency (\*copy enclosed) and consider action as appropriate.

RP&P.19/07 Regeneration Committee:

- i) To receive and note the previous draft minutes of the Regeneration Committee meeting of 16<sup>th</sup> January 2019 (\*copy enclosed).
- ii) To receive an update from Cllr Arnold (Committee Chairman) around the proposed formation of a Business Association.

RP&P.19/08 Community Centre Building:

To receive and note the previous draft minutes of the Community Centre Steering Group meeting of 7<sup>th</sup> February 2019 (\*copy enclosed).

RP&P.19/09 Highways Verges - Grass Cutting 2019/20:

To consider the following quotations to undertake the cutting of the parish verges.

Quotation A	£400.00 per cut
Quotation B	£469.00 per cut

RP&P.19/10 Football Pavilion - Recreation Ground:

To consider a request on behalf of Bovey Tracey Football Club (BTFC) to sublet the Recreation Ground pavilion (\*see "Inspire Interventions" enclosed).

RP&P.19/11 Bovey Tracey Swimming Pool Trust - Opening Day Celebration:

To consider a request on behalf of Bovey Tracey Swimming Pool Trust (BTSPT) to use an area of the Recreation Ground as part of the pool opening day on Saturday 13<sup>th</sup> April 2019 (\*copy enclosed).

RP&P.19/12 Neighbourhood Development Plan (NDP) - Referred Correspondence:

To receive and consider correspondence from TDC's Neighbourhood Planning Officer, referred by the NDP Steering Group (\*copy enclosed).

RP&P.19/13 Matters brought forward by the Town Clerk & Councillors: (for information)

RP&P.19/14 Exclusion of the Public including the Press:

To give consideration to resolve the following:

That under Section 100(A) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt information, of the description as set out on the agenda, is likely to be disclosed and on the balance of the public interest is in discussing this item in private session (part II) for the following confidential/exempt items which the Town Clerk recommends should be dealt with in this way.

Item RP&P.19/15 Brimley Field, Bovey Tracey

RP&P.19/15 Brimley Field:

To receive "Heads of Terms" (\*copy enclosed) and consider further action as appropriate.

\*Copies of correspondence circulated to Councillors with this agenda, which will be considered at the meeting.

SIGNED .....

DATE 12/02/2019.....

M WELLS  
TOWN CLERK

RECREATION, PARKS & PROPERTY COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER  
ON MONDAY 10<sup>TH</sup> DECEMBER 2018 AT 7.00PM

Present:

The Town Mayor, Cllr Ms J H Blair

Cllr A Allen

Cllr R J Bray

Cllr C W Robillard

In attendance:

Cllr G J Gribble\*\*/\*

Mr M Wells - Town Clerk

Three members of the public

\*\*County Cllr

\*District Cllr

Cllr Ms Blair (Town Mayor) opened the meeting and in the absence of the Chairman and Vice-Chairman proposed that Cllr Allen chair the meeting. This was supported by all Councillors present.

Interest to be declared: None

RP&P.18/67 Apologies for Absence:

Cllr U Arnold - Leave

Cllr D K Elphick - Personal commitment

Cllr E Kelly - Leave

\*\*Public Participation:

Cllr Allen thanked Cllrs Gribble and Mrs Kerswell for attending the funeral of Fernley Holmes. Cllr Mrs Kerswell had represented TDC and Cllr Gribble had represented the Town Council. The Town Mayor had sent a condolence card to the family on behalf of the Town Council. Cllr Gribble stated that Cllr Holmes had served Bovey Tracey and Heathfield and was very well respected.

Cllr Allen enquired about an update ref. RP&P.18/66 (*rechannelling of a gully opposite the Methodist Church*). The Town Clerk confirmed that this had been reported to DCC Highway's Officer.

RP&P.18/68 Minutes:

The minutes of the meeting of 15<sup>th</sup> October 2018 (*\*copy previously circulated*) were confirmed as a correct record and were approved.

*Cllr Robillard joined the meeting at 7.10pm.*

RP&P.18/69 Community Centre Building:

Members received and noted the previous minutes of the Community Centre Steering Group meetings held on 26/10/18, 22/11/18 and 27/11/18 (*\*copies previously circulated*).

RP&P.18/70 Highway Verges - Grass Cutting - 2019/20:

Members considered correspondence (*\*copy previously circulated*) from Devon County Council in relation to highway verge grass cutting for 2019/20. Following discussion it was agreed to accept the contribution and appoint a contractor to cut both visibility and non-visibility areas.

RP&P.18/71 Bovey Tracey Cricket Club (BTCC):

Members considered the following requests from BTCC:

i) To erect additional sponsorship boards at the Recreation Ground (\*copy of plan available at the meeting).

Resolved:

To grant the request subject to a) all boards being a uniform size and b) they are only displayed during the cricket season.

ii) In principle, relocating the cricket nets (\*copy of plan available at the meeting).

Following discussion it was

Resolved:

To decline the request as the proposed location would be intrusive and too close to the road, parked cars and pedestrians.

RP&P.18/72 Off-Street Parking:

Deferred item (RP&P.18/58) brought forward by Cllr Arnold to discuss off-street parking.

Deferred to a future meeting when Cllr Arnold will be present.

RP&P.18/73 Grounds Maintenance Contract 2019/21:

Members considered the following quotations in relation to the future Grounds Maintenance Contract for the period from January 2019 - January 2021. Prices quoted below are the annual contract prices and overall tender total. All prices exclude VAT.

	<u>2019</u>	<u>2020</u>	<u>Total</u>
Quotation A	£11,360.00	£11,360.00	£22,720.00
Quotation B	£12,523.64	£12,523.64	£25,047.28
Quotation C	£ 9,640.00	£ 9,640.00	£19,280.00
Quotation D	£16,089.04	£16,089.04	£32,178.08
Quotation E	£13,858.67	£13,858.67	£27,717.34

Following discussion it was

Resolved:

To accept Quotation C in the total sum of £19,280.00, subject to receiving satisfactory references.

RP&P.18/74 Town Hall - Business Lease:

Members discussed the current office and workshop lease arrangements and considered draft correspondence (\*copy previously circulated). Following an update from the Town Clerk it was

Resolved:

To issue the draft letter as set out.

RP&P.18/75 South West in Bloom:

Members received and noted feedback from the 2018 judging (\*copy previously circulated) and considered entering the competition in 2019.

Resolved:

To submit an entry for 2019. Cllr Allen suggested a future agenda item to consider highlighted improvements. Cllr Ms Blair suggested obtaining the quantitative scores.

RP&P.18/76 Station Road Car Park - Part Transfer:

Following item RP&P.18/61, consideration was given to revised draft heads of terms (*\*copy previously circulated*). The Town Clerk provided an update following negotiations with TDC Officers. Cllr Ms Blair noted the District Council's plan reference to its commitment to maintain public toilets.

Resolved:

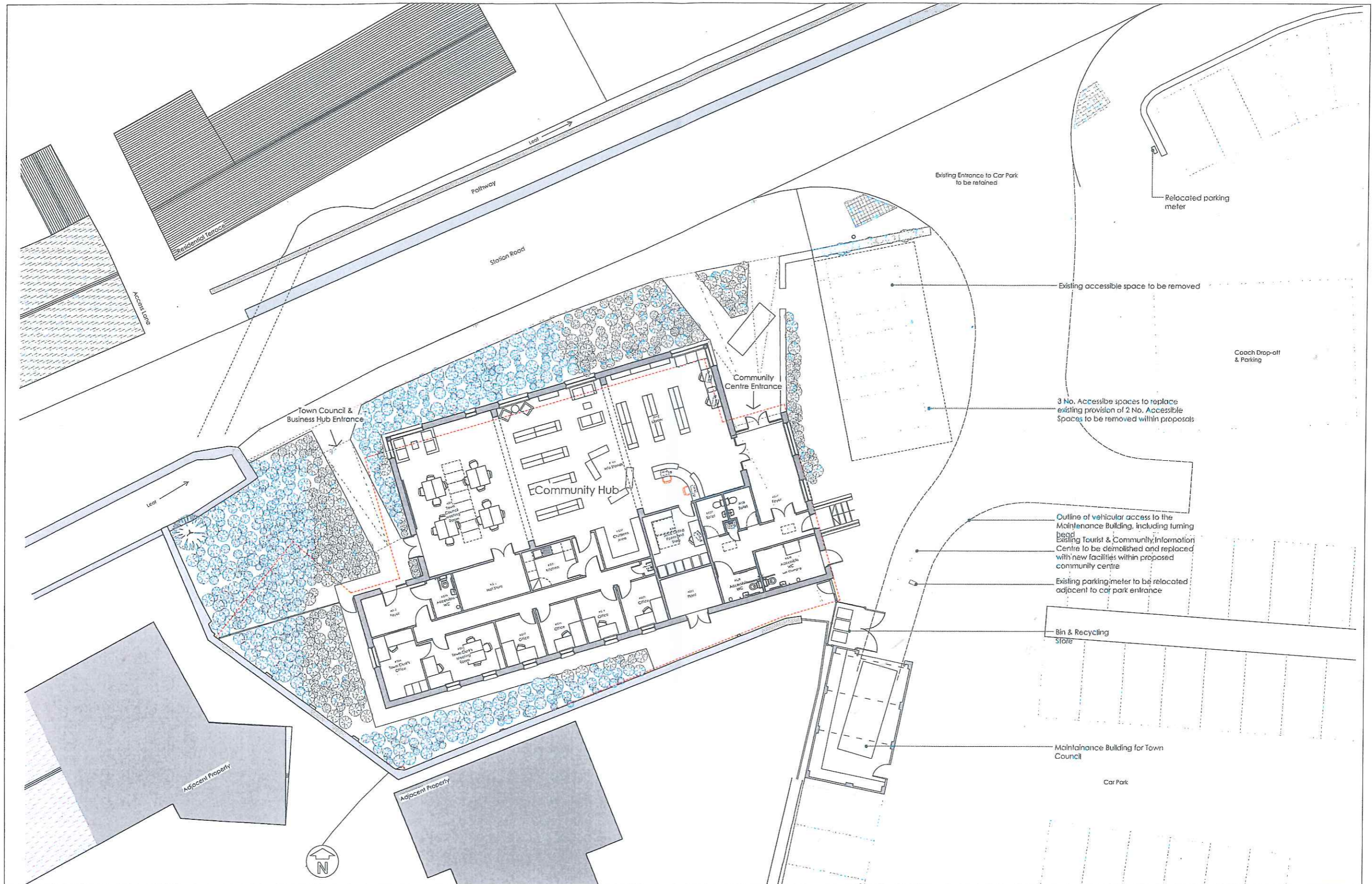
To recommend to Full Council acceptance of the draft heads of terms.

RP&P.18/77 Matters brought forward by the Town Clerk & Councillors: (*for information*)

Cllr Robillard suggested that the Council should consider a future discussion about supporting and understanding local businesses, not just those in the main street but smaller businesses operating from home etc. Cllr Allen noted that Cllr Arnold is seeking to set up a Business Association. It was agreed to schedule a future item for Cllr Arnold to provide an update.

Cllr Allen noted his disappointment that the tree had recently fallen at the Co-op Store, Riverside despite this being reported to the appropriate authorities and no subsequent action taken.

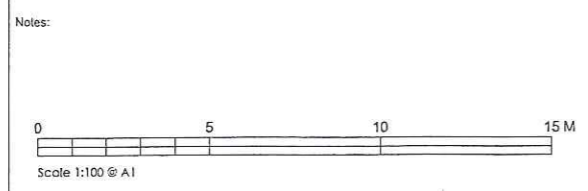
The meeting closed at 7.38pm.




Note: This drawing is protected under copyright and may not be reproduced in whole or in part without the Architects' consent.

Peregrine Mears Architects Ltd accept no responsibility for works on site unless appointed to provide full architect's services under the RIBA Conditions of Engagement. Any discrepancies must be reported to the Architects before work commences.

This is a PLANNING APPLICATION drawing only.  
Do not scale from this drawing.



Project Title	Bovey Trace Community Centre Station Road, Bovey Trace for: Bovey Trace Town Council		 <b>Peregrine Mears</b> <small>ARCHITECTS</small> The Old Silk Lark Park Lane Sandridge EX31 1EF 014291 377716 www.peregrinemeas.com
Drawing Title	Proposed Block Plan - VE Option 8		
Scale	1:100 @ A1	Drawn By	PC
Date	30/10/18	Drawn By	PC
Drawing No.	1690_P_17	Drawn By	PC

Dear Mr Wells,

Firstly, I have to declare an interest as a Bovey resident however, I'd provide the same info to the local town council whether I lived here or not.

I've seen a section of erosion near the entrance of the park (shown below) get worse over the last few months. The other day I saw that it was now very incised. The blue area could do with stabilising and infilling and tying into the remaining bank up and down stream. Sadly, the leaning tree may be too far gone and felling to leave the stump and roots to stabilise the bank could be the only option before it goes over and rips a bigger gap in the bank – hence the red line. There are 'soft' engineered ways that these repairs could be made. I see that area well used by children in the summer to enter the river, some design that was stepped could reduce future wear and tear on the area.



When I last advised BTC on repairs in and by the River Bovey (which is classified as main river) here we were working under the old flood defence consents. That process for overseeing works in and by main rivers changed in April 2016. It may well be possible for BTC to repair this erosion under the new system via an exclusion on an exemption under the new permitting regulations. Information can be found here:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

If you have any queries please contact me and I could ask one of the permitting officer's in our PS&O team to chat to you about what could be done.

I suspect that as the park is inspected and the bins emptied regularly that you are already aware of this matter, however I hope the info on working in and by main rivers is useful,

Kind Regards,

Flood Risk Management Officer (Enforcement) – Asset Performance East,  
Devon, Cornwall and the Isles of Scilly

#### **Environment Agency**

If you are contacting me about a matter on an ordinary watercourse - you should talk to a Flood Risk Officer in Devon County Council's Planning, Transportation and Environment Group, Lucombe House, Topsham Road, Exeter, Devon, EX2 4QD or e-mail [floodrisk@devon.gov.uk](mailto:floodrisk@devon.gov.uk)

REGENERATION COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER ON  
WEDNESDAY 16<sup>TH</sup> JANUARY 2019 @ 5.00PM

Present:

Cllr Ms J Blair (Ex officio) (JB)  
Cllr U Arnold (UA)  
Cllr M Evans (ME)  
Cllr E Kelly (EK)  
Cllr R Bray (RB)  
Mr M Lacey - Dartmoor (ML)  
Mr J Clevett - Wildmoor Deli (JC)  
Martin Iles (MI)

Also Present:

Mark Wells (BTTC - Town Clerk) (MW)

*The meeting was chaired by Cllr Arnold.*

1. Welcome/Introductions

Cllr Arnold welcomed everyone.

2. Apologies for absence:

Cllr D Elphick (DE)  
Cllr S Leigh (SL)  
Mrs T Stone - Devon Guild of Craftsmen (TS)

3. Minutes of Previous Meeting

The minutes of the previous meeting were discussed and it was agreed by those present that they were a correct record.

4. Stage 1 Safety Audit & Revised Traffic Plan

Cllr Arnold invited comments around the revised plan:

Town Hall Place

- Will weight restrictions along East Street affect the proposals? (EK)
- Will additional issues be caused in relation to buses travelling around the Town Hall? (JB). MW advised that a topographic survey would be carried out at detailed design stage if progressed.
- Lorry delivery drivers turning around the Town Hall might experience issues with camber in road? (ML). EK advised that this will not be an issue as vehicles will be leaving Bovey Tracey and not able to return down the town.
- Issues highlighted with the give way signs at the Town Hall junction. Blind junction outside Arnolds as visibility towards Mary Street is poor? (ME)

*JC joined the meeting at 5.18pm.*

Lower Fore Street

- Entrances to properties off of Fore Street have been included now which require a reduction in parking spaces to ensure suitable access (UA).



- Deliveries - Clarification sought on timescales for these? EK advised that these would take place early morning/late in the day at set periods.

- It appears that more parking bays have been lost at the bottom of Fore Street (JB). EK advised that parking spaces will rise from 10 spaces (currently) to 24 spaces proposed. Is 30 minutes as proposed enough? UA advised that this will be dealt with by any future Traffic Order.

*MI joined the meeting at 5.30pm.*

UA introduced MI who has experience in traffic plans. MI explained that the revised circulatory system of the semi one-way system is not ideal. All traffic coming up Fore Street would turn left by the Bell Inn and right behind the Town Hall. Resulting issues are: 1) this is a hill (main flow coming up giving way to the minor flow from Mary Street) 2) breaking and gear changing at junction will generate noise issue. 3) not sure there is sufficient swept path room behind Town Hall for vehicles to manoeuvre 4) in order to provide visibility splay along Mary Street, need to extinguish some parking spaces along Mary Street.

Stage 1 Safety Auditors have been concerned with traffic along East Street to Mary street crossing flow, but revised plan shows traffic crossing still. Safety figures for previous 5 years haven't shown any recorded incidents. Therefore, have serious doubts about the benefits of the revisions. With developments at King of Prussia and Distillery, more footfall will be generated in this area. There have been no personal injuries so far, therefore question the need to change?

EK proposed improvements to the plan around the Town Hall as discussed, reverting back to previous design. MI to undertake measurements of the existing pavement etc and then test the swept path point. Formally, Horizon will need to write the response report. JB suggested improving footway both sides of the road behind the Town Hall to improve pedestrian access. UA proposed to get MI to do detailed plan and cover the temporary software costs UA/RB. All. Was also resolved to cover the software fees (approx. £92) for MI to design the amends.

MI highlighted that the weight limit along East street is not observed currently.

MI highlighted that the next stage will be a response report (after safety report) giving the reasons why we don't agree with complying with the Safety Audit.

*ME left the meeting at 6.05pm.*

MI also explained that it is useful to obtain 'before' and 'after' traffic survey data. In traffic terms there is a neutral period. There is a window between now and end of March and short window in June. Pre-traffic flow survey data should be obtained before changing any system. Then measure in next neutral period. This requires a contractor to place traffic loops on key roads. Suggest doing a temporary dry run to help dispense and address peoples concerns, then apply for Temp Traffic Order in order to implement one-way system and temporary signage over 3-4 week period. Suggest using DCC for data.

## **5. Teignbridge Town Centre Health Checks**

MW circulated two reports from Teignbridge's Economic Development Team with data relating to the town centre users. EK questioned the accuracy of certain data and information contained within the reports. JB highlighted that if TDC are using this information for decision making,

it is important that it is accurate. JB referred to the Local Plan drop in events displaying some of the data which, if not accurate, is worrying.

JB proposed that the reports are taken away and read in more detail and can then be discussed in more detail at the next meeting.

6. Agenda Items for next meeting

i) discuss the health check data reports

ii) Revised traffic plan

iii) Website traffic report since implementation of new website

iv) High street fund. MW to circulate the recent prospectus

v) Request car parking income for next meeting to check trend with Health Check reports

7. AOB

UA highlighted that the Car Parks in Moretonhampstead are free during the winter period. MW explained the District Council's rationale in their response to this enquiry. Item to be referred to Council committee to request TDC consider implementing free parking in winter months for Bovey parish car parks.

Meeting closed at 6.12pm.

Provisional date of next meeting - Wednesday 6<sup>th</sup> March at 5.30pm.

**BOVEY TRACEY COMMUNITY CENTRE STEERING GROUP MEETING**  
**HELD IN THE COUNCIL CHAMBER ON THURSDAY 7<sup>TH</sup> FEBRUARY 2019 AT 9.00AM**

**Present:**

Cllr Ms Jan Blair (Town Mayor)  
Cllr Tony Allen  
Cllr Robert Ashby  
Cllr Rob Bray  
Mr Peter Hall  
Mr Mark Wells – Town Clerk  
Mr Paul Cooper (Peregrine Mears Architects)

*Cllr Tony Allen chaired the meeting in the absence of Cllr Eoghan Kelly.*

**1. Apologies for absence:**

Cllr Eoghan Kelly  
Miss Erica Steer – Bovey Tracey Information Centre Trust  
Mrs Jackie Paxman – Bovey Tracey Library

**2. Minutes of Previous Meeting**

The minutes of the meeting held on 27/11/18 were agreed by those present as an accurate record of discussion.

**3. Archaeological Survey**

Mark explained that the survey has now been completed. The County Archaeologist visited site during the works and confirmed his agreement to the methodology and work undertaken. Paul has chased a copy of the formal report. Mark explained that informal feedback confirmed that no significant finds were unearthed. A copy of the report will be obtained to discharge the relevant planning condition.

**4. Revised Plans & Contractor Estimates**

Paul presented Value Engineered (VE) revised drawings (Options 5, 6, 7 & 8). Mark explained the issues with VE Options 5 & 6 regarding the lack of a separate entrance to the Public Toilets out-of-hours from the centre operation. This has been separately discussed with Erica and revised in Options 7 & 8. Paul highlighted the revisions in VE Options 7 & 8.

VE drawing Option 2 previously considered was 384 sqm's. Devon Contractors have suggested saving 30 sqm's of floorspace to produce significant cost savings. VE drawing Option 8 equates to 346 sqm's. Basing the possible savings on £2,500 per sqm, this should generate significant savings from the previous tender estimate to further reduce the overage. The proposed figures previously discussed already accounted for changing to a mono pitch roof.

Paul highlighted that with the increased soft landscaping areas and the revised drawings which show a reduced footprint and consequently reduced water capacity run-off requires less attenuation tank capacity. Paul and Jason (Devon Contractors) are reasonably confident therefore that the attenuation tanks can now all be accommodated on site without

the need to locate any in the car park. This however requires formal confirmation from potential tank suppliers.

Paul confirmed that Devon Contractors/Randall Simmonds are not in a position to release the revised estimate for a further few days, due to a number of reasons. The revised estimates have been through 3 or 4 cycles of value engineering and is very much a conservative approach, which will be subject to formal retendering once the revised technical drawings have been prepared.

Following discussion, it was resolved to support progressing revised VE option 8 and present this to Councillors for approval, subject to the revised estimate being received favourably.

Paul will prepare the revised technical drawings w/c 11<sup>th</sup> Feb and forward to Devon Contractors to undertake the formal retendering, prior to issuing their stage 2 tender submission prior to 1<sup>st</sup> March 2019. This will then receive consideration by the Town Council's Finance, Resources & General Purposes Committee.

#### **5. Use of Materials**

Paul confirmed that stone would be used on the lower level elevations. Suggested stone is 'Yennadon'. Recommended by Teignbridge Conservation/Planning Officers, although Steering Group members questioned the existing use within the Parish area. Peter asked if render had been suggested to the Planners? Paul confirmed that the Planners are willing to consider a mix of render and stone. Paul highlighted that as this is a civic building, Teignbridge would like to see the use of stone (similar to the church etc). Mark agreed to chase a response from the Conservation Officer. Paul agreed to circulate images of the proposed stone.

Following discussions, the Steering Group recommended the possible use of aluminium roof in favour of eternit slate. This could then be used for the vertical high-level cladding, framed windows and facias/downpipes. Paul to discuss with Planners.

#### **6. Project Plan/Timescales**

Tony highlighted the need to refer to Council to approve as the last Full Council meeting will take place in March, prior to the newly elected Council taking office. Paul confirmed the timescales (previously covered in section 4) will achieve these deadlines. If approved, with the lead in appointment time of the Contractors and the planning permission revisions, work could start on site towards the end of April.

#### **7. Agenda Items for next meeting**

None raised.

#### **8. AOB**

Mark enquired as to works discussed relating to the Party wall. Paul confirmed that there is no proposed need for over ground attenuation tanks behind the building. A heavy load weight would require work to the wall. This is not necessary.

Peter enquired as to the progress with the workshop. Paul confirmed that costs were awaited from the Contractor. Design had been issued and the proposed materials were

block and render. Mark confirmed these costs were not currently included within the tender submission.

Date of next meeting – TBC

Mtg closed: 10.35am.

DRAFT



## **Inspire Interventions**

*Supporting children, young people and families*

### **Intervention services**


- 1:1 intervention
- 24 hour support
- Rapid response
- Transportation

### **Family support**

- Positive parenting strategies
- Supervised contact
- Family inclusive sessions

### **School intervention**

- 1:1 intervention
- Evidence based progression
- Reintegration packages



**Support  
Dogs**

**Contact us:**

**Becki Moss-07912667045**

**Matt Hatchell-07538791780**

**[www.inspireinterventions.co.uk](http://www.inspireinterventions.co.uk)**



**From:**

**Sent:** 07 February 2019 12:24

**To:** info@boveytracey.gov.uk

**Subject:** Swimming Pool Opening Day Celebration

Dear Mark

Further to our telephone call yesterday, please accept this email as a formal request to take to the relevant committee.

The Swimming Pool 50th celebrations sub-committee (which I Chair) would like to hold a grand opening day event, to launch our 50th season. This event would take place on Saturday 13th April 2019 between 10.00am – 6.00pm.

We would like to be able to utilise the grass area of the recreation ground adjacent to the pool.

While still in the planning stages we envisage a fete like set up with entertainment inc a Bouncy Castle, food and stalls.

We have permission to use the old Football club as a pop up cafe (as we did on Boxing Day). The pool will be open all day with demonstrations to watch pool side until the official opening at 2pm.

We are in the process of designing a commemorative mosaic to mark the occasion which we hope to unveil on the day.

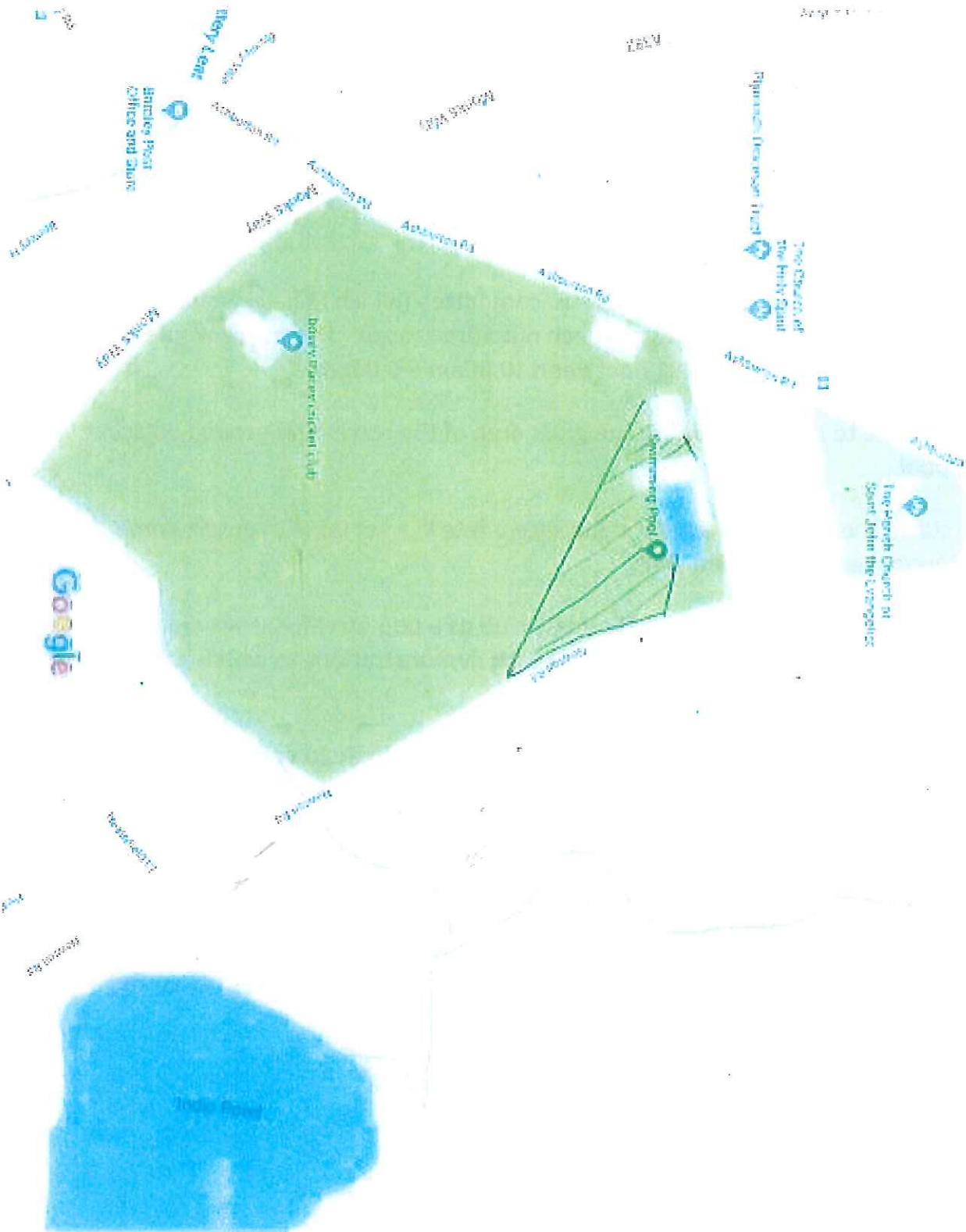
We understand that the Cricket season will have started and have been in contact with them regarding our plans, and will not encroach on the pitch area.

We also plan to contact other sporting organisations to ask if they wish to attend to promote their club.

Any questions please do not hesitate to contact me.

Many Thanks

Tel: 





From: [REDACTED]  
Subject: RE: Our first efforts at policies  
Date: 4 January 2019 at 13:19:29 GMT  
To: [REDACTED]  
Cc: [REDACTED]

Morning Marion,

Thank you for email with a first draft at some policies for the Bovey NDP. This is a really positive start.

I have had a brief look and I think I need to firstly understand your intentions/aims with the Le Molay Littry Way site before I can suggest alternate wording etc.

The site is owned by the Town Council which gives you great control over this site and provides us with some flexibility. I just have some questions to aid my understanding on intention.

- Does the Town Council want the school on this site above all other potential uses?
- Does the Town Council own any other potential suitable school sites?
- Would the town council support a community facility on this site which does not include a school?
- Is the Town Council happy with the removal of the requirement for allotments and orchards?

The policy which directs the development of this site is local plan policy BT4 however this is not a strategic policy and could, if you wanted, be replaced with one in the NDP accompanied by a site allocation in the NDP. I am leaning in this direction to allocate the site for a primary school with a new associated policy. This policy

would prescribe what the community wants from this particular site. What are the groups thoughts on this?

In addition, we can't prevent parking from an existing street as highway controls are not within the remit of a NDP. We can however include this as a future aspiration in the plan so if/when funding comes forward we have a hook in the plan to direct its implementation.

We also need to consider what adequate parking constitutes? Does DCC have a school parking standard such as 1 space per staff member etc.? What does the current school consider to be adequate parking provision for them? The term adequate is vague and open to interpretation so additional detail would provide certainty.

Sorry for all the questions but I'm trying to understand the intent and limitations so I can advise you down the best possible route to achieve your goals effectively and clearly and in a way which will get through examination with few modifications.

I am happy to meet with you, Tom the group if you feel that would be beneficial.

Kind Regards

David Kiernan

David Kiernan, Bsc (Hons), MASP, MRTPI  
Neighbourhood Planning Officer  
Spatial Planning and Delivery  
Teignbridge District Council  
Forde House  
Newton Abbot  
Devon, TQ12 4XX

## Services and Facilities Working Group

### Draft Policies as of February 6<sup>th</sup> 2019

A. The Neighbourhood Plan supports the urgent provision of a replacement primary school on land owned by Bovey Tracey Town Council off *Le Molay Littry Way*<sup>1</sup>, or on another suitable site.

A proposal which also includes the provision of community facilities will be encouraged.

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B. The Neighbourhood Plan supports proposals for the timely extension of the existing healthcare facilities in Bovey Tracey Parish, and/or the building of new facilities as required. *New facilities will require adequate parking provision*<sup>2</sup>.

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C. The Neighbourhood Plan supports the provision of additional multi-use community facilities and ~~public open space~~ on land owned by Bovey Tracey Town Council off *Le Molay Littry Way*<sup>1</sup>, or on another suitable site.

A proposal which also includes the provision of a replacement primary school will be encouraged.

*Development of community facilities on Le Molay Littry Way<sup>1</sup> or another suitable site requires provision of adequate parking spaces within the site ensuring that increased vehicular traffic does not inconvenience nearby residents. It should be possible to share these spaces after school hours with the school<sup>2</sup>.*

<sup>1</sup>Four of the five members of the working group have approved the reference to LMLW in A and C. JB has objected to it. As you know, it is in the Local Plan. We welcome the opportunity to clarify the intention of the TC in regard to this land.

<sup>2</sup>Advice has been sought from TDC (Michelle Woodgates) regarding the need for the wording in italics. It is likely that planning laws already cover this and that these words can be removed. Note that the NPPF now states that inconvenience to residents is not a reason to reject an application unless it is severe.