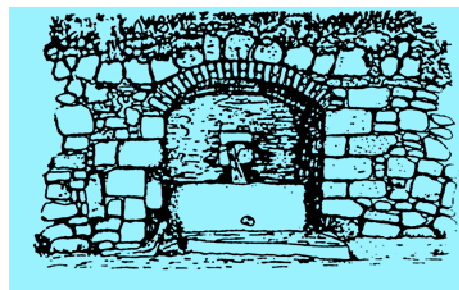


BOVEY TRACEY
AMENITIES SOCIETY
Working together for the future of Bovey



Chairman: Paul Beecher

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Summary of the Society's Meeting
held at the Methodist Church Hall on Tuesday 17 January 2012

The meeting was held to discuss the possible uses for the community land on Le Mollay-Littry Way. About 120 people attended, and more had to be turned away due to lack of space.

Paul Beecher, Amenities Society chairman, welcomed everyone, and gave an introduction. He noted that Bovey Tracey Town Council members worked very hard for the community, without being paid. Despite this, he said there had not been adequate communication during its discussions regarding a possible use of the land for a supermarket, nor before the decision to buy the Old Thatch pub. He had also rung all councillors to ask how they would vote on the supermarket issue. Of those who replied, some were in favour, some against, some undecided and some wished to keep their decision private. The vice chairman, Peter Hall, reminded the meeting of the Amenities Society's meeting rules including the need for mutual respect during the evening.

The meeting was facilitated by Andrew Shadrake, and consisted of two main parts. Firstly, people were invited to identify the possible advantages and disadvantages of building a supermarket on the land. All comments were recorded – there was no attempt at this stage to assess their accuracy. Here are the points made:

Advantages and disadvantages of a supermarket on land at Le Mollay Littry

Advantages	Disadvantages
Convenience	Profits go out of town
Will give a larger supermarket within walking distance	Commercial development should be on a Brownfield site
Free parking	Much less supportive of local farmers/producers than existing local shops
More competition – lower prices	No need – there are plenty of existing supermarkets in the area
Good position - central	It is morally wrong to breach the covenant, and a supermarket breaches its spirit even if not the law
	Higher food miles than local shops

Advantages (continued)	Disadvantages (continued)
Greener - less travel, because people will use a local supermarket rather than one out of town	Traffic problems: <ul style="list-style-type: none"> • More lorries, • more visiting cars, locals will drive to it • Potential damage to historic elements of town, e.g bridge
With proper signage and marketing would increase footfall for local shops	Will lead to the death of local shops, including because town centre is not visible or easily reached from the site.
Section 106 payment will provide for community benefits	24 hour operation causing noise and light pollution
Sale of land would produce funds (including to assist council)	On horseshoe bat flight path
Creates jobs	Loss of existing jobs
	Flood plain problems
	Eyesore
	It may grow larger later
	House prices may fall

During the second part of the meeting, people were invited to suggest different uses for the land. Here is a list of the suggestions made:

Possible uses for the community land
Craft Centre (Larger than Devon Guild), with artists' studios and training workshops
A new school
A replacement for the existing school, whose land could then be used for community facilities
A multi-use hall, possibly the main hall of a new school, or as part of a new community building
A replacement for the existing Town Hall
A community orchard, with nature reserve, and allotments, all fully accessible
Leaving it as it is, as a green amenity
A use developed after discussion with young people, and parents and children

At the end of the meeting, people were asked what they felt the next stage should be, and made the following suggestions:

1. Encourage the Town Council to become more welcoming at its meetings, and offer more information on its website
2. Send a summary of this meeting to the Council
3. Ask the Council to
 - a. Mark out the land, so people can see its location and extent
 - b. Provide a statement of the expected advantages of making the land available for a supermarket

- c. Publicise its present advice regarding the covenant, obtain final advice quickly, and undertake not to make any further progress towards a sale before a parish poll is held
4. Hold a parish poll (referendum) as soon as relevant information is available
5. In view of the need to make decisions based on good information:
 - a. obtain professional advice on the potential effects of a supermarket on the town
 - b. assess the feasibility of the suggestions made for alternative uses for the land, and their effects on the environment and infrastructure
6. Suggest, to the Town Council, ways in which people in the community might help them find solutions to any problems they may face regarding community buildings and finance, such as might exist with redeveloping the Old Thatch.
7. Identify why Sainsbury's want to open a supermarket in Bovey Tracey.

People were asked whether they were for or against a supermarket, and on a show of hands, a large majority were against it. It was noted that this meeting was not a representative sample of residents.

Finally, people were reminded that they could attend the Town Council meeting to be held on Monday 23rd February (with a public speaking period starting at 7pm). They were also invited to attend a second Amenities Society meeting on 7th February in the Methodist Church at 7.30. At this meeting, the same issues would be covered, so that new people could make their views known, there would be a report on any new developments, and then the meeting could make further suggestions about how to progress.

Please email paul@btamenities.org.uk to join the Amenities Society's Community Land mailing list, or to join the society. Alternatively, please phone Paul or Jean Beecher on 01626 835491.

Appendix

People also made comments, which were not directly relevant to the questions being asked, and these are recorded below:

1. What will happen to the proceeds of sale?
2. Is it right to object to this possible supermarket if we use supermarkets elsewhere?
3. What happened to any money which the original developers paid to the council around the time the covenant was created?
4. Which is the main concern which people have – to stop a supermarket, or to make use of the community land?
5. What are the ramifications/limitations on the site because of mineral extraction rights for the area?

*Notes prepared by the Bovey Tracey Amenities Society
17 January 2012*