



DUCHY of CORNWALL

PRINCETOWN YELVERTON PL20 6QF

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Land Steward, Western District: R.F.T. Halliday, B.Sc., FRICS.

TS/rhew

28 August, 2014

Mr Nigel Tigwell,
Clerk,
Dartmoor Forest Parish Council,
Wheal Lucky House,
Rundlestone,
Princetown,
Yelverton,
Devon, PL20 6SS.

Dear Nigel,

DARTMOOR - Princetown
Proposed Residential Development

I hope you are well.

I have previously spoken with the Parish Council about the Duchy's intention to submit planning applications for three residential development sites in the village. The sites are:-

1. The rear of Royal Court – five dwellings including two flats.
2. The site of the current garages in Bellever Close – eight dwellings plus a lodge style building to the side of Helena Villa, and eight adjoining garages. The garages will be retained in hand and let by the Duchy.
3. The conversion of the former Prison Officers' Club (five flats) together with a further eight dwellings. An 18 space car parking will be included.

not enclosed → I enclose artist's impressions of the development, albeit provision of such impressions now is without prejudice to the exact detail of construction associated with each of the sites. The style of the properties will very much accord with those that councillors will be familiar with to the rear of the Duchy Square Arts Centre.

Planning applications for 1 & 2 above have been submitted to the Dartmoor National Park Authority and it is anticipated that the application associated with the Prison Officers' Club will be put forward imminently.

I have written on the Duchy's behalf to all residents in Bellever Close including David Worth at Helena Villa and Mark Renders at the Post Office, given the extent of proposed development in Bellever Close, and particularly our proposal to install a new access road to the rear of the properties on the left hand side of the close as you enter from the main road. This new road will provide access to the rear of the new development but an opportunity will also be provided (subject to specific terms being agreed and my comments below in relation to Highway Adoption) for existing householders to create a rear access to their individual properties, thereby hopefully improving the situation as it relates to parking within the area.

Within the Bellever Close development there are also plans to develop eight allotments and when the concept of the development was originally proposed by the Duchy in 2008, we invited residents within Bellever Close to come forward to come forward and put their names on a waiting list for both allotments and garages, so we will deal with these on a "first come first served" basis.

not
enclosed

→ I enclose a schematic plan of the Bellever Close development showing the constituent parts including the new access road, for your information and that of councillors. I am sorry that it is rather small scale but it gives you a general feel for what is proposed. As far as I am aware, the applications that have been submitted to date are not yet live within the Dartmoor National Park Authority's website as they have not been formally registered by the Authority; however, I will endeavour to let you know as soon as this has occurred.

Where dwellings other than flats, are provided these will be two and three bedroom.

I have written to County Highways to ascertain whether they would be willing to adopt various roads in Princetown and particularly the new access road within Bellever Close, the entrance into the Royal Court site, the road leading around the back of Helena Villa and the Post Office into what is now Duchy Square and also, the road leading into the Community Centre and the lower section of Station Road leading up to the Fire Station. The development sites are the priority and we will see what response we get. I will keep you updated.

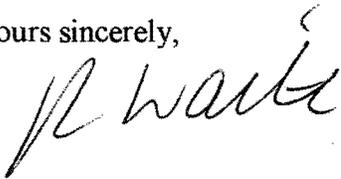
I had a meeting with David Worth today to discuss a particular matter associated with the development of the new garages as it relates to his property, Helena Villa. Whilst having a discussion, David raised a couple of points on behalf of the Parish Council and by way of addressing these, I comment as follows:-

1. **Numbering of the new houses in Bellever Close:** David, quite rightly, made reference to the fact that the existing Bellever properties are, of course, already numbered. Thought will, therefore, need to be given to how we address the naming/numbering of the new units, including the lodge. The houses can either be given a name with the second line of the address being Bellever Close or we can consider renumbering. This is a matter that I will pick up with Devon County Council.
2. **Salt Storage for Winter Use:** Removal of the existing garages will, of course, likewise remove the Council's winter salt store. I mentioned to David and we

are taking back a small area of land at the Prison which includes an agricultural style building. This is above the old prison reservoir on the left hand side of the Tavistock Road and I have confirmed that part of this building could be made available, without charge, for such storage. I have also said to David that if I think if anything slightly more central to the village that becomes available in the next few months, I will let him know. Notwithstanding what I have previously said, this year's winter storage will not be an issue because it is unlikely that we will be starting any development work for some time yet. Indeed, for the purposes of clarity, I should mention that all the development sites, with the exception of that relating to the new garages and the allotments, will be sold for development with the planning consents in place.

Please do not hesitate to make contact if you have any queries.

Yours sincerely,



Tom Stratton
for Land Steward

