

**MINUTES OF AN INTERIM MEETING OF THE
PAIGNTON NEIGHBOURHOOD FORUM**

6.30pm Thu 22 March 2012 @ Paignton Library

In Attendance:

Sue Biles (Resident Roselands), Eileen Donovan (Paignton Society), Edward Harris (Resident St Michael's), Rick Heyse (Resident St Michael's), Dave Hodgett (Observer from CPMG), Richard Kascow (Landowner, Paignton Town), Rev Gillian Maude (St George's Church, Goodrington), Aaron McClusky (Resident Roselands), Richard Tulley (Observer from Stoke Gabriel Parish Council), Catherine Wickens (Torbay Parents Participation Forum).

From Blatchcombe CP: Lorna Gardner, Alan Hill, Mike Parkes (Minutes), Cllr David Thomas, Cllr John Thomas.

From Clifton with Maidenway CP: nil

From Goodrington with Roseland & Hookhills CP: Dean Auton, Cllr Jane Barnby, Cllr Ken Pritchard.

From Paignton Town CP: Cllr Stephen Brooksbank, Cllr Bobbie Davies, Louise Gilson, Colin Hurst (FoVP), David Watts (Chair).

From Preston CP: Gesche Buecker, Jane Brooksbank.

From Torbay Council Community Partnerships: Tracey Cabache.

From Torbay Council Spatial Planning Dept: Pat Steward.

Apologies:

Roger Bristow (Blatchcombe CP), Cllr Dave Butt (Preston CP), Cllr Ian Doggett (Clifton with Maidenway CP), Laurence Frewin (South Devon College), PS Tamzin James (Devon & Cornwall Police), Cllr Chris Lewis (Preston CP), Cllr Ruth Pentney (Clifton with Maidenway CP).

AGENDA ITEM -1. APOLOGIES RECEIVED & WELCOME

1. The Chairman, David Watts, welcomed those attending and received apologies as listed above.

AGENDA ITEM – 2. MINUTES OF THE LAST MEETING AND MATTERS ARISING

2.a. Other than the need to list the name of Cllr Stephen Brooksbank under Paignton Town CP (rather than Preston CP), the Minutes of the Last Meeting held on 23 Feb 12 were accepted as a true record.

2.b. The 'Front Runner' application for £20k to DCLG had been approved. For the time being it was agreed that the Local Authority would hold this amount until a bank account had been opened for Paignton NF and areas of spend agreed by the Forum. It was thought

likely that agreed regular amounts could be released as per the needs of the adopted Outline Project Plan. The Chairman considered that the 3 sub groups would be best placed to help with some initial costings. Cllr John Thomas asked that consideration be given to seeking legal advice and insurance for this fund. In addition to this £20k, Tracey Cabache explained that a further £3k was available for 'community engagement' purposes and amounts could be drawn down immediately upon presentation of invoices. It was agreed the 3 sub groups need to identify for the Forum's agreement the resources required to progress the next steps.

2.c. Permanent Treasurer. Eileen Donovan allowed her name to go forward for the appointment of Treasurer in place of Gesche Buecker (temporary Treasurer). There were no other nominations and Eileen Donovan was unanimously appointed.

2.d. Draft Constitution. The Chairman reminded the meeting that a draft of the Constitution required for the Paignton NF as an approved body had been forwarded to the Local Authority several weeks ago as agreed by the Forum and that no response had been received. Pat Steward confirmed receipt and stated that the Constitution was acceptable until such time as the awaited Planning Regulations came into force on 6 Apr 12. He went on to explain that, as a consequence of these regulations, applications from other interested parties could be received by the Local Authority for Neighbourhood Forum approved body status. The Regulations had recently been published on the internet and he offered to circulate website details. PS also said that he was keen to produce a 'plain English Guide' to these regulations.

ACTION: PAT

STEWARD

2.e. Further guidance from the Council. Referring to the agenda slide, Pat Steward outlined the help that could be made available to the NF:

- (i) David Pickhaver would be liaison officer for Paignton NF.
- (ii) PS will continue to 'drip feed' information out.
- (iii) The Planning Team would be willing to assist with the drafting, printing and publication of the NF Plan.
- (iv) Tracey Cabache will help with community engagement and to this end is recruiting 2 more staff.
- (v) TC suggested that sector representatives from e.g. the churches, sports organisations etc would be useful as the media campaign develops.
- (vi) In answer to a question on what would happen in the Referendum, Pat Steward explained that it was an uncharted area but would give consideration to including appropriate information in the emerging Core Strategy.
- (vii) Shimin Ashwag from the Strategic Planning Team would be available to assist with 'sustainability appraisals'.
- (viii) The TDA would be important for connections within the local business community.
- (ix) Referring to the agenda slide on 'Evidence', PS emphasised the importance of vibrant town centres.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

3.a.(i) Proposed Aim for the Core Strategy (and Neighbourhood Plan). There had been unanimous agreement at the last meeting that there was significant difference in current population estimates for Torbay. Therefore there exists a need to ensure that there is a balanced roll-out of additional development to avoid adverse effects that could arise – especially in the balance between homes/jobs and population/shopping facilities. The Chairman referred the meeting to a framework of words (page 1 of the agenda refers) that had already been forwarded to the Spatial Planning Department for consideration for inclusion in the emerging Core Strategy. PS acknowledged this as being very helpful and emphasised the importance of being able to: “Plan – Monitor – Manage”. The relevance and content of the wording presented was agreed by all at the meeting.

3.a. (ii) In answer to a query on how the above could be dealt with within the Neighbourhood Plan, the Chairman felt that the process of SWOT analysis would play an important role and that the two scenarios of both lower and higher growth population numbers could be woven into public engagement. PS felt that it would also be dealt with during the Core Strategy public consultation period.

3.a. (iii) There followed general discussion on retail outlets and changing shopping habits. It was announced that Asda was about to move into the old Focus site on the Brixham Road. Some felt that Asda’s move into Newton Abbot had helped to regenerate the town centre as had Morrison’s in Totnes. Not all agreed and it was felt appropriate to return to such a discussion at a later stage and when sufficient SWOTs had been completed.

3.b. Prince’s Foundation. It was generally agreed that the two workshops held on 6th and 8th Mar 12 were beneficial and interesting. It showed that the 3 towns were at different stages with Neighbourhood Planning. Despite concerns over funding, it was felt that the Prince’s Foundation would be successful in their bid for continued funding and there was support for continuing to work with the Foundation if they are successful in the bidding process (outcome date thought to be sometime in June). PF reports following their visit to Torbay are expected within the next two weeks.

3.c. SWOT analysis from Collaton St Mary. Referring to the relevant agenda slide, it was explained how the analysis was a combination of input from CStM Residents’ Association Committee and work done by those attending their recent AGM. The content and presentation was well received; it was hoped to include a copy in the next edition of the Association’s Newsletter. (A copy can be seen on the previously circulated attachments accompanying this meeting’s Agenda).

3.d.(i) Headline Development scale 2011-2031. At the joint Prince’s Foundation meeting on 6 Mar 12, Council officers indicated the additional development requirement is likely to be in the order of:

Torquay	4k homes	6-7k jobs
Paignton	5k homes	6-7k jobs
<u>Brixham</u>	<u>1k homes</u>	<u>1k jobs</u>
Totals:	10k homes	13-15k jobs

3.d.(ii) Despite the significant uncertainty regarding the population projection to 2031, the Out of Town sub-Group has been looking at the current position on land availability and the Chairman referred the meeting to 3 large maps displayed on the wall highlighting the sub group's work in progress and conclusions so far reached. Most of Torbay's remaining green field sites lie to the west of Paignton and contain some areas declared unsuitable for development in the 2008 Baker Report. Based on the 'Headline Development scale' so far indicated, the area of land required would equate to an area the size of Preston CP; a cut out scaled area the size of Preston was then superimposed on to the western Greenfield sites of western Paignton to illustrate the scale involved, which it was agreed was clear and will give rise to considerable concern.

3.d.(iii) It was agreed that the Out of Town sub-group should continue with its investigation and Pat Steward asked to be involved and also agreed that the database used for the Baker Report could be made available to the group. PS added that c. 1300 – 1400 homes could be developed on brown field sites. The meeting noted the remaining 3,600 – 3,700 homes would need additional land based on the 'Headline Development scale' so far indicated, which it was agreed would broadly equated to an additional area the size of Preston. Further information on sites previously considered can be viewed on the Council web site at: www.torbay.gov.uk/shlaavol1pdf and www.torbay.gov.uk/shlaaeconomicimpactstudy.pdf

3.e.(i) Town Centre and Seafront. The TDA gave a short presentation on the current situation and based on learned experiences from previous work in other areas of the country, it was considered that there were probably 4 crucial areas for consideration: Leisure, Housing, Recreation and Parking. However, it was emphasised that it was Paignton's plan and town centre and that it was important that people took control of the issues important to them and say what they wanted.

3.e.(ii) There followed discussion on the desirability of encouraging a large retail outlet within the town centre. Some felt that it would bring in more shoppers to the town whilst others felt that it would despoil the town and would be a fruitless development given other large retail outlets already being developed on the outskirts of the town.

3.e.(iii) There followed discussion on current parking problems within Paignton and the fact was highlighted that despite this, the large multi storey car park was only used to capacity (c.560) on ten occasions per year.

3.e.(iv) The meeting accepted Pat Steward's suggestion that, it would be better to develop the discussion at a later stage when the input of the SWOTS are progressed further.

3.e.(v) Colin Hurst talked about Town Centre Community engagement and explained about a meeting of Bed & Breakfast owners being held on 11 Apr 12 at 2pm in the Redcliffe Hotel. On the agenda will be a SWOT analysis and questionnaire. Tracey Cabache offered to arrange a 'free post facility' for the return of these questionnaires. These will then be passed to Mike Parkes for safe keeping and analysis to save time whilst CH is on holiday.

ACTION: COLIN HURST &

TRACEY CABACHE

3.e.(vi) Eileen Donovan explained how the Paignton Society would be assisting by looking at town centre 'character' and explained that 'heritage' was something that could be passed down and did not necessarily refer to something that was old.

3.f. Next Steps:

28 Mar 12	Preston CP SWOT event
4 Apr 12	AGM Paignton Town CP
17 Apr 12	Blatchcombe CP SWOT event
19 Apr 12	next Paignton Forum meeting
24 May 12	Paignton Forum Meeting

3.g. Any Other Business:

(i) Possible logos were displayed for all 3 NP areas and there was general approval for the 'jigsaw design'. The piece representing 'Paignton Pier by day' was selected by a show of hands as Paignton Forum logo.

(ii) The Chairman explained that he had been able to find someone willing to create a website at no cost for the Paignton Forum.

The meeting concluded at 8.20p.m. The next meetings will be held at 6.30pm and in Paignton Library on 19 April and 24 May 12. Further dates will published shortly.
