

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

6.30pm Thu 19 April 2012 @ Paignton Library

In Attendance:

PCSO Mike Brown (Devon & Cornwall Police), David Green (Preston, Paignton RFC & Cavanna), Edward Harris (Resident St Michael's), Paula Hermes (Torbay Green Party), Janet Jones (Collaton), Nigel Jones (Collaton), Aaron McClusky (Resident Roselands), Liz Milne (Resident, Preston), Martin Rolfe (Uralia, Totnes Rd), Mark Sangan (Torbay Unite), Iain Masters (TDA), Jean Walker (Paignton), Paul Ward (Goodrington & Paignton RFC), David James Watts (DnD Services Ltd), PCSO Beccy Wells (Devon & Cornwall Police), Catherine Wickens (Torbay Parents Participation Forum).

From Blatchcombe CP: Roger Bristow, Lorna Gardner, Mike Parkes (Minutes), George Porter, Anne Strange, Cllr David Thomas.

From Clifton with Maidenway CP: Cllr Ian Doggett, Cllr Ruth Pentney. Eileen Donovan (Treasurer & Paignton Society)

From Goodrington with Roseland & Hookhills CP: Cllr Ken Pritchard.

From Paignton CP: Cllr Stephen Brooksbank (Roundham with Hyde), Cllr Bobbie Davies (Roundham with Hyde), Louise Gilson, David Watts (Chair).

From Preston CP: Jane Brooksbank.

From Torbay Council Spatial Planning Dept: Tracy Brooks, David Pickhaver.

Apologies:

Dean Auton (Vice Chair & Goodrington CP), Tracey Cabache (Torbay Council Community Partnerships), Laurence Frewin (South Devon College), Alan Hill (Blatchcombe), Colin Hurst (FoVP), PS Tamzin James (Devon & Cornwall Police), Lee Kerslake, Cllr Chris Lewis (Preston CP), Rev Gillian Maude (Goodrington), Cllr John Thomas (Blatchcombe CP), Richard Kascow (Landowner & Paignton Town CP).

AGENDA ITEM -1. APOLOGIES RECEIVED & WELCOME

1. The Chairman, David Watts, welcomed those attending and received apologies as listed above. It was pointed out that Alan Hill was currently in hospital and the meeting sent him good wishes for a speedy recovery.

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

2.a. The Minutes of the Last Meeting held on 22 Mar 12 were accepted as a true record. Proposed: Cllr Bobbie Davies; seconded: Cllr Stephen Brooksbank.

2.b. Further Guidance from the Council:

2.b.1 **National Planning Policy Framework (NPPF)** was published in its final form by central government on 27 Mar 12. Key messages are:

- (a) The importance of up to date Local Plans is emphasized. Without an up to date Local Plan, the *presumption in favour of sustainable development* applies.
- (b) There is a 12 month transitional period for existing development plans to be brought into line with the NPPF. This puts great emphasis on the development of the new Torbay Local Plan (formerly the Core Strategy).
- (c) The NPPF has softened the stance of the draft slightly by introducing a brownfield first stance and a stronger town centres first approach than PPS4.
- (d) The requirement to maintain a 5 year supply of deliverable housing remains. The 'buffer' has been reduced from 20% to 5%. In the absence of a Local plan that sets an alternative approach, a 5 year supply is likely to be interpreted as being led by demographic trends and evidence of need. (DP explained that the Baker Report is regarded as a Consultative Document and not a Policy Document).

2.b.2 Roger Bristow confirmed there are now circa 20 members in the 'Out of Town Sub-Group'.

2.b.3 **Neighbourhood Planning Regulations** – the Reference Group had met earlier in the week and had agreed to act on the first 6 steps of the following process in the government's final version of the Regulations which came into effect on 6th April 2012:

- (1) Application for designation of a neighbourhood area
- (2) Publicising an area application
- (3) Publicising designation of a neighbourhood area
- (4) Application for designation of a neighbourhood forum
- (5) Publicising a neighbourhood forum application
- (6) Publicising a designation of a neighbourhood forum
- (7) Pre-submission consultation and publicity for the plan
- (8) Plan proposals
- (9) Publicising a plan proposal
- (10) Submission of a plan proposal to examination
- (11) Publication of the examiner's report and plan proposal decisions
- (12) Decision on a plan proposal
- (13) Publicising a neighbourhood development plan.

2.c. Draft Constitution (discussed at the Reference Group Meeting on 17 Apr 12):

2.c.1 Brixham has already submitted its formal application for the Area designation and Forum Approved Body Status. Paignton and Torquay Forums have been asked to do the same.

2.c.2 It was agreed that Paignton Interim Neighbourhood Forum should now submit its Application formally for Area and Forum designations for the boundary already defined and draft Constitution of 19th January 2012. (The agreed points of contact being the Chairman and the Secretary).

ACTION: DAVID WATTS

2.c.2 There had been insufficient time during the Reference Group meeting to discuss budgetary controls. It had been agreed the whole budget of £23,000 would be available and held with the Council until authorisation arrangements and a spend plan were in place. It was agreed that it was

now necessary for the Paignton Forum to agree a budget during its May meeting. It was further agreed that there should be no 'spend' until that happened, apart from the small cost of the venue used for the Hotelier SWOT event on 11th April 2012.

2.d. Princes Foundation Feedback Report. The March workshops had been well received and their Scoping Report had already been circulated prior to the meeting. The Chairman drew attention to the importance of three extracts which he recommended as 'essential reading':

2.d.1 Extract 1 (1.5 NEIGHBOURHOOD PLANNING CONTEXT)

As the qualifying bodies in Torbay, each Neighbourhood Forum must lead the process, 'own' the production of the plan, represent its community and collaborate with its neighbours (including those in adjoining districts). In turn, Torbay Council, the local planning authority, must offer technical advice and facilitation, fund and take proposals to independent examination, fund and undertake any referendum and, ultimately, bring into force a Neighbourhood Plan or order if more than 50% of the community vote in favour (meaning 50% of those who turn out to vote). If a referendum on a plan fails to attract 50% support, the local planning authority could consider other routes for adoption, such as a supplementary planning document.

In this instance – where the Core Strategy and Neighbourhood Plans are being prepared concurrently – there will need to be 'parallel tracking' to ensure conformity between plans. Although preparation of a Neighbourhood Plan can involve challenging existing policy or guidance, this is the most robust way for all local parties to demonstrate a 'united front' on how they wish to deal with future development proposals. Any conflicts will need to be resolved, or they will be picked up in the independent examination. Communities can choose the length of the plan period for Neighbourhood Plans – they are not tied to Core Strategy timescales. For example, a plan might set some short-term aspirations within, say, five years but a broad strategy for 50 years.

2.d.2 Extract 2 - 2.2 TORBAY CORE STRATEGY. Key features of the Core Strategy are expected to include (confirmed by council officers):

- *the overall aim of 'economic-led recovery'*
- *job creation and sustainable economic growth – internally generated rather than dependent on inward investment*
- *playing to existing strengths, such as the natural environment of the bay*
- *healthy, vibrant town centres – protecting 'seaside town' character but making Torbay more competitive as a retail destination relative to Exeter and Plymouth*
- *a 'constrained and balanced' housing growth scenario. This represents a reduced growth scenario compared to previously tested growth options*
- *a focus on family housing*
- *improved transport links between the towns*

2.d.3 Extract 3 – 5.3 ACTIONS & RECOMMENDATIONS:

- *Vision for the Future – articulate for community ‘buy in’*
- *Community Engagement – identify a targeted approach, & with thought to landowner/developer/housebuilder participation*
- *Focus on two key areas of change – Town Centre, and Western Edge*
- *Support from the Foundation – Forum continue to gather baseline data as in Project Plan, and further develop consultation strategy. Propose 1 day session with PF to coincide with 3 day EbD session Brixham. Beyond that, a Paignton EdD workshop could focus on the two areas of change, requiring data on traffic, water, landownership. Hold back the £20k CLG funding for referendum and/or expert input to publishing the plan.*

2.d.4 It was noted that ‘hold back’ of the £20k in the last recommendation above was not supported at the Reference Group meeting on 17th April.

AGENDA ITEM – 3. PROJECT PLAN PROCESS

3.a. Stage 1 SWOTS.

3.a.1 The Chairman was able to report that SWOTS had now been completed for: Paignton Town, Collaton St Mary, Preston, two at the Hoteliers event (11 April) and the Blatchcombe Community Partnership. Others will follow. They will all be brought together to inform Stage 2 in accordance with the previously agreed Project Plan.

3.a.2 There was considerable discussion regarding ways to attract more visitors and how to extend the tourist season. Many of the ideas centred around ‘themed events’ e.g. the Agatha Christie and the steam railway etc.

3.b. Stage 2 commencement (Aims, Objectives & Development of Proposals).

3.b.1 The Sub-Groups have considered how to move as soon as possible to Stage 2. This will help progress towards the Stage 3 final Plan being ready by the NPPF target date of 31st March 2013. The Forum agreed full regard must be paid to the SWOT results from Stage 1. The SWOTs will be used to write Aims and Objectives and the headings used in some SWOTS would prove useful in their writing.

(i) Outer Area Sub-Group.

3.b.2 Using the ‘work in progress’ maps displayed at the last meeting, the Outer Area Sub-Group is putting together an updated land availability / deliverability assessment collated from all sources to show where development would need to be considered to meet the indicative headline figures of 5,000 homes and 6 – 7,000 jobs in a sustainable way. A meeting of this sub group and council officers has been arranged for Tue 24 Apr 12.

3.b.3 Since the last meeting, the ONS released statistics on 31 Mar 12 showing that by 2026, the projected Torbay growth rate will be 25,300 fewer than previously projected:

Note: comparison with latest ONS population projection (2010 based):

2004 based projection: 165,500 by 2026

2006 based projection: 158,900 by 2026

2008 based projection: 150,200 by 2026

2010 based projection: 140,200 by 2026 (25,300 less in 6 years)

Latest:

At 2011: 133,700 (continuing to 'flatline')

By 2031: 142,700 (9,000 increase, not 16,000)

3.b.4 It was noted that if this downward revision of projected population continued in a 2012 based projection, the Bay's population in 2026 would be about the same as today's.

3.b.4 Cllr Bobbie Davies pointed out that Roundham with Hyde had had an increase of 760 in its newsletter population during the last 12 months.

3.b.5 TDA felt that economic revival would come from the building of the SDLR and that employment would attract more home buyers and that we should be catering for growth on an 'outcome led' basis rather than from demographic trends.

(ii) Town Centre & Seafront Sub-Group.

3.b.6 Making use of the Mary Portas Report as an additional reference source, the group will be putting together a 'keep it simple' document for Stage 2 engagement based on "*this is what you told us*" gleaned from all the SWOTS and "*this is what is proposed*". The character assessment proposed by the Paignton Society and volunteers will be woven into this.

(iii) Community Engagement Sub-Group (Whole Plan Area).

3.b.7 Will be working with TC+SF Sub Group. The Stage 2 document will focus on key sites / areas of change across the whole Plan area. Of critical importance will be inclusion of key information to ensure informed engagement, with options where justified. Results then used to structure content of final Plan and Proposals Maps as in the agreed Project Plan. The Stage 2 document will be used as a 'travelling document' to present at different venues, points of electronic access / engagement, and meetings. A 'keep it simple' A4 sheet will describe how community engagement will be achieved with limited resources available.

3.c. Next Steps.

3.c.1 Agreed the next three months must concentrate on production of the above documents (the 'travelling document' for the plan area, and proposed method of community engagement).

3.c.2 Different venues for meetings were discussed. Representatives from Paignton Rugby Club offered the use of their facilities subject to the approval of Club Officials

AGENDA ITEM – 4. DATES OF THE NEXT MEETINGS

4.1 Dates of the next meetings:

24th May 2012 (6:30pm) at Paignton Rugby/Cricket Club

21st June 2012 (6:30pm) at Paignton Rugby/Cricket Club

19th July 2012 (6:30pm) (venue to be confirmed):

4.2 The meeting concluded at 8.10pm.