



## **PAIGNTON NEIGHBOURHOOD FORUM**

### **MINUTES OF AN INTERIM FORUM / STEERING GROUP MEETING**

6.30pm Thu 24 May 2012 @ the Paignton Rugby & Cricket Club, Queens Road.

#### **In Attendance:**

Sindy Adams (P. Resident), Jane Anderton (P. Resident), John Anderton (P. Resident), Andrew Baker (P. Resident), Donna Baker (P. Resident), Jeanette Barrett (P. Resident), Paul Barrett (P. Resident), Carole Box (CPRE), Margaret Brinicombe (P. Resident), Robert Brinicombe (P. Resident), Denise Clarke (P. Resident), Keith Clarke (P. Resident), Anne-Marie Curror (Resident Blatchcombe), Ian Curror (Resident Blatchcombe), Matthew Dart (Torbay Town Centre Company), Jane Dennant (P. Resident), Freda Dwane (Clifton Hotel), Laurence Frewin (South Devon College), Edward Harris (Resident St Michael's), David Henshaw (P. Resident), Paula Hermes (Torbay Green Party), Rick Heyse (Paignton Town Centre Group), Carol Hill, John Law (Business owner), Michael Locke (P. Resident), Aaron McClusky (Resident Roselands), Liz Milne (Resident, Preston), Brian Pinches (P. Resident), Hilary Richardson (P. Resident), Penny Rickman (P. Resident), Mark Sangan (Torbay Unite), Simon Slade (FoVP), Iain Masters (TDA), Brian Townsend, Neil Tozer (P. Resident), David J. Watts (DnD Services Ltd), Catherine Wickens (Torbay Parents Participation Forum), Mark Wilcocks, Jennifer Winter (P. Resident)

**From Blatchcombe CP:** Roger Bristow, Lorna Gardner, Alan Hill, Mike Parkes (Minutes), Anne Strange, Cllr David Thomas,

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

**From Goodrington with Roseland & Hookhills CP:**

**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 Community Partnerships:** Tracey Cabache

**From Torbay Council Spatial Planning Dept:** David Pickhaver, Pat Steward.

#### **Apologies:**

Dean Auton (Vice Chair & Goodrington CP), Cllr Dave Butt (Preston CP), Cllr Ian Doggett (Preston CP), Colin Hurst (FoVP), PS Tamzin James (Devon & Cornwall Police), Cllr Chris Lewis (Preston CP), Cllr Christine Scouler (Preston CP), Cllr John Thomas (Blatchcombe CP), Jean Walker (Paignton Resident).

#### **Attendance & Enrolment by completed 'Yellow Slips' at the conclusion of the meeting:**

Patrick Allsop (P. Res.), Mrs JM Aroussi (P. Res.), Mrs S Baker (P. Res.), Miss K Bishop (P. Res.), Gundel Bonfield (Retailer), Barbara Collins (P. Res.), Ron Collins (P. Res.), Dennis Comissud (P. Res.), Mandy Crask (P. Res.), Mrs R Cross (P. Res.), Paul D'Gama (Retailer), Patricia Goss (P. Res.), Ann Harding (P. Res.), Bernard Hargreaves (P. Res.), Christine Hargreaves (P. Res.), Sandra Hastings (P. Res.), Karen Hodson (P. Res.), Amyas Holroyd (P. Res.), Cathy Holroyd (P. Res.), Mrs GD Hopkins (P. Res.), Colin Jacobs (P. Res.), Michael Jay (Retailer), Dee Johnson (P. Res.), Joe Johnson (P. Res.), Mr B Kirrage (P. Res.), Peter Kitley (P. Res.), Susan Kitley (P. Res.), Suzi Kitley (P. Res.), Charlie Lancaster (P. Res.), Andrew Mackmurdo (P. Res.), Kerstin Mackmurdo (P. Res.), Paul Martin (P. Res.), Rosemary Martin (P. Res.), Zoe Matthews (P. Res.), Anne MC Entoe (P. Res.), R Morris (P. Res.), SA Moss (P. Res.), D Newton (P. Res.), Linda Norman (P. Res.), Kira Northmore, Keith Osment (P. Res.), R Palmer (P. Res.), Adrian Peach (Retailer), Mrs Anne Patterson (P. Res.), Hayley Phipps (P. Res.), Patricia Phipps (P. Res.), Norma Puryer (P. Res.), Irene Reade (P. Res.), Alison Rich (P. Res.), Mrs PM Roberts (P. Res.), Mr RH Roberts (P. Res.), Mr C Robins (P. Res.), Chris Roots (P. Res.), Caroline Sorenson (P. Res.), Wendy Spindlow, A. Strange (P. Res.), Paul Sutton (P. Res.), Kelly Tomlinson (P. Res.), Miss JD Treeby (P. Res.), Miss JV Treeby (P. Res.), Georgie Tsylek (P. Res.), Jacqueline Uden (P. Res.), Lionel Uden (P. Res.), Pam Wells (P. Res.), Mrs S Westlake (P. Res.), Joy Westwood (Retailer), Jess Whiterock (P. Res.),

#### **INTRODUCTION**

The Chairman, David Watts, welcomed everyone to the meeting and started by thanking the Paignton Cricket & Rugby Club for hosting the meeting. He went on to explain that he believed a



number of those present were anxious to discuss possible future uses of nearby Victoria Park under item 3 of the published Agenda. He explained that this aspect would continue to be covered towards the end of the meeting and after other business of the Forum had been completed as it would help provide the context. For the benefit of new members, he gave a resume of the development of the Forum and how it is evolving to represent over 43,000 local residents. Referring to a PowerPoint presentation, he displayed a map showing the composition of the area and how it related to the Community Partnership areas.

#### **AGENDA ITEM -1. APOLOGIES RECEIVED & WELCOME**

1. The Chairman received apologies as listed above.

#### **AGENDA ITEM – 2. MINUTES OF THE LAST MEETING AND MATTERS ARISING – 19 Apr 12**

##### 2.a Corrections:

- (1) Delete 'Uralia' and insert 'Urana' – line 4 / 'In Attendance'.
- (2) Apologies had also been received from Cllr Dave Butt (Preston CP).
- (3) The 2<sup>nd</sup> para 2.c.2 to be re-numbered as 2.c.3.
- (4) The crossed through word 'rate' to be deleted from line 2 of para 3.b.3.

2.b **Minute 2.c.2 / Application for Area and Forum designations** (previously circulated and displayed on the website). Shortly before the due date for submission, council officers suggested a small number of changes to the draft Constitution to the following effect, and displayed on screen:

- Para 1.1 – to emphasise the objective of improving the social, economic and environmental well being of the area;
- Para 4.8 – to clarify when a list of members may be released;
- Para's 4.9 & 5.4 – to clarify the Steering Group may exclude members from the Steering Group but not from the Forum;
- Para 9.2 – to encourage the Forum to comment on planning applications that may affect the Plan;
- Para 9.5 – to confirm the Local Planning Authority will indemnify Forum members on recommendations made in good faith;
- Para's 10.1 & 10.3 – to confirm Forum meeting dates will be placed on the website and are open to the public;
- Para 12.1 – to confirm the 'Core Strategy' has been replaced by the term 'new Local Plan' following publication recently of the National Planning Policy Framework (NPPF).
- Para 13.2 – to clarify any amendments require council approval

As these suggestions were beneficial, they had been incorporated into the Submissions made on 3<sup>rd</sup> May 2012 by the Chairman and Secretary. The Forum agreed the action taken and the Constitution as now being in effect. No objections were raised.

##### 2.c. **Fund Management & Authorisation Arrangements:**

The meeting was referred to the Report prepared and included on the website and summarised on screen. Council officers have been consulted on the proposed arrangements and indicated by email there were no objections.



- 1) To authorise the Forum Treasure to open a Bank Account in the name of the Paignton Neighbourhood Forum.
- 2) To agree that all funds from whatever source such as donations, bequests, grants (excepting those necessarily held by the Council, but including that from the Community Development Office), are to be held in the Account.
- 3) To agree that two signatures are required on any cheque drawn or any instrument enabling the transfer of monies out of the Account. The authorised signatories for this purpose being any two from the Executive comprising the Forum Treasurer, Chairperson, Vice Chairperson, or Secretary.
- 4) To require prior approval of the Forum Steering Group to any disbursement of more than £100, and for any transfer of more than £50.00 from one budget head to another.
- 5) To agree that where funds are held in cash by the Council for use by the Forum, two signatories are required to the Council to release the funds for Forum use and for no such Council fund to be disbursed without the necessary signatures from the Forum. Further, that all such disbursements by the Council must be authorised in advance by the two signatories. The authorised signatories for this purpose being any two from the Executive comprising the Forum Treasurer, Chairperson, Vice Chairperson, or Secretary.
- 6) To agree that for Council held funds, regular statements of accounts are required from the Council at least monthly.

Approval on all the above para 2c matters were requested by the Chairman. Proposed: Roger Bristow; Seconded: Edward Harris; supported by the meeting with no objections/abstentions.

2.d. **Local Plan Update** by Pat Steward. Previously known as the 'Core Strategy' this planning document has now been re-named the 'Local Plan'. There was a requirement that this LP was delivered within 12 months or otherwise an 'open door' approach would prevail on 'sustainable development'. The delayed LP was now on track for public consultation by September 2012. Many 'Headlines' e.g. Economic Regeneration remained unchanged. The importance of close working relationships with the 3 Torbay Neighbourhood Fora was emphasised especially in that they would add detail to the LAs overarching plan, hence the importance of having a positive approach by all involved. Torbay is the only Unitary Authority looking to encompass their whole area. PS emphasised that such an approach to planning was completely new and was without precedent and that lessons were being learned by all involved.

2.e. **Princes Foundation Workshop**. This was being held at the Palace Hotel, Paignton on Tue 12 June 2012 from 9am until 4.30pm. 25 places were available and anyone interested in attending were asked to give their names to the Secretary at the end of the meeting.

2.e.(1) **Key issues** for the workshop were identified as:

- (a) Transport. (b) Community Services / facilities.
- (c) Planning / housing. (d) Economy. (e) Neighbourhoods structure.

2.e.(2) **Expected outputs**:

- (a) Character Areas with recommendations. (b) Confirmation of key areas for NP.
- (c) Identified sites for potential growth. (d) Identified sites for protection.
- (e) Confirmed vision.



### **AGENDA ITEM 3. – PROJECT PLAN PROGRESS**

3.a. For the benefit of new members, the Chairman recapped on work to-date and emphasised the importance of it being community led and ultimately leading to a referendum. The first stage was nearing completion and the last meeting had agreed to start of 'Stage 2' and the production of a 'Travelling document'. Both these stages will also have an input into the emerging LP.

3.b. The importance of the recently completed SWOT analyses were explained and that they were now ready for general publication. However, the one from Goodrington CP had had to be delayed for several reasons. The Chairman asked if publication of the completed ones should be delayed until receipt of Goodrington's in mid June. Following debate, the meeting supported this delay and it was further suggested would additionally provide an opportunity for South Devon College to take part in their own SWOT with students.

3.c. The results of Stage 2 community engagement will be used to structure a draft plan and Proposals Maps in Stage 3 in accordance with the agreed Outline Project Plan.

3.d. **Community Engagement.** A slide was shown of the Engagement Plan of the Forum overall made available on the web, and the following points were emphasised:

(a) The Forum was growing. (b) There was an increasing number of 'hits' on the Forum's new website. (c) Arms length distribution was growing through both community and planning office contacts. CVA contacts were also being used.

3.e. **Outer Area Sub-Group.** Over 20 people have expressed an interest to be involved. Current work involves the production of an updated land availability document. A progress meeting with Planning Officers had recently been held.

3.f. **Town Centre & Seafront Sub-Group.** The group will be making use of the Mary Portas Report with a 'Town Character Assessment' woven in. The report will also include the Forum view on Victoria Park from this meeting.

3.g. Over the next 2 months, the above sub-groups will be focusing on production of the 'Travelling Document' and the Stage 2 community engagement proposed for Forum approval, and for this more volunteers were needed. Anyone interested were asked to give their names to the Secretary at the end of the meeting.

3.h. This brought the first part of the meeting to the question of Victoria Park and the Stage 2 'Travelling Document' being prepared.

### **VICTORIA PARK**

#### **3.i Summary introduction:**

3.i.1 Representatives from the Friends of Victoria Park (FOVP) and Torbay Development Agency (TDA) were in attendance to give their views. Reports of the 1<sup>st</sup> May meeting were included on the Forum website and the Chairman summarised the position on screen:

- a) A open public meeting was held by FoVP on 1 May 12 in order to better understand the rumour circulating regarding Victoria Park that it would be an option for locating a new town centre supermarket.
- b) At the meeting, the TDA had given details of the alternatives to the 104 people attending. Accounts of the discussion were reported widely in the Press and on the FoVP website and included on the Forum website.
- c) There was a clarity and unanimity of view from those attending which included several members of the Forum.
- d) Town Centre & Sea Front Sub-Group members of the Paignton Neighbourhood Forum decided the following evening at the Paignton Town CP meeting against a further Sub-Group meeting until the whole Neighbourhood Forum had considered the matter.
- e) The Public Meeting view on 1 May 12 was that Victoria Park development should be excluded, with the reasons given; the TDA view was that it should not be excluded.
- 3.i.2 The meeting recognised it was for the Forum to decide the approach to be followed in the Stage 2 'Travelling Document' and to consider also the shopping information discussed at the Forum meeting on 23<sup>rd</sup> February 2012.
- 3.j **Views of 1 May 12 Public Meeting:**
- 3.j.1 After the Forum reviewed the location of the alternatives, the reasons given by the public meeting for excluding Victoria Park and other views about the future of the town centre that had been expressed, were summarised:
- a) Contrary to NPPF in that it would not be replaced by equivalent or better provision in terms of quantity or quality in a suitable location.
- b) Not agreed that a further supermarket was required at all (see Torbay Retail Report and latest population assessment).
- c) If a requirement for further floor space was proven then locate at Crossways or Victoria Square in that order of preference.
- d) If necessary, demolish Victoria Square MSCP and develop into surface parking.
- e) Enhance Town Centre by improving the tourism offer and arrival points – not by retail expansion of supermarkets.
- 3.j.2 Forum attention was drawn to the planning application recently submitted by Tesco for a new store at Edginswell, Torquay.
- 3.k **Victoria Park: and the NPPF:**
- 3.k.1 The Forum considered Para 74: "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or
  - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 3.k.2 Noted also, paras 76-78 referred to protecting "Local Green Space".



3.1 **Torbay Retail Study (2011 update).**

3.1.1 This had been considered by the Forum on 23 Feb 12 and the relevant points again noted. Projected retail spend 2011-31 within Torbay catchment area (pre ONS reduced population projections):

- For convenience goods expenditure: capacity for additional floorspace in Paignton – only after 2021 (para 1.5).
- For comparison goods: no surplus expenditure capacity in Paignton (para 1.8).
- The latest situation was noted: Asda (Paignton) re-use of Focus opening shortly; Tesco (Brixham) – no application yet; Sainsbury's (Paignton) – no application yet; Tesco application submitted (Edginswell) which assumes an increasing resident population to design year 2016.

3.m **Forum's Issue regarding 'balance' – population / shopping:**

3.m.1 The Forum was reminded that the last meeting on 19<sup>th</sup> April noted the latest (31 Mar 12) ONS population projection (2010 based) has gone down further:

ONS 2004 based projection: 165,500 by 2026

ONS 2006 based projection: 158,900 by 2026

ONS 2008 based projection: 150,200 by 2026

ONS 2010 based projection: 140,200 by 2026 A drop of 25,300 in only 6 years

3.m.2 The latest mid year estimate and 2031 projection being:

ONS 2011 mid year estimate 133,700 (continuing to 'flatline')

ONS 2031 projection 142,700 (a 9,000 increase; not 16,000).

3.m.3 If this 'straight line' downward revision continues, the next projection will show a lower population at 2026 than exists today.

3.n **Discussion from Members:**

3.n.1 In the extensive discussion that took place, the following comments were included:

a) Cllr David Thomas emphasised that there were no plans to build a supermarket on VP. As a result of the Localism Act, Community Partnerships and Neighbourhood Fora would, in future, be notified of planning applications and went on to say that the Council had "No appetite" for the building of a supermarket on VP and that he had been requested by the Mayor to make this point perfectly clear.

b) A query was raised on proposed building of houses on the old library site. Cllr Thomas answered that this site was under offer and was not regarded as part of VP.

c) Cllr Thomas was asked if the TDA was working with an outside developer to develop VP. Cllr Thomas reiterated that there was "no appetite" to develop VP. He added that the Council could not prevent applications being submitted but the community now had input into possible sites for development and that was part of the importance of such a meeting. A show of hands confirmed business operators were also in attendance.

d) David Watts expressed the view that with the reasons included in the Stage 2 'Travelling Document'; "I'm clear that there should not be this option for the park". It was noted that on

this basis if the community disagreed, there was the opportunity to say so in the Stage 2 community engagement and for the reasons to be given.

e) Simon Slade (Chairman FOVP) added that a 2011 Torbay Retail Study had mentioned VP as a site for the possible development of 30,000 sq ft of retail development. He felt that this is how rumours had begun to circulate.

f) A number of people felt that any such development would have a detrimental effect on existing Town centre shops.

g) The Chief Executive of the TDA (Steve Parrock) introduced himself to the meeting and explained that the work of the TDA was controlled by a Business Plan that was approved by the Council, Deputy Mayor and Mayor. He informed the meeting that he had been specifically instructed by them not to look at such development in VP and that he had absolutely no plans for such business development. Cllr Thomas added, "Victoria Park is not for sale!"

h) Pat Steward regarded the timing for such concerns as questionable and added that there was nothing to stop other groups fighting and undermining the Neighbourhood Plan. He felt that options needed to be really clear regarding 'sustainability' and did not want groups to be challenged at some future point. He advised that members needed to really assess the reasons for any decisions made.

i) A comment was made regarding people having been seen in VP undertaking what appeared to be survey measurements. The TDA thought it might be connected to some culvert improvement measures. There was uncertainty over the precise nature of the work and the speaker was requested to contact the TDA with more information in order for them to investigate further.

3.n.2 The Chairman brought the discussion to a conclusion by calling for a vote and explained that on entry to the meeting members of the Forum had been issued with pink voting slips and non members with yellow voting slips. He asked the meeting for a show of hands with the slips to decide if, at Stage 2 of the emerging Neighbourhood Plan, the development option for VP should not be offered, with the reasons given, and that it should be identified as an area protected. On the first vote of Forum and non Forum members the meeting was wholehearted in its support of this view. The Chairman then asked only Forum members to vote, with the same result. On a further call for any dissenting view, there were none.

3.n.3 The Chairman next reminded the meeting of the importance of the Neighbourhood Plan and reminded members of the importance of the work of the Town Centre & Seafront Sub-Group and asked for any volunteers to give their names to the Secretary at the end of the meeting.

3.n.4 The Chairman then asked the meeting for a show of voting papers on whether the Neighbourhood Forum should write expressing representations on the proposed Tesco retail development at Edginswell. There appeared a unanimous show of pink slips (members) and then yellow slips (non Forum members) for the proposal that a letter of representations



should be written from Paignton Neighbourhood Forum regarding the assumed population growth and increase in spending power by the design year 2016.

**DATES OF THE NEXT MEETINGS**

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

19<sup>th</sup> July 2012 (6:30pm) at The University Centre, Vantage Point, South Devon College, Long Rd., Paignton TQ4 7EJ. (01803 540 770). ***(A tour of SDC has kindly been arranged by Laurence Frewin for any members wishing to tour the College. It will start from at 5.35pm sharp from outside Vantage Point and will finish at 6.15pm and in time for the meeting at 6.30pm).***

The meeting concluded at 8.40pm.