



PAIGNTON NEIGHBOURHOOD FORUM
MINUTES OF AN INTERIM FORUM / STEERING GROUP MEETING

6.30pm Thu 21 June 2012 @ the Paignton Rugby & Cricket Club, Queens Road.

In Attendance:

Tara Acton (P Res), Patrick Allsop (P Res), Barry Burgess, Anne-Marie Curror (Resident Blatchcombe), Ian Curror (Resident Blatchcombe), Mandy Crask (P Res), Jane Dennant (P. Resident), Freda Dwane (Clifton Hotel), Paul Forsey (Paignton Business Owner), Pat Goss (P Res), Colin Hurst (FoVP), PS Tamzin Richards (nee James) (Devon & Cornwall Police), W. Lloyd (Business Owner & Resident), Michael Locke (P. Resident), Aaron McClusky (Resident Roselands), Sam Moss (RSVP), , Melvyn Newbery, Linda Norman (P Res), Adrian Peach (Retailer), Heather Reed, Tim Reed, T. Richards, Penny Rickman (P. Resident), John Rowe (Torbay Business Forum), , K. Rowe (P. Resident), PC M. Shaw (Devon & Cornwall Police), Paula Stewart, Neil Tozer (P. Resident), Sheila Westlake (P Res), Jennifer Winter (P. Resident).

From Blatchcombe CP: Roger Bristow, Alan Hill, Mike Parkes (Minutes), 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), David Watts (Chair).

From Preston CP: Jane Brooksbank, Cllr Ian Doggett (Preston CP),

From Torbay Council Community Partnerships: Tracey Cabache

From Torbay Council Spatial Planning Dept: David Pickhaver,

Apologies:

Cllr Jane Barnby (Paignton CP), Cllr Dave Butt (Preston CP), Denise Clarke (P. Resident), Ron & Barbara Collins (P. Residents), Matthew Dart (Torbay Town Centre Company), Laurence Frewin (South Devon College), Lorna Gardner (Resident CStM), Louise Gilson (Paignton CP), Edward Harris (Resident St Michael's), Cllr Chris Lewis (Preston CP), Andrew MackMurdo (P. Resident), Jean Walker (Paignton Resident). Catherine Wickens (Torbay Parents Participation Forum).

AGENDA ITEM -1. APOLOGIES RECEIVED & WELCOME

1. Apologies received by the Secretary were as recorded above. The Chairman, David Watts, opened the meeting and welcomed everyone to this, the second meeting in Queen's Road. He thanked the Paignton Cricket & Rugby Club again for the use of their premises and offered especial thanks to Eddie from the Club who had prepared the room for the meeting on both occasions. He reminded the meeting the main purpose, as agreed, was to review progress being made on the next stage preparations.

AGENDA ITEM – 2. MINUTES OF THE LAST MEETING AND MATTERS ARISING – 24 May 12

2.a. The minutes of the last meeting held on 24 May 12 were Proposed as correct by Roger Bristow and approved unanimously.

2.b. Fund Management & Authorisation Arrangements. An application to open a bank account was submitted to the NatWest Bank in Paignton on 19 Jun12. Signatories as previously agreed would be any two from: the Chairman, Vice Chairman, Treasurer or Secretary.



2.c. Tesco Planning Application, Edginswell, Torquay. As agreed at the last meeting, the Chairman had written on behalf of the Paignton NF regarding the application. He had also spoken at the application meeting. The letter sent and dated 5 Jun 12 had been previously circulated with the minutes of this meeting.

2.c.(1) There were two main points:

- (a) Store growth was not in 'balance' with population growth nor assumed increase in real spend growth.
- (b) The impact on existing shops would be greater than stated and thus in need of reassessment by Tesco.

2.c.(2) Planning permission had been refused at the meeting on 18 Jun 12 on the following grounds:

- (a) Loss of employment land / economic consequences etc.
- (b) Fails to prove no site in Town Centres (NPPF).
- (c) Retail impact on existing shops / vitality (GVA).
- (d) Design impact unsatisfactory.
- (e) Traffic impact unsatisfactory.
- (f) Fails to meet planning contributions required.

2. (d) Princes Foundation workshop 12 Jun 12.

(1) 24 Forum members had attended and those who had been there were asked to share their views. Those who spoke thought it a worthwhile day but expressed concern regarding the high concentration of houses being suggested for Paignton West around the Collaton St Mary area – strong opinions were raised regarding whether the infrastructure would support any such development, especially with regard to drainage and transport. It was pointed out that the road system would have to be vastly improved to support any such development and at great cost both financially and to the area; it was asked why the Local Authority could not revisit the earlier decision not to build in the area of Edginswell to Ocombe. Transport could then connect more easily to the SDLR/M5 and the proposed the railway station at Edginswell thus reducing road development and other costs.

(2) It was also felt that the Princes Foundation were impressed by the number of SWOTS completed for the Paignton area. Their use in the helping to formulate the Neighbourhood Plan were acknowledged and the meeting felt that it would be appropriate to extend the deadline for their completion to 1 Aug 12. Cllr Bobbie Davies and Mike Parkes agreed to discuss further an idea for the involvement of a residential home in completing a SWOT analysis. Others were also encouraged to become involved should they have ideas for SWOTS in other areas.

(3) The Key issues aired at the Princes Foundation workshop were:

- 5,000 fewer economically active by 2031?
- 3,600 currently unemployed.
- 10-15,000 job target "18 months old & under review"
- Homes 'headline' numbers will be "within a range".
- "What green infrastructure land should not be used – 100 yrs/ ever!"

AGENDA ITEM 3. – PROJECT PLAN PROGRESS

3.a. Stage 1 SWOTs Since the last meeting, Goodrington, South Devon College, and the Town Centre Character SWOT led by the Paignton Society had all been completed and placed on the

Forum website, bringing the total number completed to 11 – double the number originally anticipated:

- Paignton Town
- Collaton St Mary
- Preston
- Hoteliers x 2
- Blatchcombe
- St Michaels
- Yalberton Valley
- Goodrington
- Paignton Society
- South Devon College

3.a.1 The Chairman further reminded the meeting that this was a Forum progress meeting and the aim was to report progress on the two documents for Stage 2:

(1) **'Travelling Document'** (Double sided A1 wallchart) – concentrating on the two key areas and based on *"this is what you told us"* gleaned from the Stage 1 SWOTS and *"this is what is proposed"*.

(2) **'Community Engagement Statement'** (A4 sheet) – explaining how the Stage 2 community engagement will be carried out with resources available.

3.b (1) **TRAVELLING DOCUMENT** From Stage 1 SWOTS so far, and from discussion at the Princes Foundation workshop on 12 June, key themes emerging for the 'Travelling Document' are:

TOWN CENTRE AND SEAFRONT:

- (i) Enhancing the tourism offer by making better use of existing heritage assets and new opportunities for themed 'staycations'.
- (ii) Improving the points of arrival.

Tourism led enhancements:

- Heritage buildings and open spaces (e.g. Picture House and Victoria Park network).
- Café culture (e.g. larger Torbay Road opportunity).
- Specialty attractors (e.g. markets & independent trader strengths).
- Themed events (e.g. Steam Railway & Agatha Christie interests).

Point of arrival enhancements:

- Public Toilet provision.
- Bus, Coach & Train Station connectivity.
- Car parking off street underuse.
- Resolving negative impacts (e.g. Crossways & HMO's).
- Integrating links to the Harbour & Winner Street areas.

WESTERN AREA:

- (i) Ensuring a 'balanced' development of jobs / homes and population / shopping.
- (ii) Safeguarding Paignton's identity as a 'seaside town' on the English Riviera (our 'USP').

Ensuring 'balanced' development:

- Additional provision of homes kept in balance with an additional provision of jobs.



- Further shopping development kept in balance with population change.
- **Safeguarding identity:**
- Protecting key areas and distinctive local characteristics (e.g. Yalberton Valley & Collaton St Mary's 'village' community).
- Ensuring local facilities and other capacities are not breached (e.g. flood areas, sewerage constraints, local food production areas).

3.b.1 **Stage 2/Key Issue For Neighbourhood Plan period 2011-2031:** The 'Headline' development scale in March 2012 had been:

- Torquay: 4,000 homes & 6-7,000 jobs
- Paignton: 5,000 homes & 6-7,000 jobs
- Brixham: 1,000 homes & 1,000 jobs
- Total: 10,000 homes & 13-15,000 jobs

3.b.2 At the Princes Foundation workshop on 12 June further discussion had taken place. (Stage 2: about 'sequence' not 'pace').

3.b.3. **Stage 2: Why sequence not pace.** A number of factors had been referred to, and are on-going issues that will need consideration as Stage 2 is progressed:

(1) Scale of development:

- Population growth has 'flatlined' for 6 years.
- ONS projections to 2026 very substantially reduced.
- Prospect of lower population in 2026 than at today.
- 3,600 properties empty more than 6 months.
- 3,000 homes built last 6 years, but no increase in population. (Some in the meeting felt that too many 'outside' workers were brought into area by building contractors and to the detriment of local tradespeople).

(2) Deliverability:

- SDLR effect on Paignton accessibility uncertain.
- Brokenbury sewage treatment works at capacity and is key.
- Western transport corridor capacity, topography and cost.
- 'Residual valuation' differences of view will arise.
- Sequence of 'sustainable' roll-out will be key – not pace.

3.c **(2) COMMUNITY ENGAGEMENT STATEMENT** Forum membership has progressed significantly:

- Forum growing.
- Web site growing.
- Arms length info distribution growing via:
 - community development office contacts
 - planning office contacts
 - CVA contacts

3.c.1 **Stage 2 Progress:**

(1) There is a need to 'Keep it simple' and currently, a single A4 sheet is being drafted for Forum approval by the Town Centre & Sea Front Sub-Group and under the leadership of Colin Hurst. Hopefully, a draft will be presented for approval at the next NF Meeting. It will cover such things as groups and individuals that must be engaged within the plan area, neighbouring areas (duty to co-



operate), statutory bodies (agreed list with LPA n.b. David Pickhaver offered to investigate further), proposed locations e.g. venues, events, meetings.

(2) The draft will also consider proposed methodology e.g. questions on-line, phone sampling etc. and estimated costs having regard to the need for Stage 3 engagement afterwards.

(3) Alan Hill suggested that the Forum should be used as a 'guinea pig' to 'trial' the questionnaire before it is used on the wider community. This idea was agreed by the meeting.

ANY OTHER BUSINESS

(a) Mervyn Oakley referred to the proposals at Oldway Mansion recently granted planning consent and his thoughts on potential improvements to the scheme.

(b) Alan Hill brought to the meeting's attention a pamphlet entitled 'Labour Rose Summer 2012' that made reference to the Neighbourhood Plan. The meeting was reminded by the Chairman that the Paignton Neighbourhood Forum was apolitical and its constitution prevented political involvement.

DATES OF THE NEXT MEETINGS:

1. **Thu 19th 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).***

2. **Thu 23rd August 2012** (6.30pm) in the Parish Rooms, Blagdon Road, Collaton St Mary, Paignton TQ3 3YA. (Opposite Collaton St Mary C of E Parish Church).

The meeting concluded at 8.40pm.