

# PAIGNTON NEIGHBOURHOOD FORUM

- Blatchcombe
- Clifton with Maidenway
- Goodrington, Roselands & Hookhills
- Paignton Town
- Preston



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

6.30pm Thu 23 August 2012 @ the Parish Rooms, Collaton St Mary, Paignton TQ3 3YA

[www.paigntonneighbourhoodplan.org.uk](http://www.paigntonneighbourhoodplan.org.uk)

[www.torbay.gov.uk/neighbourhoodplanning](http://www.torbay.gov.uk/neighbourhoodplanning)

### **In Attendance:**

Tim Andrews, Mr Billett, Jim Bonfield, Roger Bristow, Jane Brooksbank, Cllr Stephen Brooksbank, Tracey Cabache, Jessica Cunningham, Rob Dack, Cllr Bobbie Davies, Eileen Donovan (Treasurer), Cllr Ian Doggett, Lorna Gardner, Louise Gilson, Patricia Goss, Mike Gotham, Matt Harbour (SDC), Edward Harris, Alan Hill, Lisa Jones, Colin Hurst, Karen Jemmett, Janet Jones, Nigel Jones, Helen Kummer, Michael Locke, Andrew Mackmurdo, Rev Gillian Maude, Aaron McClusky, S.A. Moss, Mike Parkes (Secretary), Cllr Ruth Pentney, David Pickhaver, Cllr Jeanette Richards, Mr Rolfe, Mrs Rolfe, John Rowe, Ken Rowe, Kevin Ryland, Richard Stevens, Pat Steward, Cllr David Thomas, Jean Walker, John Walker, David Watts (Chairman), David Wotton, Kenny Veysey.

### **Apologies:**

Mandy Crask, Anne-Marie Curror, Ian Curror, Linda Norman, George Porter, Penny Rickman, Linda Swinhurst, Cllr John Thomas, Catherine Wickens, Mrs Winters

## **AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME**

a. The Chairman opened the meeting by thanking 'Collaton St Mary' for hosting the meeting and especially to Lorna Gardner for the arrangements made. He thanked all for attending and received apologies as listed above.

b. The Chairman explained that, since the distribution of the Agenda, Pat Steward from the Torbay Spatial Planning Department had requested an opportunity to give a presentation on the progress of the emerging Local Plan. This item would be taken after Agenda Item 2(d) – 'Houses in Multiple Occupation.'

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

a. (i) In asking for an approval of the Minutes of the last Meeting by the Chairman, Colin Hurst pointed out that a point he had made on 19 Jul 12 regarding the decision-making process within the group had not been minuted. He especially queried why the Steering Group appeared not to meet as a group. He felt that if this were to happen it would provide an opportunity for finer detail to be discussed and ideas formulated before their submission to monthly Forum Meetings.

(ii) Replying, David Watts explained that meetings had always been advertised as joint 'Forum/Steering Group' meetings which strengthened the point that, first and foremost, Neighbourhood Plans needed to be community led. The current structure of a combined Forum/Steering Group was working and included a wider number of Forum members.

(iii) CH thought that the emphasis should be on the Steering Group leading and referred the meeting to Section 4.10 of the Forum Constitution, "*The Steering Group will lead preparation of the Neighbourhood Plan and monitoring implementation after adoption ...*". DW asked if anyone disagreed with the way in which arrangements were currently organised. CH asked if it could be put to the vote. A show of hands indicated that only three members wanted the current system changed; the majority wished the combined Forum/Steering Group meetings to continue with the more inclusive community led approach. The minutes were then accepted as a true record.

b. Proposed development at Collaton St Mary. The Chairman referred to the letter circulated with the Agenda that had been sent to Mr Heynes of Taylor Wimpey following the meeting on 10 Aug 12. This action had been requested by the Special Forum Meeting held on 13 Aug 12. It requested especially, that the Forum be advised of any pre-application advice received from the Council and TDA and a copy of the recently collected traffic count information.

c. Forum Resources. Eileen Donovan introduced her report as Forum Treasurer and confirmed that an account for the Paignton Neighbourhood Forum had been opened with the Nat West Bank. Although she had still not received the requested amount from the Local Council it was confirmed at the meeting by Tracey Cabache that arrangements for the transfer of £1,500 had recently been completed.

d. Houses in Multiple Occupation (HMOs).

(i) David Pickhaver from the Torbay Spatial Planning Department explained that under current regulations only HMOs of over 6 residents needed to apply for planning permission. However, the proposed 'Article 4' Direction would require planning consent for HMOs with between 3 to 6 residents. DP also wished to alert the Forum to discussions now taking place within the Local Authority for all landlords to apply for planning permission, regardless of the number of residents within an HMO.

(ii) Cllr Bobbie Davis added that this proposed regulation change was welcomed and would help to overcome the minority of landlords who did not look after the well being and health and safety of their tenants sufficiently.

(iii) DP explained that the closing date for comments to this proposed regulation change was 31 Aug 12. Members were unanimous in supporting a suggestion that an official letter of support from the Forum should be sent to the Local Authority and noted that HMO's were an issue that had emerged from the community SWOT results in Stage 1.

e. Additional item presented by Pat Steward: "Landscape for Success – The New Local Plan".

(i) PS explained that the emerging 'Local Plan' (previously known as the 'Core Strategy') was nearing public consultation launch in September/October of this year under the title of 'Landscape for Success'. It is planned that there will be a 'review feedback' in December. PS emphasised the importance of having such a plan in place; the alternative would be to 'declare an open season' for developers.

(ii) He explained that the LP had to be sound, compliant, supported and deliverable and have a housing supply of at least 5 years. Referring to the draft Executive Summary previously distributed to Forum members, PS underlined that it was in draft format and subject to ongoing review and that he had worked with the Chairman on several points previously raised by the Forum (see item 3 c below).

(iii) The presentation outlined the headings of the emerging LP and especial reference was made to population 'bandwidth', employment and the environment. Concluding, PS announced that he had recently been informed that there would be more support available from the Prince's Foundation thus building on their help provided during earlier workshops with the three Torbay fora.

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

a. SWOTS. The Chairman confirmed that a further two SWOTS had been received before the agreed deadline of 1 Aug 12 and had been added to the Forum website. They were from: Primley House Residential Home and the Torbay Parents Participation Forum (TPPF). Mike Parkes as co-ordinator indicated Primley House residents had especially asked for someone to return to keep them abreast of developments. Amongst other valuable

suggestions, a point was raised from the TPPF SWOT that highlighted the importance of due consideration being given to the challenges of finding appropriate toileting facilities for the young on arrival at Paignton Coach Station.

b. Prince's Foundation Report. (Previously circulated with the Agenda)

(i) DW confirmed the Report took into account the comments sent back to the Foundation from the 24 Forum members who attended the workshop on 12 Jun 12. He drew particular attention to the following recommendations in the final Report:

- the agreement to the Forum's approach (3.1)
- the need to discuss the growth area with the Council in more detail (3.4)
- what the Neighbourhood Plan should contain (pages 13-16)
- the next steps recommended in the report:
  - consider each objective and how achieved (5.1)
  - discuss growth options with the wider Forum, Council & Community (5.2)
  - map emerging town centre proposals (5.3)
  - begin to involve the wider community in decision making (5.4)

(ii) DW asked if the Forum members were willing to agree with the Report's recommendations. Roger Bristow stated that he had serious concerns about the accuracy of some of the Western area maps/diagrams shown in the report. DW drew attention to the words included on page 11 with the map which made it clear they were identified as *"potential growth areas requiring further review of need, constraints, sustainability and deliverability"*. He said that as the area in dispute was a 'potential growth area', it should not be interpreted that it has been agreed. There is a clear recommendation in the Prince's Foundation Recommendations for the rationale of the amount of growth to be discussed further between the Council and the Forum. He added that it was important that Forum members project beyond the initial 5 year housing supply and remember the previously discussed area for development in Paignton of 5,000 additional homes equates to an area population the size of Preston Ward.

(iii) Given the reservations recorded in para b. (ii) above, and future discussions, the meeting agreed to support the recommendations as shown in the Prince's Foundation report.

c. Draft Local Plan Executive Summary. (Previously circulated with the Agenda).

(i) Referring to some of the points made earlier in Pat Steward's presentation on the Local Plan, the Chairman reminded members that under the National Planning Policy Framework (NPPF) the Local Plan would be examined to see if is:

- Aspirational but realistic (NPPF para 154)
- "Sound", defined in the NPPF (para 182) as:
  - Positively prepared (objectively assessed)
  - Justified (against alternatives)
  - Effective (deliverable)
  - Consistent with national policy (i.e. the NPPF)

(ii) Referring to the Draft Executive Summary previously circulated, the Chairman drew attention to the following extracts for the Forum's consideration:

- 750 jobs per annum average x 20 years (15,000 to 2031)
- Latest projections showing a 9,000 population increase to 2031
- 5,000 drop in working age population by 2031
- Small increase in +75 year olds
- The statement that Trend does not fit "ambition" for job creation & more family housing
- Household size fall to 1.96 by 2026
- The inclusion that it *"Delivers what people told us they want to see"*
- 400 homes per annum +/- 25% within an "ambition" of 8-10,000 over the plan period)

- 60-70% of new development on brownfield (previously used) land
- Infrastructure needs of £180m
- 30% affordable housing – with significant discounts / incentives
- Over the first 5 years:-

	Infrastructure	Jobs	Homes
Torquay	£7.0m	2,000 jobs (400 p.a.)	750-1,000 (150-200 p.a.)
Paignton	£7.0m	1,500 jobs (300 p.a.)	1,250 (250 p.a.)
Paignton	£0.5m	100 jobs (20 p.a.)	150 (30 p.a.)

(iii). The Forum noted that the “latest projection” referred to in the draft of 9,000 population increase comes from the 2010 based projections of the Office of National Statistics. The projection predates the recent Census results for 2011 and can be expected to be revised downwards at the next revision, as with all the projections previously considered by the Forum. There was no disagreement the loss of 5,000 jobs in 2005 appears to have affected the age structure of the resident population as shown in the Census results. It was also noted the Prince’s Foundation Recommendations indicate there needs to be further dialogue between the community and the council in relation to understanding the rationale in projected growth (reason for growth – the size – and likely period – para 3.4).

(iv) There is clear support for “Jobs first” approach and 750 per year average for the first 5 years in light of the current unemployed total of 3,600, but the questions not yet clear were:

- Why 15,000 jobs – bearing in mind 9,000 existing residents will no longer be of working age over the period to 2031;
- Why an ‘aspiration’ of 8-10,000 extra homes – when there would be a prospect of 7,000 fewer residents by 2031 arising from ‘natural change’ of deaths continuing to exceed births;
- Why has a reduction in household size to 1.96 persons been used when the Baker report of 2008 pointed to using 2.07, which helps reduce the number of additional dwellings required;
- Why an ‘affordable housing’ target of only 30% and offer of ‘significant discounts, in light of a waiting list need of 2,400 homes;

(v) The Forum noted from the earlier presentation by Council officers (see 2e above) that more detail would be available soon. In the meantime, amendments to the draft Executive Summary have been included to reflect the Forum concern previously expressed about the need for ‘balance’ between jobs/homes and population/ retail, to the following effect on page 5 column 1:-

*“ The Plan carefully balances growth / change against environmental capacity, but also seeks to secure new jobs, homes, retail provision etc in the right sequence and balance when they are needed, as informed by smart monitoring. It’s critical to maintain a 5 year supply of housing land but also to ensure new jobs are provided as a priority in the Bay. “*

### 3.d. Stage 2 Draft Travelling Document & Community Engagement Statement

(i) In order to reach the next stage of public engagement, the Town Centre & Seafront Group had prepared a draft questionnaire based on SWOT findings. The other Sub group for Paignton West had not yet completed the task in hand and had asked for more time to complete. This follows the suggestion of Alan Hill who thought it was appropriate for a draft questionnaire to be ‘tested’ at a Forum meeting. AH started to explain how this could be done but an objection was raised by Colin Hurst of the Town Centre & Seafront Group who expressed dissatisfaction with the draft questionnaire and asked how many members had actually seen the draft (previously circulated with the agenda). A show of hands of those

attending indicated that 50% had seen it. CH explained that his Sub Group was unhappy with the draft questionnaire and added that a majority of them also felt that way and asked for others to add their support for his feeling if they so wished. Louise Gilson spoke and said that the majority of the sub group did not accept the draft questionnaire.

(ii) However, Eddie Harris also belonging to the same Sub group added, "It is not a firm decision but the questionnaire is a starting point but could be changed; it can be used as a basis." Pat Goss was of the view that it would be a useful exercise for everyone to work through the draft "Yes" and "No" questions and then to comment, although she felt she was happy with it. Louise Gilson felt that it wasn't 'user-friendly'. Mike Parkes felt that the writing of questions and use of phrasing used in questionnaires was a specialist area and asked Cllr David Thomas if the Local Authority had a member of staff that could be used. Cllr Thomas said that this support could be made available.

(iii) CH said that he felt the draft questionnaire was slanted and 'came from a positive side' and wished it to be known that it was 'not an agreed document that came from his committee.' Ensuing discussion between Sub group members established that there was some difficulty in ascertaining how many of their members felt that it was or was not a majority view. No Sub group minutes were produced. DW suggested that the matter should be treated as unfinished business and discussed further over the next two weeks on how best to take this forward.

(iv) Moving the meeting on, the Chairman asked that the Members give thought to the types of events etc that could be used for the Community Engagement roll-out programme later in the year. Some early notes/ideas for consideration were raised as follows:

- When: - alongside the draft Local Plan event ?
- Who: - same as the Local Plan ?
- How: - via meetings, exhibitions, on-line questionnaire ?
- Where: - Community Centres at: Foxhole; Great Parks; Hookhills; Paignton Day Centre; Paignton Probus; Preston Rotary Group; Paignton Rotary Group; Paignton Disabilities Group; South Devon College; Children's Dept; Paignton BID; Community Partnership Public meetings: Preston CP; Paignton Town CP
- What Cost: - From approaches initially made by Colin Hurst to the above venues, only £10 would be involved. Printing costs remain unknown as yet, with concern that enough must be left to complete Stage 3 (the Final Plan)
- Volunteers : will be needed

There will be further discussion on this either before or at the next meeting. Alternatively, members' thoughts could be emailed to the Secretary.

**DATE OF THE NEXT MEETING:**

Next Meeting: 6.30p.m. on Thursday 20th September 2012 in the Cecil Room, Oldway Mansion, Torquay Road, Paignton TQ3 2TE.

The meeting closed at 20:50hrs.