

PAIGNTON NEIGHBOURHOOD FORUM

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



MINUTES OF AN INTERIM FORUM/STEERING GROUP MEETING

6.30pm Thu 20 September 2012 in the Cecil Room, Oldway Mansion, Paignton TQ3 2TE

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Members: Timothy Andrews, Jim Bonfield, Margaret Brincombe, Gesche Buecker, Tracey Cabache, Tina Coomber, Mandy Crask, Anne-Marie Curror, Matthew Dart, Eileen Donovan, Freda Dwane, Peter Fenwick (observer), Laurence Frewin, Lorna Gardner, Pat Goss, Edward Harris, Paula Hermes, Carol Hill, Colin Hurst, Karen Jemmett, Stuart Lewton, Aaron McClusky, Andrew Mackmurdo, Ian Macleod, Sam Moss, Linda Norman, Richard Parish, Mike Parkes (Minutes), Cllr Ruth Pentney, David Pickhaver, Hilary Richardson, Cynthia Rogers, Rosemary Rolfe, Eric Rossiter, John Rowe, Kevin Ryland, Richard Stevens, Cllr David Thomas, Cllr John Thomas, Brian Townsend, Jean Walker, David Watts (Chairman), Jennifer Winter, David Wotton, Cllr Ian Doggett.

New Members: Charles Alliban, Sharon Alliban, Christine Austin, Linda Bailey, Mary Bannister, Christine Bowden, Derek Bowden, Michael Bryant, Deborah Bullock, Miss SP Burnard, Irene Callahan, Mrs Ebdon, David Ealec, Sally Grant, Jenny Harris, Ronald Harris, Jason Fox, Adrian Goe, Iris Isles, Patrick Keene, Dan Masters, Jeff Outterside, Susan Puddicombe, Heather Reed, Tim Reed, Julia Rosers, T Saunders, Maureen Sawyer, Martin Smith, Mr J Spillman, Mrs R Spillman, Jennifer Tyrrell, John Walker, Susan Willcox, Rita Winn, Patrick Woodwork, Sheila Yakoob, Christine Vincent.

Apologies:

Cllr Jane Barnby, Jane Brooksbank, Cllr Stephen Brooksbank, Cllr Dave Butt, Barbara & Ron Collins, Wanda Hollingsworth, Iain Masters, Cllr Ken Pritchard, PS Tamzin Richards, Cllr Christine Scouler, Catherine Wickens.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

a. Apologies received were as listed above.

b. David Watts, the Chairman, welcomed everyone to the meeting and thanked the Local Authority for making the room available.

c. DW asked if those attending would like a comfort break during the meeting but it was decided against.

AGENDA ITEM – 2. MINUTES OF THE LAST MEETING (23 Aug 12) AND MATTERS ARISING

a. DW pointed out that on page 4, sub para c. (iv) (2nd bullet point) it should read: “...by 2031 arising from ‘natural change’ of **deaths** continuing to exceed **births**”. This was agreed by the members and the Minutes of the last meeting were then unanimously accepted as a true record.

b. **Forum Resources.** The first funds, amounting to £1,500, had been paid into the Forum’s account from the Local Authority.

c. **Houses in Multiple Occupation.** A letter of support (as discussed at the last meeting) had been sent to Torbay Council. A copy of this letter had been also been included in the agenda pack for this meeting.

d. Proposed development by Taylor Wimpey (TW) at Collaton St Mary (CStM).

(i) DW explained for new members that, as a result of two special Forum meetings in Collaton St Mary a letter was sent to TW on 15 Aug 12 (see Minute 2b Forum/Steering Group Meeting 20 Aug 2012) . In it was included the phrase: “...Concern was raised that bringing the land forward for development was seen to be premature in the absence of the new Local Plan, and potentially piecemeal and prejudicial.” A reply (on CD) from TW along with a traffic survey had been received on 4 September and was currently being studied by Roger Bristow.

(ii) Since then, two applications have been submitted to the Council: an Application for a “Screening Opinion” (P/2012/1024) which had not yet been decided and an Application for planning permission

for the proposed development (P/2012/1037). Representations are required to be sent to the Council by 18 October 2012.

(iii) There followed a full discussion on the steps that were needed and it was agreed that:

- Individual objections were to be encouraged and attention was drawn to forthcoming advertisements in the Herald Express and the 'Yellow Application Signs' that would appear on lamp posts etc. (Alternatively, planning application numbers could be typed into the website link below). It is important that those submitting objections quote P/2012/1037 on any submitted objections:-

<http://www.torbay.gov.uk/newpublicaccess/search.do?action=advanced>

- It was agreed that the Forum should submit a 'Holding Objection' before 18 Oct 12.
- Volunteers would be needed to examine the application in greater detail prior to any specially convened Forum meeting (see 3 a)ii below).

e. Princes Foundation (PF).

(i) DW reminded the meeting that the PF had facilitated two Paignton Forum workshops earlier in the year. Although there had been concerns regarding their future funding, PF had recently heard from central government that they could proceed with a 3rd workshop for the Forum, probably during November.

(ii) Some members raised concerns regarding the earlier PF Report and felt that some comments at the PF Workshop had been 'seized upon' and given unfair representation. Despite these concerns, the meeting welcomed the return of the PF.

(iii) DW and David Pickhaver explained the PF remit which was to:

- offer help, much as a 'consultant' to the Forum through a 'memorandum of understanding' that would define roles; responsibilities; objectives and expected outcomes.
- the Council would remain a 'stakeholder' to ensure 'general conformity' with LP content and timeframe.
- PF outline proposals for their visit include:
 - a public workshop on the design of town centre sites.
 - getting wider public input and a traffic movement focus.
 - proposed development at Collaton St Mary.

(iv) DW expressed concern that the forthcoming draft Local Plan must not be taken as preventing the Forum's challenge of the growth levels so far discussed, which David Pickhaver confirmed had been recognised by the PF. On this basis, the Forum agreed the proposal in principle and for the necessary arrangements to be made for a 3rd PF Workshop.

(v) At this point, several members raised concerns about any future development in Collaton St Mary and in Paignton West generally. A point of common concern centred on the road infrastructure especially as the new Tweenaway junction seemed not to be coping adequately with current volumes and traffic back-ups were becoming common place in CStM. It was felt that the Council seemed to be ignoring the extra road pressures that would additionally result from proposed developments at: White Rock, Devonshire Park, Yannon's Farm, Great Parks 2 and Totnes.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

a. Stage 2 Timetable:

(i) The draft LP was due to be released on 27 Sept 12 for a public consultation of between 6-8 weeks.

(ii) The Forum's position:

- Neighbourhood Plan Stage 2 not now possible by 27 Sep 12 as more time would be needed on CStM concerns especially. Of necessity, this will result in Stage 2 engagement being delayed.

- The Forum's response to the draft LP will need collating for decision at the next meeting on 25 Oct 12.
- A Special Meeting of the Outer Sub-Group needs to consider a response to the Taylor Wimpey CStM application before 18 Oct 12 (see item 3d(iv) below).
- There was a need for volunteers in order to consider and monitor:
 - 1) The Taylor Wimpey application
 - 2) The published Local Plan
 - 3) Exhibition involvement
 - 4) Volunteers were: *Mike Bryant, Karen Jemmett, Andrew Mackmurdo, Aaron McClusky, Jeff Outterside, John Rowe, Maureen Sawyer.*

b. Town Centre and Sea Front Group

(i) DW reported on a meeting of the Sub-Group that he had attended on 6 Sep 12 and chaired by David Pickhaver. It was considered a well attended sub group and ideas appeared to be carefully listened to by representatives from the Spatial Planning Department and changes to the draft Local Plan were indicated in respect of the retail shopping area, frontages, and tourist accommodation areas to reflect more closely the draft Travelling Document so far produced.

c. Proposed Amendments to the Town Centre and Sea Front Text & Questionnaire (previously circulated)

(i) Text: Victoria Park (last para) insert 'open space' i.e.:

"Protection of the park will include support for any enhancement that is not to the detriment of the park in terms of its open space appearance or use for open space recreation or means of pedestrian connection that it provides." This involves the same change to the text in the Questionnaire.

(ii) Questionnaire – Q6 (as text): Evaluate the possibility of providing a Transport Hub **if possible onto one site.**

(iii) Questionnaire – Q7 & Q7b Title correction (as text): Hyde Road, Crossways **and Torquay Road.**

(iv) Other suggested changes to the questionnaire from members: (a) more detailed breakdown of age boxes needed plus (b) a request for the names of organisations that respondents may represent.

(v) Should members have further suggestions on the questionnaire design they were requested to email/contact the Secretary without delay.

(vi) Given the above considerations, the meeting agreed that the Questionnaire and Wall Chart could go forward for printing preparation.

d. Outer Sub-Group (West Paignton)

(i) A productive and well attended meeting had been held 10 Sep 12. However, most of the meeting had been given over to the Taylor Wimpey application and had led to delay in the production of their travelling document.

(ii) Currently there are 9 pages in draft form for the area wallchart and subject matter includes

- Background (Jobs; homes; Environment)
- Area wide Policies & Proposals
- Great Parks
- White Rock & Nearby Areas
- Western Corridor
- Yalberton Valley
- Collaton St Mary
- Open Countryside

(iii) Potential growth areas require further review with regard to: need, constraints, sustainability, and deliverability.

- (iv) A special meeting to consider the Taylor Wimpey application and Western Area component of the Stage 2 Travelling Document is planned for 1 Oct 12.
- (v) The Chairman emphasised the importance of the Outer Area Travelling Document being completed before 18 Oct 12.

DATE OF THE NEXT MEETING:

Thu 25 Oct 12 @ 6.30pm in the Main Hall of Paignton Community and Sports College, Waterleat Road, Paignton TQ3 3WA. (Members need to be aware that the College has two main sites – please do not go to the Borough Road site!. The Waterleat Road site is nearer to Paignton Zoo and Morrison's and has an array of sporting facilities that can be seen from the main road).

The meeting closed at 20:10hrs.

AFTERNOTE:

The Local Authority has now published information about the draft Local Plan and further information can be found via the following link:

www.torbay.gov.uk/newlocalplan