

PAIGNTON NEIGHBOURHOOD FORUM

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



MINUTES OF A FORUM MEETING

held at the Baptist Church Rooms, Winner Street, Paignton
at 6.30pm Thursday 27th March 2013

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Cllr Jane Barnby, Roger Bristow, Jane Brooksbank, Cllr Stephen Brooksbank, Elizabeth Cooper, Marshall Cooper, Anne-Marie Curror, Cllr Bobbie Davies Eileen Donovan, Louise Gilson, Edward Harris, David Hughes, Colin Hurst, Karen Jemmett, Helen Kummer, Cllr Chris Lewis, Aaron McCluskey, Andrew Mackmurdo, Sam Moss, Melvyn Newbery, David Pickhaver, Cllr Ken Pritchard, Stephen Robinson, Ken Rowe, Richard Stevens, Jennifer Tyrrell, David Watts (Chairman)

Apologies:

Cllr Dave Butt, Cllr Tracey Cabache, Ian Curror, Cllr Ian Doggett, Peter Fenwick, Alan Hill, Linda Norman, Mike Parkes (Secretary), Cllr Ruth Pentney, Wanda Hollingsworth, Cllr Schooler, David Wooton.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. David Watts, the Chairman, welcomed everyone to the meeting and thanked Revd Hughes for the use of the Baptist Church for the meeting. Apologies received were as listed above. In the absence of Mike Parkes who was attending an unwell family member, Ann-Marie Curror had volunteered to take the Minutes. The overhead projector failed to function and it was difficult for members to see the computer screen. It was agreed the meeting would continue on the basis of the Agenda papers previously circulated.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM MEETING (27th February 2013) AND MATTERS ARISING

2.a. With no matters arising, Sam Moss proposed that the Minutes of the Forum Meeting held on 27 Feb 13 be agreed as a true record; seconded by Colin Hurst and Ken Rowe and were accepted unanimously.

2.b. Referendum success The Chairman reported on the Neighbourhood Plan Referendum success at Upper Eden, Cumbria. It is the first to have reached the Referendum stage. A 33.7% turn out voted 90% in favour of the plan. However this area and plan has major differences and local issues from our own. After a question, it was established that there is no minimum turn out needed for a referendum but that over 50% of those voting must vote in favour of the plan for it to succeed. Only registered electors are eligible to vote.

2.c. Thame draft Neighbourhood Development Plan will be going to Referendum on 2nd May 13. This has many development issues similar to this area and the Chairman recommended that members look at the layout and content on line at the web address included in the Agenda previously circulated.

2.d. Forum Resources. The Forum's current account balance was now £3,000. Other resources are still held by the Council. There is no change from the last meeting.

2.e. Great Parks 2 - Enquiry by Design (off Kings Ash Road). David Pickhaver reported on this event. He was not at the event but there was a positive response to the designs. He emphasised

that this was from the old Local Plan and followed the guiding principles of development. At the end of April, New Master Planning will publish its report. The 2nd phase is looking at access on Kings Ash Road and looking for a second access road north of Alfriston Road.

2.f. Housing Land Availability Workshop. (SHLAA). This draft Local Plan workshop with the Princes Foundation was held at the Paignton Club on 14th March 13 with 15 Forum volunteers present. The Council's consultants are responsible for the SHLAA. It was not possible to see the report and maps on the small computer but David Pickhaver had two paper copies available for members to pass round and look at. The Chairman asked three members to report on the meeting to the Forum. Eddie Harris reported that the meeting was valuable but there was not total agreement on prospective sites.

- The system of red/ amber/ green was applied to prospective sites.
- Housing plans for Queens Park Rugby Club needed to consider the needs of other sports organizations that use that site (cricket, bowls etc).
- Long Road – Where is the break point to development? Princes Foundation visited the site and thought some development had already encroached too far into the country lane. It was pointed out that the Princes Foundation have no power in their recommendations.
- Collaton St Mary – how far south and east should the development stretch?

Sam Moss reported that Clennon Valley is not solely a greenfield site; a part of it is brownfield. Melvyn Newbery asked if heritage buildings and sites were seriously being considered around Paignton, as part of the plan. Colin Hurst reported that all the sites discussed were ones that had been raised before. The design of future town centre developments was important to make them attractive for prospective residents and visitors.

The SHLAA is not yet ready partly because of changing population and demographics figures that will affect the SHMA update of housing need also being produced. The sites need to continue to be assessed. All agreed that the Victoria Square multi-storey car park should be reconsidered. It was felt the case had not been made for its redevelopment.

David Pickhaver reported that the SHLAA draft should be ready on 9th or 14th April and the document should be finalized by the end of April (Peter Brett Associates are producing a consultant report). He said that there was a shortage of accommodation for elderly people but that developers were aware of these needs. Councillor Bobby Davies pointed out that three wardens were being removed from accommodation for the elderly on the grounds of cost. The latest ONS figures are due at the end of April.

Roger Bristow asked about the situation in Torbay regarding the tax on Social Housing bedrooms and the impact this could have on matching need with supply. In discussion that followed reference was made to A,B,C,D categories on the waiting list and half were wanting single accommodation. The Council is not recommending the construction of many single flats. There was felt to be a need to look more closely at the case for single accommodation.

Roger Bristow asked about the figure of 3,500 homeless in Torbay. In 2012 there were 338 in high need, 779 in medium need and 1,008 low need. The meeting was reminded that the Council was not running the social housing. Councillors present indicated they were being told by officers there is a shortage of family homes even though inward migration numbers are going down. It was also pointed out that previous assessments had indicated more housing would be needed for the same population because of changing family set-ups.

The importance of maintaining an area attractive to tourism was pointed out, as this accounted for one third of the Bay's income. The Care market is also a good potential area for employment. It was agreed the SHLAA will need to be revisited alongside the SHMA when the Consultant reports are published. The Chairman referred the meeting to the Thame draft Neighbourhood Plan and how options had been considered.

2.g. Proposed development at Collaton St Mary. It was reported that Taylor Wimpey have not yet appealed. David Pickhaver said that they are looking to submit another plan. Roger Bristow asked if they will submit these plans to the Forum. David Pickhaver said they are expected to have pre-application consultations before submission but there can be insufficient public consultation.

AGENDA ITEM 3 - PROJECT PLAN PROGRESS

The Chairman drew attention to the next steps and how they would become increasingly more formal and reminded the meeting that in the final Referendum the ballot will be conducted on a simple “yes” or “No” vote on whether or not the voter wished to see the Plan adopted. This is why great care must be taken to ensure the proposals will attract more than 50% “Yes” vote. For example, a simplistic style of community engagement by a CP would not be of use if it did not include information that indicated if the respondent was a registered voter in the plan area.

3.a. Requirements The formal steps are laid down by regulations. After September a six week consultation is required before submission to the Council (43,000 residents). The Forum then adjusts if necessary and submits the plan to the Council. After being deposited with the LPA, there is a further six week statutory consultation by the LPA. Next it goes to an Independent Examiner. Finally it goes to Referendum. It was noted that all voters will vote for all issues in the whole area (not just their own locality).

Documents required

- The Plan and supporting statement of how it meets the statutory requirement;
- Supporting Evidence Document
- Consultation Statement Document
- Sustainability appraisal and Habitats Regulation Assessment if required

What we have so far

- Outline project plan
- Key facts – population, economic characteristics, housing and shopping figures to be updated.
- Stage 1 SWOT results
- Stage 2 Key area results
- Stage 3 Draft Plan Scope, Structure and potential style affirmed by the Forum in November
- A plain English Guide to the whole process by ‘Locality’ (Road Map) – Government funded organization (all please look this up on-line)
- Emerging NDP examples elsewhere

The continuing constraints

- Resources (Time, funds, skills)
- Varied understanding of the tasks involved
- Local Plan uncertainty

3.b. Steering Group and Community Partnership progress The Chairman referred to the Steering Group meeting on 18 March 13 and agreement that an update of the Skeleton Draft should be produced for Forum approval to help the CP’s using the Princes Foundation headings and explanatory notes.

3.c. Skeleton Draft 2 All but two in attendance confirmed they had read Skeleton Draft 2 produced and circulated before the meeting, which included a map showing the five CP areas and Stage 2 consultation outcome in the key areas plus specific guidance to help the CPs produce their contributions by September.

There was some discussion on housing density figures and questions were again asked about the sites in Long Road and where the limit to development line should be drawn.

It was reported that SW Water have had big problems in Saxon Meadow, where raw sewage was emerging out of residents toilets. Questions were asked as to the results of tests. David Pickhaver will enquire about this and capacity implications for the area.

The meeting approved Skeleton Draft 2.

Melvyn Newbery commented that in spite of all that has been done there are still many residents that have not heard of the NDP. He suggested notices to be made available to put in windows and advertise PNDF further with an email address for further information. The Partnerships need to

advertise further. It was pointed out that Blatchcombe monthly magazine is distributed to all residents and has advertised to this area extensively.

3.d. Help from Torbay Council David Pickhaver confirmed that help with the Sustainability Appraisal and HRA was available and reminded the Forum that we do need to address housing needs and cannot oppose all developments.

It was also agreed that the Town Centre should be an area people will choose to live in and that all building should not be on greenfield sites. This required increased care of design quality in the Town Centre and protection of valued open spaces. Ensuring satisfactory provision of family accommodation in the Town Centre would be a particular challenge.

AGENDA ITEM 4 - NEXT MEETING DATES

To achieve a 19th September completion date CP's have agreed to work to 1st September and the following monthly meeting dates were agreed to marry with the bi-monthly meetings of the Steering Group so that Forum decisions can be taken on any Steering Group recommendations with minimum delay:

Forum	Thu 18 April 2013
SG	Tue 7 May 2013
Forum	Thu 16 May 2013
Forum	Thu 13 June 2013
SG	Tue 9 July 2013
Forum	Thu 18 July 2013
Forum	Thu 15 August 2013
SG	Tue 10 September
Forum	Thu 19 September 2013

The meeting closed at 8.29pm.