

PAIGNTON NEIGHBOURHOOD FORUM

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



MINUTES OF A FORUM MEETING

held at the Gerston Chapel Hall, Torquay Road, Paignton
at 6.30pm Thursday 18th April, 2013

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Gary Booth, Roger Bristow, Jane Brooksbank, Cllr Stephen Brooksbank, Helen Calascione, Anne-Marie Curror (Minutes), Ian Curror, Cllr Bobbie Davies, Cllr Ian Doggett, Eileen Donovan, Peter Fenwick, Lorna Gardner, Louise Gilson, Paula Hermes, Alan Hill, W. Hollingsworth, Nigel Jones, Helen Kummer, Cllr Chris Lewis, Aaron McCluskey, Andrew Mackmurdo, Sam Moss, Melvyn Newbery, Linda Norman, Cllr Ruth Pentney, David Pickhaver, Richard Stevens, BJ Townsend-Marlow, Karen Jemmett, Cllr Alan Tyerman, Jennifer Tyrell, Ann Waite, David Watts (Chairman), David Wotton

Apologies:

Cllr Barnby, Cllr Dave Butt, Laurence Frewin, Eddie Harris, Colin Hurst, Mike Parkes, Ken Rowe, Cllr David Thomas, Cllr John Thomas, Christina Vincent

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. David Watts, the Chairman, welcomed everyone to the meeting and thanked Gerston Chapel for the use of the venue. In the absence of Mike Parkes who is attending an unwell family member, Anne-Marie Curror had volunteered to take the Minutes.

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

2.a. With no matters arising, Roger Bristow proposed that the Minutes of the Forum meeting held on 27 March 13 be agreed as a true record and they were accepted unanimously.

2.b. **Forum Resources.** The Forum's current account balance at the Bank and Fronrunner resource held by the Council on the Forum's behalf are as before.

2.c. **Additional Funds.** The Chairman referred to the possibility of a further £7,000 government sponsored resource that would become available from 1 May 13 via application to the organisation 'Locality' He proposed that the Forum should apply to help fund Stage 3 and all agreed.

2.d. **Housing Requirement (SHMA) and Land Availability (SHLAA).** David Pickhaver reported that the Consultants' draft reports were received yesterday. He needs a more detailed look at the two volume document and many Council members have not yet seen it. He emphasized that it is a Consultant's report and not Council policy.

2.e. **Proposed development at Collaton St Mary.** It was reported that Taylor Wimpey have not yet appealed after four of the available six months. It is thought that they may submit a new plan. Roger Bristow said that present plans by SW Water to create small holding areas for excess water were insufficient and that no building should take place until these problems were solved.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

David Watts reminded us of the progress of the Plan and showed the documents that we need to prepare. After this would follow:

- 6 weeks statutory consultation with our Community (by the Forum)
- 6 week statutory consultation by the Council (as the Local Planning Authority)
- Then to the Independent Examiner

Volunteers were needed in preparation of all the documents.

3.a New Household Projections published. The Office of National Statistics (ONS) has just published its latest household projections for Torbay for the next ten years based on the Census of 2011. The revised projections now show an extra 7,700 people by 2021 and an extra 4,400 households. Both projections are based on the downward trend. However, the projections were still showing higher growth than had actually been occurring. From 2001 to 2011 there was a growth of 1,400 people but the latest projection was 7,700. It was also noted the household projections now only cover a 10 year period when planning is covering a 20 year period to 2031.

Compared with the ONS 2006 projection of a population of 156,200 by 2021, the 2012 projection is down by 17,400 to a population of 138,800 by 2021. The next projection is due in 2014 and based on these downward trends it can reasonably be expected that it will decrease still further. These figures have an important influence on the SHMA and the number of building sites needed.

There was a risk that on present trends the Bay would move into negative population growth. The NPPF159 requires taking account of migration and demographic change. This is an unusual problem as it is not the norm in the country for deaths to exceed births. When age ranges were looked at in more detail, it was found that there was a population decline in ages 5-14 and over 75. After the closure of a major employer in 2005, this seems to have affected families across age groups, who have had to move elsewhere for employment and taken all family members with them.

One Forum member commented that Nick Boles, the planning minister, has stated that Councils should be prepared to axe Planning Permission in order to get building underway. He wondered whether Torbay Council would have to follow the party line and do this. Another member suggested that the new South Devon Link Road may bring in employers and may increase inward migration. Others commented that it would not be finished for two years. Cllr Bobbie Davies said that it might encourage commuter traffic in and out of the Bay, which was not a sustainable option. David Pickhaver said that the relationship between jobs and houses was very important in the SHLAA.

Cllr Lewis stated that the aim should be to reverse the downward trend of jobs and population and revitalize the Bay. Roger Bristow asked where the new jobs were coming from, especially with employment land being converted to housing land. He also commented that housing covers 1% of the UK's land area nationally but 35 -45% of Torbay and that great increases in development will spoil the Bay and make it less attractive for tourism, which constitutes a major source of employment in the Bay.

There was more discussion about the Council's aim to make development jobs led and where these jobs were to come from. There was also discussion on what sort of housing was needed. Discussion focused on the disparity of information showing there was a big need for one bedroom accommodation in social housing but over saturation of one bedroom flats for sale. Cllr Bobbie Davies said there were many poor quality private rented flats. DW said that better quality evidence was needed to see exactly what kind of properties were in short supply. The new ONS interim projections for Torbay for housing needs over the 10 year period (to 2021) show:

- One bedroom: 2,007 (46%)
- Two bedroom: 1,222 (28%)
- Three bedroom: 424 (10%)
- Three bedroom & over: 753 (17%)

Conclusions are that further reductions are expected, as the latest projections do not take into account the trends in migration especially in relation to 2031 projections. We also need to be aware that dwelling sizes will affect location. David Pickhaver commented that people with money will always want additional bedrooms when buying housing. He also indicated that Torbay and Plymouth have equal amounts of housing benefit property and that too much will attract needs from Plymouth. The Council aspires to more prosperity for the Bay. Others said that there is also a need for good quality holiday accommodation and flexible use of holiday flats, some available for long term use.

As the Next Step for the Forum, it was agreed that:

- SHMA – We should expect conclusions soon from the Council (demand/need for new housing).
- SHLAA – It is important that this should not just identify building sites but take into account jobs and sustainability.

- a) Our Neighbourhood Plan should put jobs first and not just be housing led.
- b) There should be a balanced development of jobs/homes and population/retail.
- c) There should be annual monitoring of key indicators for b) above.

For the next meeting the 'Facts about Paignton' need to be updated for Forum approval. Cllr Lewis said that 4,500 jobs were being created as part of the economic strategy. There were suggestions that downmarket accommodation needed upgrading. The TUC representative emphasized the need for quality well paid jobs, not just any job. The Chairman emphasized that we needed to use the same information as the Local Plan whenever possible.

3.b Stage 3 Progress by Community Partnerships.

Blatchcombe CP – meeting held 16 April 13, work in progress;

Clifton and Maidenway CP - questionnaires distributed, only eight replies received so far.

Goodrington Roselands and Hookhill CP - a public meeting is being held on 20th May.

Paignton Town CP – public consultation and idea collecting is taking place in a shop at Crossways. This has been given rent free and will be staffed by volunteers.

Preston CP – have not had their meeting yet.

3.c Additional Item - Brief Resume of SHLAA and SHMAA Report given by David Pickhaver.

David Pickhaver gave a brief visual summary of the reports prepared by Peter Brett Associates and emphasized it was not Council policy, only consultant's reports. It is two volumes of 50 pages and nobody had had time to study it much, as it had arrived two days previously. The Council's main concerns are with the level of growth and the job/housing relationship. Councillors are recommending a jobs first approach. Subject to further examination, the drafts are indicating:

SHLAA The Report identifies a figure of 11,990 new home sites over the next 20 years. There are already 2,400 with planning permission and 650 windfalls for years 1 to 5. For years 5-10 a total of 3,250 are identified, and for 10+ years, a maximum of 5,690 developable sites.

SHMAA The 2011 SHMAA was considered still relevant. The aim is for FTE jobs to be available by 2032, broken down by scenario into:

Low 2,000; Medium 5,300 High 17,500

They generate a need for corresponding new homes figures of:

Low 9,000; Medium 12,600 High 25,300

The figures caused a heated response by members of the Forum. DP indicated that the required 5 year supply was met and 5-10 years supply of new homes sites are already known. The more contentious sites would not need to be considered for another 10 years. DP indicated that the Council was likely to retain a figure of 8-10,000 new homes in the draft Local Plan. The job supply would be monitored and reviewed in 5 years time. A copy of the Reports would be made available as soon as possible.

AGENDA ITEM 4 - DATE OF NEXT MEETING:

Thursday 16 May 2013 Venue to be notified.

To achieve a 19th September completion date CP's have agreed to work to 1st September and the following monthly meeting dates have been 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:

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 8.45pm