

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 13th June, 2013

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Timothy Andrews, Cllr Jane Barnby, Les Bishop, Val Bishop, Stephen Brand, Isabel Bright, Peter Bright, Roger Bristow, Pam Bristow, Jane Brooksbank, Cllr Stephen Brooksbank, Audrey Brown, Tracey Cabache, Bill Carlanan, J. Castellanos, Martin Cope, Graham Creber, Ian Curror, Anne-Marie Curror (Minutes), M. Derby, Cllr Ian Doggett, Eileen Donovan, Paul Dorsey, Peter Fenwick, V. Frolich, V.B. Frolich, Peter Garside, J. Gibson, Louise Gilson, Paul Gorsey, Roger Green, Ron Harris, Jenny Harris, Viv Heard, D. Henderson, Paula Hermes, Carol Hill, John Hill, Nuala Horne, Colin Hurst, Jean Imeson, Karen Jemmett, Nigel Jones, Seeb Jow Ju, Pete Kenny, J. Kirby, Daphne Kirklen, Cllr Chris Lewis, Len Little, Glenda Lowes, Dave Lowes, Andrew Mackmurdo, Jan MacLeod, Iain Masters, Aaron McClusky, Jennifer Millett, John Millett, Sam Moss, Linda Norman, Sheilagh O'Germain, Jodie O Meara, Richard Parish, David Pickhaver, Angela Rogers, Mr Rolfe, Mrs Rolfe, John Rowe, K. Rowe, K. Ryland, Liz Salter, John Salter, Mark Sangan, Cllr Christine Scouler, Graham Scouler, R. Severn, Diane Severn, Michael Small, Richard Stevens, John Steward, Jean Steward, Paula Stewart, Cllr David Thomas, J. Thompson, B.J. Townsend-Marlow, Cllr Alan Tyerman, Mark Vernon, Rachel Vernor, Mark Vetinor, Ann Waite, David Watts (Chairman), Michael Willis-Fear, Rosamund Willis-Fear, Martin Woodley, David Wotton. (Apologies for any incorrect spelling – it was difficult to read some handwriting.)

Apologies:

Cllr Dave Butt, Matthew Dart, Cllr Bobbie Davies, Freda Dwane, Laurence Frewin, Lorna Gardiner, Eddie Harris, Alan Hill, Helen Kummer, Melvyn Newberry, Mike Parkes, Jean Walker, Jonnie Walker, Maureen Walker.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

The Chairman, David Watts, welcomed everybody and thanked the Gerston Chapel for the use of the venue. Apologies received were as listed above.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM MEETING (16th May 2013) AND MATTERS ARISING

2.a Amendments to Minutes (16.5.2013)

The following amendments were requested to the draft minutes:

Para 2.g. heading should read '*Torbay Economic Strategy 2013-2018*'

Para. 2.g.(i) should read '*David Wotton, Torbay and District TUC Delegate*'.

Para 3.b(v) on Page 4. Eddie Harris' comments should read '*Eddie Harris believed that everybody at the meeting supported the need for jobs led growth but we must not forget the number of households on the social housing waiting list and the number of households in private high rental properties who would dearly love to own their own homes.*'

Nigel Jones felt there had not been a sufficient answer to his question at a previous Forum meeting about the Council's Community Infrastructure Levy proposals. The chairman said he did not recall there being an outstanding matter, but asked David Pickhaver to update everyone under item 2d. Jane Brooksbank proposed that the amended Minutes of the Forum Meeting on 16th May 2013 be agreed as a true record and Sam Moss seconded this. It was agreed unanimously.

2.b Forum Resources - The Forum resources were reported with item 3a below.

2.c Proposed development at Collaton St Mary

(i) The meeting was informed that an application has been received by Torbay Council from Taylor Wimpey to build on the site at Collaton St Mary (no. P/2013/0572). This is an outline application and is not detailed like the last one, although the proposed access onto Totnes Road is firm (two vehicular and one pedestrian). The Forum needs to examine it and form justified and supportable conclusions.

(ii) A number of residents of CSM expressed concern that insufficient public consultation had taken place. It was decided to hold a separate meeting of the Forum in Collaton St Mary and invite other interested parties such as the Environment Agency, S.W.Water and Council's traffic dept. Ann Waite volunteered to co-ordinate the meeting venue arrangements. It was felt that two meetings might be necessary. The first to co-ordinate initial views, and the applicant invited to a second meeting if possible. Louise Gilson suggested the C.St M. Parish Hall but there were some problems of disabled access. The chairman said he understood from previous discussion with the hall managers that although access to the upper hall was by stairs, help could be provided if required. It was felt that people needed to be engaged early to ensure an equally clear response as last time.

(iii) David Pickhaver said that the Council would be making a decision by September and that representations should be submitted before then. Helen Addison is the planning officer likely to be dealing with this application, which it is agreed is a departure from the Local Plan.

(iv) Nigel Jones asked DP if an environmental impact assessment was needed. DP said he was not sure it would be, but officers would look at the legislation. NJ replied that he felt it was required.

(v) Martin Cope asked if there was going to be a full assessment of the impact of nearby developments such as Yannon's Farm (traffic, infrastructure etc) before passing plans for further large developments. It was agreed the proposed meeting needed to consider all relevant aspects.

2.d Revised Local Plan and Community Infrastructure Levy (CIL)

(i) DW reported that a day long meeting of the Council's Place Policy Development Group will be taking place in public at the Riviera Centre in Torquay on 18th June 2013. The purpose will be to enable Councillors to decide what further amendments should be made to the proposed Local Plan.

(ii) David Pickhaver reported that the Council had received consultation replies from 150 respondents which had provided 1,000 representations. The key issues about growth levels were decided by the Council meeting on 15 May 2013 as discussed at the last Forum meeting. The meeting on 18th June will be on the other issues. This will include an officer recommendation that the revised Local Plan should be the submission (final) version. This would mean that any representations received in the next 6 week consultation period would be considered by an independent Planning Inspector.

(iii) A question was asked by Nigel Jones about plans submitted now such as those from Taylor Wimpey, which are exceptions (departures) from the Local Plan. Which Local Plan is being used? DP replied that the 2004 LP would carry most weight as it is still current but that the new LP would be looked at too together with the NPPF.

(iv) Roger Bristow said that Collaton St Mary is not being considered in the draft LP for developed for 10 years. When were the 10 years counted from? DP said that there is already land available for developments for more than 5 years and probably up to the next 10 years. The LP would be revised in 5 years time to check if the figures should be revised upwards or downwards. The plans were still for 8-10,000 new homes in the next 20 years (reviewed in 5 years). The draft LP was to aim for 15,000 new jobs but this has been reduced to 5-6,000 jobs after considering representations received that 15,000 jobs was unachievable. In response to questions, DP confirmed that all developers must contribute to Section 106 agreements where justifiable. DP explained that the CIL (Community Infrastructure Levy) will not be finalised until shortly after the Local Plan in 2014. The Government states that where Neighbourhood Plans are in place, they can share in the spending. There would be the opportunity to make formal representations on the CIL content in due course, currently expected to be in the autumn.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

By visual display the Chairman reminded the meeting of the stages involved and timetable being followed. All CP's have offered to provide their contributions by 1st September for the Forum meeting on 19th September.

3.a Stage 3 - Forum Resources and Budget Plan.

(i) Current Resources were reported as £3,000 in the bank account and £15,400 'Front Runner' grant balance held by the Council on the Forum's behalf. The 'Locality' bid has been successful and will provide £7,000 with conditions such as requiring three quotes for printing costs and no part of the grant being used to pay for work already undertaken. Through officer agreement the council will hold the grant money on the Forum's behalf under the same budget management rules agreed by the Forum. It is understood Torquay Forum has also made an application and is waiting for a decision. Brixham Forum had yet to submit theirs.

(ii) The Chairman drew attention to the main spend items which the Forum will be required to fund and stressed resources would remain very stretched and proposed a Budget Plan that made this possible with the further government grant provided from Locality. The Forum considered the following outline budget plan items and summary :

	Est pages	Min copies	Est £
Required Documents			
Pre-submission Plan & Delivery Strategy	150	1,000	3,800
Community Consultation Statement	30	200	800
Evidence Base Summary	150	200	1,000
Sustainability Appraisal & HRA anticipated	40	100	500
Non-Technical Summary	10	100	100
Basic Conditions Statement	50	100	300
Conversions to web format	-	-	500
Total			7,000

	Est £
Pre-submission 6 wk Consultation	
Neighbourhood Exhibition(s)	3,600
Pamphlets to all properties (20,000+)	5,600
Public Meetings in all areas	1,900
Total	11,100

	Est £
Referendum	
Campaign & Ongoing costs	7,300
Total	7,300

Budget Plan Summary

Costs:	£
Required documents	7,000
Pre-submission 6 wk consultation	11,100
Referendum & ongoing costs	7,300
This Totals	25,400
Resources:	£
Forum bank balance	3,000
Frontrunner balance	15,400
Locality grant (conditional)	7,000
This Totals	25,400

(iii) In response to questions DW confirmed that the budget plan must make provision to design and print the Draft NF Plan (our budget), pay for the statutory 6 week pre-submission consultation and any necessary adjustment of the plan after consultation. It will then go to the Local Planning Authority with the supporting documents (our budget). The final post submission 6 week statutory consultation and Referendum ballot costs will be paid for by the Council. Colin Hurst queried the sum for Referendum campaign costs which DW pointed out were very modest when compared with the Thame NP outcome that was for a much smaller area. It was pointed out the budget plan currently assumes it is VAT free because it is a statutory plan.

(iv) The budget plan is based on consultation by the Forum involving several neighbourhood exhibitions and 20,000+ pamphlets delivered to all properties and public meetings in all areas to encourage maximum community involvement. In response to a question from Cllr Lewis the chairman confirmed that Community Partnerships will continue to be responsible for funding their own input they have offered to provide. It was noted the town centre CP had indicated they were funding their exhibition from elsewhere in accordance with this. The Forum would be responsible for funding the required statutory documents and statutory consultation in Stage 3.

(v) Colin Hurst asked why the Forum had to pay for a Sustainability Appraisal. DW reminded the meeting that the Designated Area included for example protected parts of the coast line but it may be possible to avoid this cost if it proves possible to make use of the Local Plan documentation not yet finalised by the Council.

(iv) David Wotton proposed that the budget plan be accepted and for any variation that may become necessary to be brought back for Forum approval which Sam Moss seconded. The chairman explained that on entry to the meeting registered members of the Forum had been issued with pink voting slips. On taking the vote by a show of pink slips a clear majority supported the motion. The budget plan and variation process were approved.

3.b Stage 3 - Facts about Paignton

DW reported that this is not yet complete as we are waiting for the Torbay Economic Development Strategy update. The Forum's Facts sheets of 23 February 2012 will be updated and completed if possible for the next Forum meeting.

3.c Stage 3 - Editorial Sub Group

Draft contributions are starting to arrive of elements that will form supporting documents and the non CP chapters of the Skeleton Draft Plan approved by the Forum on 27 March 2013. To help co-ordination, volunteers from all five areas have indicated their willingness to act as an initial editorial sub-group for documents that need to be prepared for Forum approval. The Forum endorsed this unanimously.

3.d Stage 3 - Steering Group and CP progress

(i) The meeting noted the next steering group meeting on 9th July 2013 will focus on the input to Stage 3 from Community Partnerships. There were concerns raised by Forum members that the town centre CP exhibition currently underway in the shop at Crossways has not incorporated the Stage 2 results, especially in respect of Victoria Park. The Forum has made it clear why the Neighbourhood Plan will show the Park retained as open space and protected, which received 96% support from the Stage 2 community engagement. Concern was also expressed that the exhibition is not recording verifiable details of contributors. Without such information, it is possible for 'votes' to be cast more than once by the same person over the 6 week period underway and potentially will undermine the value of the results which the Forum needed to note

(ii) Cllr David Thomas confirmed categorically as before that there were no plans to develop Victoria Park. Many felt that the wording in the town centre display boards was ambiguous, especially the word 'reconfiguration' which suggested at least partial development. Attention was drawn to the sketch in the exhibition boards brought to the meeting by the CP headed '*Recreating our Garden Town*' which stated "*Previously considered for development. But real fear that the whole of V.P. would be lost*". Also to the wording of the board headed "*Victoria Park*" which stated "*In the context of the Neighbourhood Plan the land Victoria Park occupies has a special significance as it is flat and is serviced by a main road (Torquay Road), as well as having rear access from Hyde Road. It is therefore a major piece of land in the jig saw that is the redevelopment of the Town Centre.*" Colin Hurst and Tracey Cabache felt strongly that the CP exhibition was being misinterpreted. DW asked CH as the representative of the Friends of Victoria

Park on the Forum if he accepted the Stage 2 outcome that clearly states the park will be shown retained and protected as open space and why. Colin said he was unable to agree as he felt the need for wider consultation. Louise Gilson as CP chair felt the Neighbourhood Plan might be in danger of being thrown out if it's found not to represent people's views and may well find the matter referred to the Secretary of State. DW drew attention to the Referendum as the deciding process for Neighbourhood Plans, not the Secretary of State. Sam Moss referred to the petition regarding Victoria Park's retention which has been supported by more than 5,000 and reminded the meeting that all members of the Forum had the opportunity to disagree with the Stage 2 content when the Forum discussed and approved the details. This included the option of respondents being able to disagree with the proposal. David Pickhaver felt that the Forum was in danger of falling out unnecessarily in relation to VP.

(iii) Tracey Cabache said that 8 Members of the CP Steering Group worked on the Shop's survey boards, so it's surprising that this level of confusion has occurred so late in the process and asked the Forum to include Paignton Town CP's written explanation into the Forum minutes. There was objection to this because it implied the Forum was reconsidering Victoria Park. It was agreed to add the note as an appendix for the information of Forum members who had not been able to attend the meeting.

(iv) Discussion concluded with clarification requested of the relationship between the Forum and the Community Partnerships. DW confirmed that the Forum is the designated body under statute that will produce the Neighbourhood Plan which was approved by the Council on 6 December 2012. The designation lasts for a period of 5 years. Community Partnerships are more informal and not all are fully functioning within the designated Neighbourhood Area covered by the Forum. Tracey Cabache confirmed that CPs had existed for a long time and together with other community groups had instigated and helped to set up the PN Forum. Karen Jemmett reminded the meeting that all Ward Councillors and non council CP chairs and vice chairs were also members of the Steering Group.

AGENDA ITEM 4 – NEXT MEETING

The meeting was reminded that 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:

The next Forum meeting will be on 18th July at 6.30pm at South Devon College.

SG	Tue 9 July 2013	Methodist Church Hall, Palace Ave, Paignton
Forum	Thu 18 July 2013	South Devon College
Forum	Thu 15 August 2013	Gerston Chapel Hall, Torquay Road, Paignton
SG	Tue 10 September 2013	Methodist Church Hall, Palace Ave, Paignton
Forum	Thu 19 September 2013	TBC

All meetings start at 6:30 pm, for target completion by 8:30 pm

This meeting closed at 8.15pm