

# PAIGNTON NEIGHBOURHOOD FORUM

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



## **MINUTES OF A FORUM MEETING**

held at South Devon College, Long Road, Paignton  
at 6:30pm Thursday 18<sup>th</sup> July, 2013

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

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

### **In Attendance:**

Roger Bristow, Anne-Marie Curror (Minutes), Eileen Donovan, John Fallon, John Gibson, Colin Hurst, Karen Jemmett, Helen Kummer, Andrew Mackmurdo, Melvyn Newbery, Sam Moss, Richard Parish, David Pickhaver, Ken Rowe, Richard Stevens, Ann Waite, David Watts (Chairman)

### **Apologies:**

All Ward Councillors (attending full Council), Jane Brookesbank, Ian Curror, Lawrence Frewin, Paula Hermes, Alan Hill, Linda Norman, Mike Parkes, Martin Rolfe, John Rowe, David Wotton

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

David Watts, the Chairman welcomed everybody to the meeting and thanked South Devon College for the use of the venue. Apologies received were as listed above.

### **AGENDA ITEM – 2. MINUTES OF THE LAST FORUM MEETING (13th June 2013) AND MATTERS ARISING**

**2.a** With no matters arising, Roger Bristow proposed that the Minutes of the Forum Meeting held on 13<sup>th</sup> June 2013 be accepted as a true record. This was seconded by Sam Moss and agreed unanimously. The minutes of the Special Forum meeting held on 5<sup>th</sup> July 2013 were proposed by Roger Bristow, seconded by Ann Waite and agreed unanimously.

#### **2.b Forum Resources Update**

It was noted that £38 of Forum resources have been used for venue costs for two meetings and met from the approved budget for ongoing costs. The Chairman indicated that discussions were taking place with others on the need for PLI insurance to be taken out when more is known of the exhibition and consultation arrangements for Stage 3. In due course the budget will need to be adjusted accordingly.

#### **2.c Tesco proposal at Edginswell, Torquay**

Consultation for this planning application proposal ends on July 25<sup>th</sup>, 2013. It was noted the overall sales space remains the same as proposed last year, but with more allocated to food and less to non food. The Forum sent an objection letter to the council when the previous planning application was considered and refused. The figures of the new proposal were looked at and discussed. It was noted the proposal was based on outdated population projections made in 2010. Since then new Census figures reveal a reduced population projection. It was concluded this would make Tesco's proposals for increased floor space have a greater impact on existing shops than suggested in the application. It was now known from Census results that actual population growth had been 140 people per year from 2001 to 2011. Tesco's are calculating that the population will increase by 1,660 people per year in the next 5 years. They are also projecting an increase in real spend of 0.3% on food by the present population. This, was not felt to be credible with no end to the recession currently in sight. There are also two new supermarkets in the area that were not planned for (having taken over old Focus stores, these did not need planning permission). It was felt that any more supermarkets would harm town centres and existing stores to a larger extent than stated in the application. It was agreed

unanimously that the Forum would send a letter of objection to this proposed development, based on a detailed challenge to the figures. Sam Moss said that there is also a SWEAT organisation in Torquay against the development. David Pickhaver said that Tesco were likely to keep pressing the proposal and that the Council is taking further advice about their figures.

#### **2.d. Local Plan Progress (Council)**

(i) The Chairman reminded the Forum with a visual presentation that key information was now in place which the Forum may feel provided the context required for Stage 3 of preparing the Neighbourhood Plan:-

- 15<sup>th</sup> May 2013 Council Meeting - The Council had reviewed their figures and now project 5-6,000 new jobs to be created and 8-10,000 new homes over 20 years, with annual monitoring. There will also be a major review every 5 years so that figures can be adjusted down as well as up. There is already a 5 year housing land supply, and the Lockgate approach has been identified to manage additions in view of the unusual level of uncertainty about further need that exists.
- 18<sup>th</sup> June 2013 Place Policy Development Group (PPDG) - Amendments were made to the Plan details (e.g. Urban Landscape Protection Areas (ULPAs) include Victoria Park and Queens Park etc). The council had discussed whether to send the Plan to Deposit as the next step or whether to have a further 6 week period of consultation. The PPDG decided that it was better to have the Plan on Deposit so that it became official and the Forum could work with it alongside the Forum's Neighbourhood Plan. It would also be a document that could be referred to with more formal 'weight' when developers brought in new proposals.

(ii) In discussion that followed it was confirmed there will still be a 6 week period for Forum comment through representations of objection or support when the Local Plan is deposited. Representations made would be considered by an appointed independent Inspector.

(iii) The Council's revised map of planned designated areas of countryside was put on display. David Pickhaver said that the former designation AGLV (Area of great landscape value) has not been retained, in line with government expectation, but referred to the Countryside Zone Policy: 'Proposals in the Countryside Zone should be dealt with on the basis of a landscape character assessment'. Members of the Forum commented that this sounded a very subjective assessment and there was no indication of who would carry it out. What would happen if there was not agreement with the assessment?

(iv) The question was asked as to how the Council was going to create more jobs? DP said that the Council Strategy was being considered by the Council now (18<sup>th</sup> July 2013) and an employment land availability survey is about to be finished.

(v) Sam Moss asked if residents were present at the 18<sup>th</sup> June PPDG Council meeting and were their views taken into consideration? DP replied that all the views expressed by residents in letters and on the internet had been summarised for Councillors and officers made recommendations. The meeting was held in public as previously reported to the Forum.

(vi) Roger Bristow asked about the Agricultural Policy and if soil samples should be taken from all areas to assess agricultural worth. This would ensure that land with high agricultural value could be protected. DP said that he would send e-documents of the agricultural land classification to David Watts and DW agreed to circulate them. Sam Moss asked about fracking. DP replied that it was understood there was too little shale gas locally to make it commercially viable.

(vii) DP reported that the Local Plan revisions have been discussed with the Planning Inspectorate. The Inspectorate wanted more detail and was not keen on the lockgate method of growth management proposed.

(viii) The Forum agreed unanimously that it is keen to continue the twin track approach alongside the Local Plan. If the Plan is on Statutory Deposit it would have more weight, which would also help with responding to the Taylor Wimpey proposal.

(ix) The meeting reviewed more closely the key elements of the Lockgate mechanism as far as they are known pending publication of the revised Local Plan. Roger Bristow expressed concern that the mechanism should also ensure the social housing provided for was actually going to meet Torbay's needs. Overall, the meeting agreed unanimously that subject to publication of the final details, there are areas of synergy with the Local Plan and the emerging Neighbourhood Plan.

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

The meeting noted that an extra Steering Group meeting will be taking place on 7<sup>th</sup> August 2013 to help ensure progress is maintained on the CP inputs. DW showed the diagram outlining all the key documents that need to be produced and agreed timetable being followed.

#### **3.a. Stage 3 – Facts about Paignton**

The meeting reviewed the circulated skeleton draft updated from 23<sup>rd</sup> February 2012. It was agreed unanimously that it should be used as a working draft for the Stage 3 documents with corrections and additions made as the work progresses.

#### **3.b. Stage 3 – Producing the documents required**

(i) To progress the next step, the meeting agreed unanimously an Outline Project Plan for Stage 3 showing on one A4 page in 'Keep it Simple' form a sequence for producing the documents that would be needed:

- 1) Consultation Statement
- 2) Draft Plan
- 3) Supporting evidence
- 4) Compliance Statement
- 5) Sustainability Appraisal and HRA (if required)

(ii) The Chairman reported that we have been successful in obtaining professional support from Locality. They have offered:

- 1) Training on the legal requirements and basic conditions.
- 2) Support with production and delivery of a community engagement plan up to formal pre-submission consultation.
- 3) Training and support in plan and policy writing
- 4) Review of the draft NP and supporting documents

(iii) Volunteers were asked for at the meeting in addition to those who had already indicated a wish to be considered to undergo this training in September, to help write the documents. Roger Bristow, Ann Waite, Colin Hurst, Sam Moss, Melvin Newbery and Karen Jemmett all volunteered. Around 20 places are available. It was agreed there was no specific time or venue for the training sessions that would meet everyone's preferences, and would be left to the Executive Committee to make the arrangements.

#### **3.c. Stage 3 – Steering Group and CP progress**

(i) Reference was made to the result sheets circulated prior to the meeting and progress was displayed and reported for each of the five Community Partnership areas:-

Blatchcombe CP - had just completed a mini planning for real public meeting on 16<sup>th</sup> July at Great Parks Community Centre, the results of which are being analysed to add with:-

- The Great Parks masterplanning event results completed recently by consultants
- The draft proposals being prepared by Collaton St Mary Residents Association
- The draft proposals previously produced by Yalberton Valley Community Forum

Paignton Town CP - has finished its 6 week shop exhibition and have very similar results to those reported at Stage 2. There were 658 respondents. Headline results included:

- Favouring the Town Centre for future retail – not out of town (78.3%)
- A second supermarket would not be beneficial (61.3%)
- The railway station & level crossing are best where they are (65.1%)
- Housing: support at Crossways, Station Lane, and Old Woolworths/Gerston Hotel but not at Vic Square, Queens Park, - Harbour unclear
- Keep HMO's out of Core Tourism Investment Area (80.5%)

Preston CP - now have their results from the 'Preston Picnic' day held on Sunday 7<sup>th</sup> July 2013. There were 212 respondents. Headline results included:

- Improve Preston seafront recreation / sports focus (88%)
- Other areas in Preston should be restricted to tourism (3%)
- The shopping area should not reduce in size (93%)
- Expand community facilities in the top part of Preston (83%)
- Housing at Sandringham Gardens not suitable (91-92%)
- Housing at Preston Down Road not suitable (75-80%)

- Create reef break at Hollicombe beach for surfing (83%). DP agreed that this proposal, if included in the Neighbourhood Plan, would require an Environmental Assessment because of the status of the coastline.

Clifton and Maidenway CP - are not yet complete but minimal change is expected from Stage 2.

Goodrington, Roseland and Hookhills CP – further community consultation intentions are unknown. The Forum agreed the need for further input regarding Clennon Valley and Goodrington Seafront in particular.

(ii) The next step for the CPs is to publish the survey results with a first draft of policy proposals and required supporting evidence for Forum consideration and decision. Further reference was made to the additional Steering Group meeting taking place on 7<sup>th</sup> August 2013 to progress this. Sam Moss said that he did not agree that any meetings of the Forum should be held outside of the Neighbourhood Area as it made it more difficult for community members to attend. Sam Moss expressed concern that the method of collecting community views used by the Paignton Town CP did not enable more detailed analysis of where the views had come from, for example by CP area within the overall Neighbourhood. This may prove to be important when the CP input is available and lacked sufficient evidence to support proposals that may be made.

#### **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 15<sup>th</sup> August at 6.30pm at Gerston Chapel Hall as shown below.

SG	Wed (10am) 7 Aug 2013	Town Hall, Torquay
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

Except for the Steering Group meeting on 7<sup>th</sup> August, all meetings start at 6:30 pm, for target completion by 8:30 pm

The Meeting closed at 8.32pm