

PAIGNTON NEIGHBOURHOOD FORUM

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



MINUTES OF A FORUM AND STEERING GROUP MEETING

held at the Gerston Chapel Hall, Torquay Road, Paignton
at 6.30pm Thursday 19th September, 2013

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Pat Aphra, C. Austin, J. Barrow, Terena Beech, A.J. Bonfield, Julie Brandon, Roger Bristow, Pam Bristow, Jane Brooksbank, Jemma Buscombe, Tracey Cabache, Susie Colley, Anne-Marie Curror (Minutes), Ian Curror, Cllr Bobbie Davis, Mike Dessi, Cllr Ian Doggett, Eileen Donovan, J. Duffield, Derek Foster, Edna Foster, Lorna Gardner, John Gibson, Mike Gotham, E. Harris, S. Harrock, Alan Hill, C. Hill, J. Hill, Eric Humphries, Gill Humphries, S. A. Jalors, Karen Jemmett, David Jones, J. Jones, Nigel Jones, Helen Kummer, Fiona Lewis, Caz Ladbrook, Brian T. Marlow, Pamela Neale, Melvyn Newbery, Sam Moss, L. O'Connor, Cllr Ruth Pentney, David Pickhaver, M. Rolfe, R. Rolfe, Ken Rowe, Tony Smyth, Richard Stevens, Pat Steward, Ann Stiles, Rita Stills, S.W. Sullivan, Cllr David Thomas, A.E. Townsend-Marlow, Ann Waite, A. Watson, J. Watson, David Watts(Chairman), David Wotton. (and others who did not sign in)

Apologies:

Cllr Jane Barnby, Cllr Stephen Brooksbank, Lawrence Frewin, Paula Hermes, Cllr Chris. Lewis, Mr & Mrs Parker, Mike Parkes, Miss Sanson, Cllr Alan Tyerman

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

David Watts, the Chairman, welcomed everybody to the meeting. Apologies received were as listed above. As Mike Parkes was unable to be present, Anne-Marie Curror agreed to take the Minutes.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM MEETING (15th August 2013) AND MATTERS ARISING

2.a. Draft Minutes With no matters arising, Anne-Marie Curror proposed that the Minutes of the Forum Meeting held on 15th August 2013 be accepted as a true record with the addition of Mike Parkes to the list of those who had sent their apologies. This was seconded by Sam Moss and agreed unanimously.

2.b. Forum Resources

The budget is in place, and the Locality grant transfer arrangements received. The chairman confirmed that the date for the first training session for volunteers drafting the plan would be available shortly following a meeting due to take place with the providers.

2.c. Tesco proposal at Edginswell, Torquay

It was noted that Torbay Council refused planning permission for this development at a meeting on 9th September 2013 on various grounds, which included the concern about the impact on Paignton's retail facilities. Tesco may appeal this decision.

2.d. Local Plan Progress (Council)

It was confirmed that at present the Local Plan has reached an impasse and has not progressed further since the last meeting. The three neighbourhood fora wish to see the Local Plan on deposit, as does the Council. There is a meeting of the Reference Group with a representative of the Department of Communities and Local Government on 20th September 2013. The Planning Inspectorate (PINS) wants details of the exact sites for the additional 8-

10,000 homes proposed by the Council in the emerging Local Plan. Discussion will include questioning the value of a proposed Agreement or Memorandum of Understanding from the three Fora to satisfy PINS concerns.

AGENDA ITEM 3 – PROJECT PLAN PROGRESS

With the aid of visual display, the meeting was reminded that the Forum is at Stage 3 and is getting the plan together. It will then progress to Community Consultation, Examination, Referendum and Adoption. A copy of the Outline Project Plan for Stage 3 agreed has been placed on the forum website. The first Draft of the Plan with policies and maps, now needs to be progressed. There needs to be a consultation statement that will go with the draft plan, accompanied by supporting evidence and a compliance statement. (It may also need a sustainability statement). After publication by the Forum for a 6 weeks consultation period, it will then be submitted to the Council and another 6 week consultation. The skeleton draft and location map is in place (7 pages). As previously agreed, the Community Partnerships are due to feed in their policies and proposals today.

3.a. Input from Community Partnerships

(i) Blatchcombe CP

With the aid of survey results circulated beforehand, Cllr Thomas reported on the outcome from the meeting on 16th July 2013 of Blatchcombe Community Partnership. It was divided into four areas. Results included:-

Foxhole

Residents want to keep Redwell Lane amenity area and Smallcombe Road play site.

Great Parks

There was support for housing at Great Parks 2 (but not Kings Ash Road and B. Park Road). There was a wish for the easing of congestion on Kings Ash Road and for more community allotments. Masterplanning by consultants has recently been undertaken.

Collaton St Mary

Residents wanted the retention of agricultural land and a country park on the old boot field site. The motel was suitable for redevelopment and other brown field sites. The Residents Association are proposing a 'village plan' input.

Yalberton to White Rock

A country Park was wanted to protect the Yalberton Valley. Employment opportunities were wanted at White Rock for local people. Improved bridle paths and walkways were wanted to link the areas. Reports have been produced by the Yalberton Valley Forum.

(ii) Clifton and Maidenway CP

With the aid of summary results, Cllr Ruth Pentney reported that there was a Community Partnership meeting on 2nd September 2013. 1000 surveys have been sent out to the area and only 9 replies received. It was felt that the area is already heavily developed and there is not any more land to be developed. Continued protection was wanted for Primley Woods and Monastery Woods. A written draft of this area's Planning submission was circulated.

(iii) Goodrington, Roseland and Hookhills CP

Cllr Alan Tyerman was not able to be at the meeting to report back and had submitted a summary by email. The CP has not finished its deliberations yet. There is still uncertainty over Clennon Valley and the Velodrome needs to be considered. Torbay Development Agency has offered to explain the Velodrome proposal to the Forum. One member of the Forum questioned why the Council was going through the motions of consultation after the decision has been made. Tracey Cabache (Torbay Council) said that a stratified survey and online survey (Council website) was in progress and that the planned completion date of the survey was being extended for another 3 weeks. So far there have been more than 400 responses. It was agreed to accept the offer of a presentation of the Velodome proposal to the next meeting of the Forum and the technique of stratified consultation being carried out as a potential method the Forum may also wish to use. Other areas to be considered are Goodrington sea front and the Tor Bay Port Masterplan goods yard proposal behind the station being assessed for flood risk. Cllr Thomas commented that all areas being considered must have their proposals in place otherwise it may put excessive pressure elsewhere. Roger Bristow said that he was unhappy at the delays as, while no plans are in place, developers can have a field day. Tracey

Cabache said that the council was waiting for commercially sensitive information for leisure related proposals which didn't arrive until August and that this was the reason for their delay.

(iv) Paignton Town CP

The results of the 6 week survey had previously been submitted to the Forum (18 July 2013) as had some draft objectives afterwards. It was noted with concern that these had still not been discussed by the CP. Tracey Cabache circulated and read out a letter from Louise Gilson (Chairman), Richard Kaskow (Vice Chairman) and Colin Hurst (Secretary), of the CP withdrawing their involvement in the Neighbourhood Plan process. Members of the Forum present who are also members of the CP Steering Group expressed their dissatisfaction with the letter which had not been agreed by the CP. David Thomas asked if one CP withdraws, will there be a hole in the plan and how the Forum could move forward. DW confirmed that concern had been raised at the CP Steering Group meetings about the lack of inclusion, transparency and democratic decisions. There were no CP proposals put forward to the Forum beyond the survey results and draft objectives already received. It is the Forum that is producing the Plan which includes more than 80 members from this CP area. Even if all 5 CP's were to withdraw from the process, preparation of the Plan would continue as Forum membership came from all parts of the designated area. A member of the Forum said that there are people from this CP Steering Group who want to work with the Forum. Tracey Cabache said that only three people have withdrawn, not the whole CP. Susie Colley suggested forming a project team from people who are willing to work with the Forum. One member asked if there had been a reminder to provide proposals in advance of the meeting so that members could scrutinize them. DW replied that he had sent an email asking for all papers by 12th September for this very purpose. The Forum noted the letter without dissent.

(v) Preston CP

Tracey Cabache and Jane Brooksbank presented for the CP and headline results from the survey were displayed. There were 212 respondents at the Preston picnic on 7th July 2013. The responses were looked at and a small group came up with the proposals. There are over 10,000 residents (many older) in this area and 160 replies to a survey. The results were published in 'Beach Hut' magazine. Residents wanted the beach, sea front and Oldway wood protected. They wanted to improve the sea front with a recreation/sports focus (88%). There are presently 2 toilet blocks and one was large enough for part of the building to be converted to some other use. Only 3% wanted to see other areas restricted for tourism use. It was felt that the garage area of Hollicombe beach could be improved and that the gardens needed to be better used. There was an idea to release some land for a café/hotel. 93% of respondents didn't want the shopping area reduced and wanted more use to be made of Preston gardens. Of the residential area it was felt that there could be more facilities in the top part of the area. Proposals for more housing to be built on Sandringham Gardens received a 92% 'No' vote and 75-80% didn't want more housing in Preston Down Road. However, if unavoidable, the Preston Down Road site was preferable. Susie Colley said that perhaps it should be stated that Ocombe should be safeguarded from development. Melvyn Newberry said that over 450 had recently joined Torbay Country Club for the protection, conservation and restoration of Oldway and Fernham.

(vi) Next Step

It was agreed all the results (with Stage 1 and 2) needed to be added to the skeleton draft to form the next draft, together with supporting evidence. It was agreed the editorial sub-group will produce an updated draft for the Forum's approval. David Watts said that the Forum should continue to encourage other organizations to contribute. The Forum was told of one such organization - Action for Art - that has an art strategy for the whole bay. It has identified sites for Art Centres of which the main one will be at Paignton. They have submitted a plan for approval.

3.b. Stage 3 – Housing land requirement and supply

As requested by the Forum, the sub-group, chaired by Roger Bristow had met and looked at the SHMAA and SHLAA in the context of the 'Lockgate' mechanism and Local Plan proposal of 6,000 jobs and 8,800 houses with a major review of need and supply every 5 years. The results were displayed as work in progress and indicated that 3,018 could be identified as likely to receive community support and did not involve the need for further greenfield release. The conclusion overall were:-

- a) Enough land has already been identified that will go well beyond the first 5 year review.
- b) Encourage brown-field sites to be developed first where supported by the community.
- c) Hold the release of green-field sites pending a review of jobs progress and site infrastructure issues.

Roger Bristow added that there should be no further building in Blatchcombe Ward until such time as existing commitments have been completed and any ensuing infrastructure problems addressed. It was also concluded that the results of council's Employment Land Assessment are urgently needed, which Pat Steward confirmed would be available very soon.

AGENDA ITEM 4 – Next Meeting

The next meetings of the Forum will be as shown below and on the website. All meetings to start at 6:30 pm, for target completion by 8:30 pm

Forum	6:30pm Thu 24 October 2013	Gerston Chapel Hall (Gerston Place entrance)
Forum	6:30pm Thu 21 November 2013	Gerston Chapel Hall (Gerston Place entrance)
Forum	6:30pm Thu 19 December 2013	Gerston Chapel Hall (Gerston Place entrance)

The Meeting closed at 8.33pm