

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 21st November 2013

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Christine Austin, Tracey Cabache, Eileen Donovan, Cllr Ian Doggett, John Gibson, Mike Gotham, Louise Gilson, Eddie Harris, Paula Hermes, Alan Hill (Minutes), Colin Hurst, Karen Jemmett, Janet Jones, Nigel Jones, Melvyn Newbery, L.A. Norman, Sam Moss, Richard Parish, Cllr Ruth Pentney, David Pickhaver, Martin Rolfe, Ken Rowe, Richard Stevens, Cllr Alan Tyerman, Ann Waite, David Watts (Chairman), David Wotton.

Apologies:

Received from Anne-Marie Curror, Cllr Stephen Brooksbank, Jane Brooksbank, Lorna Gardner, Mike Parkes.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

David Watts welcomed everyone and opened the meeting with a review of the evacuation routes from the hall. Apologies received were as listed above.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM MEETING (24th October 2013) AND MATTERS ARISING

2.a Draft Minutes

The draft minutes of the last meeting were proposed by John Gibson, seconded by Ann Waite, and accepted unanimously.

2.b Forum Resources The budget is on target.

2.c Local Plan Progress - Employment Land

(i) The employment land review is now on the council's web site at:

<http://www.torbay.gov.uk/index/yourservices/planning/strategicplanning/employmentlandreview2013.pdf>

(ii) The study looked at market requirements and projections and was authored by PBA (Peter Brett Associates). 5,300 jobs are planned to be created by 2023 and 14 different sites have been assessed across the Bay for their potential (para 4.2.1) including Yalberton, Claylands, Jackson land (site T843), White Rock, Bookhams (Nortel site), and Victoria Centre. Study Conclusion: Capacity for 5,300 jobs Bay wide. There is enough employment space for development, and it is evenly spread and the spare capacity could produce an allocation for a further housing development of possibly 600 houses in Paignton. But this is difficult to validate against the SHLAA without much closer comparison of the two study reports.

(iii) There followed discussion about the Yalberton and Jackson sites and sewerage issues. When asked to comment on the Victoria Centre, DW confirmed it was not included within the 3,018 additional homes of the Forum's own schedule. He also highlighted the fact that the Nortel site was a policy constrained site and stated that the Forum need to consider site size and draw meaningful comparisons, where appropriate. Sam Moss said he thought that the Claylands site was designated for employment usage. David Pickhaver recalled that the Zoo didn't want the site, but the Torbay Development Agency might very well see it for 'B' (business) use. DW commenting more broadly on the White Rock site said that the land was

already designated as part employment, part leisure and part residential. In the discussion there was general support for a more sustainable pattern of development for the future, but concern that we could not force residents in the vicinity to work in adjacent employment areas, adding that whilst mixed use development was good in theory, it wasn't necessarily ideal in practise. David Pickaver said that the Land Review had looked at 42 hectares of employment land, although current projections suggest we need only 17 hectares. DW agreed that this was a useful assessment in respect of the pattern of employment in area. Colin Hurst felt that the Jackson site is not likely to be made available to developers quickly, while Claylands might be.

(iv) It was agreed that the Sub-Group will review and clarify the situation by comparing the Employment Review sites with the SHLAA report and offer conclusions for Forum decision.

AGENDA ITEM 3 – PROJECT PLAN PROGRESS

3a Stage 3 - Housing sites

(i) The Chairman referred to the letter received from council officers asking the Forum to identify a further 1,300 homes in addition to the 3,018, and to the interim reply. There is still an impasse between the local planning authority and the Planning Inspectorate. The council wants to deposit the local plan now, as do all three Forums. The Planning Inspectorate apparently still wants detailed sites up front for all 8 to 10,000 houses for the full 20 year period which it was noted goes beyond the NPPF requirement.

(ii) The meeting reviewed the lock gate process proposed by the council for the allocation of sites and proposed monitoring review at the end of each 5 year pool period in the lock gate process. It has to be recognised and agreed that the housing demand can decrease as well as increase as shown by the successive ONS projections. Sewer capacity is also still in doubt for Paignton and indeed Torbay. The council is to follow up a trunk sewer dialogue with South West Water. The Forum was reminded that Stage 2 community views were:

91% respondents stated they want priority given to employment led growth, not housing led growth
86% said keep jobs and houses in balance always, and
81% to allocate employment land for jobs only in sustainable locations.

(iii) The emerging Local Plan housing 'aspiration' for Paignton is 4,300 from the most recent information provided by council officers. It was noted that deaths exceed births in Torbay. Housing occupancy rates decrease because there are more single parent families and single person households now. Vacant second homes also reduce the household occupancy averages. Torbay's growth is inward migration driven. There is a clear need to agree a joint monitoring tool to achieve a joint complementary match between the Local Plan and the Neighbourhood Plan.

(ii) Wide ranging discussion followed. It was noted council officers agreed in the letter that the 3,018 community support provided a 10 year strategy which offers an opportunity to carry out two major reviews in that timescale. There was acceptance that a 5 years supply exists. However, DW stressed that PINs want 20 years projection up front and this is where the current impasse exists. The meeting noted the ONS projections stop at the 4000 level and, if we don't see enough jobs generated, we'll see a repeat of the last 10 years house building and a reduction in the number of people in the area with jobs. Sam Moss agreed this would not be sustainable and Nigel Jones asked what the PNF wished to do? DW replied that it's more a case of what Torbay Council is proposing to do. He added that with deaths exceeding births and migration slowing, there would be a lower population occupying the current number of dwellings in future. He also pointed to social and demographic changes that have been occurring, highlighting the rising number of single households through choice which is also driving housing projections. DP said that Torbay Council and the PNF agree on the next 10 years. They also don't want a new round of consultation and can demonstrate a broad area of search. DW said the number of windfalls suggest small allocations do work. For example, Torbay Council could continue schemes geared to the purchase of empty properties or offer assistance with renovation costs and the NPPF supported compulsory purchase as a last resort. Tracy Cabache said incentives were now in place to achieve full occupation. Sam said that there were likely to be second homes unoccupied for long times. He said that in Switzerland, homes must be occupied for 9 months of the year and suggested that local legislation and Council Tax obligations could be tweaked in Torbay to exert compliance. Nigel asked if mobile homes might be included in the Council's future affordable housing strategies? It was noted that mobile homes could be included in a supply figure as well as a number of self-build incentives.

(iii) DW highlighted the point that the Neighbourhood Plan would need to be structured differently if it became necessary for it to precede the Local Plan if the impasse with PINS was not resolved soon. DP strongly advised against going before the Local Plan and cited the example of the Tattenhall Neighbourhood Plan, which was the first to go to Referendum on this basis and was being challenged. He added that the Referendum was due to take place on Friday and would be the first to test the sequence of events.

(iv) Colin Hurst queried the 19 September figures in respect of Station Road, and Tracy Cabache asked for clarification about Preston Down Road. DW confirmed that neither of these sites were in the 3,018 having regard to community views. He reminded the meeting that if the Employment Land Review (item 2c above) has thrown up extra residential space, they will be added to the existing 3,018 sites. So potentially, if the Forum is comfortable with the ELR, we could see agreement to more. In answer to a question from Richard Stevens it was confirmed that the 270 at Bookhams/Nortel were not included in the 3018, Colin wondered how we were going to get any more housing around Victoria Square and asked what would need to be knocked down in order to build new homes there? DW felt it very likely that nothing is going to happen on the site in the first 10 years and added that it was anticipated the Town Centre and Western area would be the subject of a further Master Plan consideration.

(v) David Pickhaver said the council and the forum agree on more than they disagree. It is difficult to word a monitoring policy describing a toggle that can go up as well as down. The council is bringing 150 empty houses per year back into use. The council would only consider a compulsory purchase order as a last resort. DW thought it likely the Sub-Group would find more sites could be added as a result of the Employment Land Review and he would raise the issue of attempting to agree a Monitoring Policy at the Reference Group meeting on 3 December 2013.

(vi) David Wotton proposed that the Forum endorse the letter of reply to Pat Steward written by David Watts as Chairman on the 15th November. Sam Moss seconded, and this was agreed. Nigel Jones said that he was not in disagreement but had not yet read the letter.

3.b Stage 3 - Sports Facilities and Playing Pitch Strategy

(i) The study is using the population growth of 9,000 people over the next 20 years. This presents an inconsistency as over the same period of time the emerging Local Plan is proposing 8-10,000 new houses. If future population projections are not consistent, then all future forecasts of sport and playing facility requirements based on these figures will be completely wrong. It is also important to allocate sufficient open spaces for the population to take exercise. Sam Moss mentioned the demographic figures relating to obesity and said that Paignton's 30% obesity levels were disproportionately high compared to the national average. There was therefore a vital need to tie health and housing policies together. He added that the numbers of people cycling to work in Torbay had recently fallen. Part of the reason for this was that cycle tracks were largely piecemeal and viewed as dangerous. KJ agreed with this view and said that she herself preferred to walk to work rather than cycling due to safety concerns. She also said that the market for 3-wheeled trikes with electric dynamos could change this trend for the better.

(ii) DP said he thought 9,000 relates to the latest available population projections. DW disagreed, saying that this may be the case for 10 years, but not 20 years. DP confirmed that current projections suggested a 9,000 population increase by 2021, i.e. a 10 year period, and agreed to look at this further with the consultants carrying out the study

3.c Stage 3 - Training session 9th November in the Redcliffe Hotel.

(i) The training day was well attended and the volunteers found it very useful, especially, the ability to look at our neighbourhood plan from the aspect of sustainable development, and the keywords that we should be using within the plan. Martin Rolfe in particular said it had been worthwhile. Karen Jemmett and Nigel Jones both felt the case study examples, technical and linguistic guidelines had proved helpful. Nigel asked to be reminded what level of public engagement would happen and KJ asked what form the public consultation would take? DW replied that there would be a 6 week consultation by the Forum followed by a further 6 weeks by the Council. Sam stressed that sustainability was vital to every stage in the process. Nigel said that the planner who was advising their training group was not a local and noted there were two Paigntons – one town (eg. the town centre) and one country (eg. Collaton St Mary). He added that this presented them with something of an interesting conundrum since it was blatantly a mixed study area. DW agreed and said that's why Paignton is such a unique case study. He added that the Neighbourhood Plans produced for Thame and Ludlow both shared features with Paignton and similarities existed with

Upper Eden due to its high elderly population. He stressed that lessons could be learned from these case studies. Nigel reiterated his earlier point that the demographics of the Referendum between the town and the country were very different, which needed to be thought about when the consultation stage is reached to ensure the results are not skewed. Sam said we were getting the ducks in line now – eg. the Local Plan, PINs, the Human Rights Acts, etc. David Wotton also explained how the training day was useful. It shared problems on how to priorities things in the area and how to draft policy wording that can embrace the whole.

(ii) DW confirmed that in the next stage the trainers will come and help by being a critical friend, and looking at community engagement advice.

3.d Stage 3 - Skeleton Draft 2

(i) The next edition of the Skeleton Draft is currently being updated for the Forum meeting on 19 December. It will start to give more shape to the content of document following the structure advised by the Prince’s Foundation. From Stage 1 and 2 we have 4 key objectives and over 100 proposals. Skelton Draft 3 will bring these together and attempt to identify the overall Aim of the Plan in a ‘Keep it simple’ form that had been very successful in the Thame NP. In advance of the meeting, the Forum was asked to think about the following as the overall Aim of the Plan. It was suggested and agreed the draft diagram displayed should go on the web in advance. “Our Policies and Proposals” should support “Our Objectives” which in turn should support “Our Aim”

Our Aim
To make our town and surroundings more attractive to tourists and a superb place to live and work.

(ii) Afterwards, Melvyn Newbury read out the following proposition which the Chairman confirmed covered aspects the Skeleton Draft would relate to, but needed no further decision at the moment:

"That Paignton Neighbourhood and other plans include the provision for the proper protection, conservation, and restoration, of Paignton, Torbay, and Devon Heritage of historical and other interests, and open spaces, trees, vegetation, and natural habitats of living creatures of land and coastal waters for the benefit of the residents and visitors."

(ii) Melvyn was addressing the meeting about Oldway Mansions and Brunel’s association with the area and circulated his printed submission to Forum members. DW agreed that the Brunel buildings were part of the local heritage. Tracy Cabache acknowledged that the Council have a Plan for Oldway in place, but said that literature like that distributed by Melvyn does not fit in with existing provisions. She also raised an objection to the Council’s switchboard number being printed on unsolicited literature of this kind. DW told Melvyn that he must not circulate literature in the name of the Forum or giving the impression it has the support of the Forum without the Forum first seeing and agreeing it.

(iii) Sam Moss asked if there has been any progress on the input from Goodrington CP to the Neighbourhood Plan. Cllr Alan Tyerman replied that their response was still currently constrained because they had no precise details about Clennon Valley’s new sports complex, the most important development in Goodrington over the next 5 years. Tracy said that there was a meeting of the CP scheduled for next Thursday and she would endeavour to send a note of the outcome to DW in due course.

(iii) Colin Hurst said the Town Centre CP held a meeting on 6 November devoted to a presentation and workshop by "Hidden Britain" which had been very useful. It had thrown up a number of interesting ideas from those participating in the brain storming session about how to raise the tourism profile, and asked if the opportunity would arise to discuss these. DW said he believed there should be but that the report and the copy he had received had come with the request not to raise any of its contents yet.

AGENDA ITEM 4 – Next Meeting

The next meetings of the Forum that have been agreed are as shown below to ensure satisfactory progress. All meetings to start at 6:30 pm, for target completion by 8:30 pm.

Forum	Thu 19 December 2013	Gerston Chapel Hall (Gerston Place entrance)
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Forum	Thu 23 January 2014	Gerston Chapel Hall (Gerston Place entrance)
Forum	Thu 27 February 2014	Gerston Chapel Hall (Gerston Place entrance)
Forum	Thu 27 March 2014	Gerston Chapel Hall (Gerston Place entrance)
Forum	Thu 24 April 2014	Gerston Chapel Hall (Gerston Place entrance)

The Meeting closed at 8.15pm