

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 23rd January 2014

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Pam Bristow, Roger Bristow, Jane Brooksbank, Tracey Cabache, Anne-Marie Curror (Minutes), Ian Curror, Cllr Ian Doggett, Eileen Donovan, John Gibson, Louise Gilson, Mike Gotham, Eddie Harris, Alan Hill, Colin Hurst, Karen Jemmett, J. Jones, Nigel Jones, Helen Kummer, Andrew Mackmurd, Aaron McCluskey, Sam Moss, Melvyn Newbury, Ruth Perts, David Pickhaver, Martin Rolfe, Tony Smyth, Richard Stevens, Ann Waite, David Watts (Chairman), David Wotton.

Apologies:

Cllr. Stephen Brooksbank, Cllr Bobbie Davies, Lorna Gardiner, Paula Hermes, Mike Parkes, Leah Whittaker

AGENDA ITEM 1. - APOLOGIES RECEIVED AND WELCOME

David Watts, the Chairman, welcomed everybody to the meeting and thanked Gerston Chapel for hosting the meeting. Apologies were received as listed above.

AGENDA ITEM 2. - MINUTES OF THE LAST FORUM MEETING (19th December 2013) AND MATTERS ARISING

2.a. David Wotton proposed that the Minutes of the Forum and Steering Group Meeting held on 19th December 2013 be agreed as a true record; seconded by John Gibson and were accepted unanimously.

Matters arising :

(i) Referring to paragraph 2.c.(ii) Pitch Playing Strategy:-

The figures mentioned in this report have been revised downwards. The projected population increase to 2021 (2011 projection) is now 7,600 (9,000 mentioned in the study). David Pickhaver has passed these figures on to the consultants, who will now use them in the study.

(ii) Referring to paragraph 3.b Proposal to extend the area of AONB in South Devon:-

Alan Hill has explored this further and with the aid of a visual presentation reported that Natural England has been overwhelmed with applications to extend AONBs. It will take the organisation 8 – 10 years to deal with them all. It is not possible to create small pockets of AONB, so existing designated areas must be extended. Each application must have scientific evidence to support it. We need to understand the criteria for an AONB. NFs need to be well informed to help support proposals. The Designation Strategy was mentioned from Natural England (NE). There are 48 existing areas and 7 National Parks. A few have landscape assessment evidence but most don't. There is also the question of whether there are enough AONBs and whether they are being managed properly, even if status is granted. Organisations are trying to be well informed in order to help support such designations being fit for purpose in the 21st Century. The South Hams Society is an organization interested in such matters and has proposed extending the South Devon AONB into the adjacent Areas of Great Landscape Value (AGLV). Western Paignton also lies within an adjacent AGLV. Helen Kummer reported that most designated areas in South Hams are areas that have been designated because they are visible from a boat, either from a river or the sea and these need to be extended to include other inland vantage points having regard to the importance of such vistas to tourism. Nigel Jones supported this and why anti-development

organizations in North Devon have banded together to form a more powerful force. Natural England has a campaign to support future review of a South Devon National Park.

(iii) NPPF paragraph 109: it was noted is relevant as it states very clearly:-

'The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils;

Will the emerging LP include AGLV's ? The Secretary of State does not seem to like AONBs and there is concern about giving permission for development in them.

(iv) David Pickhaver reported that the designation of 'Areas of Great Landscape Value' in Torbay is no longer being used in the emerging LP. However, the landscape documents that contributed to this will be taken into account in the Local Plan. Each site will be looked at on an individual basis, as the need arises. David Wotton on behalf of the Trade Unions, said that the Endeby assessment should be revisited and that biodiversity and landscape assessment are separate issues. David Watts thanked DW for bringing this matter to our attention and there was agreement the whole issue needs to be discussed further when the content of the draft LP is available in February.

(v) Paragraph 3.a.(i) Housing sites in Torbay are said to divide into brownfield/greenfield sites in a ratio of 60/40 as mentioned before. However there is no sequence that has to be followed in which are to be used first. The NPPF (110 & 111) says that less attractive sites should be allocated first. It was commented that the TV programme 'Countryfile' reported that if a five year supply had been identified, the houses would have to be built or the land lost. David Watts said he disagreed. Planning consents do not work like that.

(vi) Sam Moss commented on paragraph 3.b.(viii). (Skeleton Draft 3) He is not happy with the supplementary consultation input to the Skeleton Draft because Paignton Town did not gather opinions in as traceable a manner and he continued to be concerned about the evidence base. He therefore felt someone could object to the whole plan on this basis. DW replied that there were bound to be objections received on some aspect of the plan and they could be addressed as and when they arose. Tracey Cabache reported that 'Locality' was happy with the methods used to gauge opinion in Paignton Town.

2.b. Forum Resources

The budget is on target.

AGENDA ITEM 3. - TORBAY BUSINESS FORUM

(i) David Watts reported on the Paignton Neighbourhood Plan at the meeting of the Torbay Business Forum (TBF) on 9th January 2014. He made eight points emphasising that the area should be planning for jobs led growth rather than housing led growth, and the importance of monitoring progress. In the last 10 years there have been 5,000 new homes built, a population growth of 1,400 and fewer jobs. This is not an outcome the new plans must allow to be repeated. He reported the TBF agreed with the approach being taken by all three NP's by a show of hands at the end of the presentations.

(ii) DW also attended a TBF sub-group meeting on 14th January 2014 – Planning Town Centres and Inward Investment. He explained the emerging NP in more detail and informed them about the planning process involved to Referendum. He explained that the NP is a statutory document on reaching formal Adoption. The nature of NP's had not been appreciated fully by the TBF and agreed it was important to continue the dialogue.

AGENDA ITEM 4. - LOCAL PLAN TIMETABLE (& OTHER TIMETABLES)

(i) David Pickhaver reported that the LP is having its next consultation between Feb 26th and 4th April 2014. This is the proposed submission version. All comments will go to the Planning Inspectorate and will form the basis of an Autumn Public Inquiry. Both the local Plan and the Neighbourhood Plan are statutory processes but with different steps.

(ii) DW reported on likely appeals by developers in the area that need to be borne in mind by the Forum:-

- a) Tesco, who wish to build at Edginswell, are thought to be appealing. There will be an Inquiry and a decision by the Summer.
- b) The proposed Golf Club development at Churston, is going to Inquiry in mid-March. It needs to be monitored to ensure that incorrect figures are not used as evidence.
- c) Taylor Wimpey are thought to be appealing for their proposed development at Collaton St Mary. There will be an Inquiry and a decision by the Summer. The comment was made that in existing plans there is sufficient housing supply and that building would not be needed in Collaton St Mary before 2032.

AGENDA ITEM 5. - PROPOSED MASTERPLANS

Consultants have been appointed by the Council to devise Masterplans for Collaton St Mary and the Town Centre. These should report in 6 months in the Summer. There was a comment objecting to the huge costs of yet more consultants, when huge cuts are being made in the budget which will affect services to the poor.

AGENDA ITEM 6. - PROJECT PLAN PROGRESS

(a) Stage 3 - Proposal Maps (Skeleton Drafts)

(i) There are to be two maps in the Plan: one for the whole of Paignton and one Inset for the Town Centre. The first was displayed indicating allocated uses for land that incorporated all decisions so far taken by the Forum. The Town Centre Inset draft is the Stage 2 consultation plan. Only the Neighbourhood Plan will have detail of every area compared with the Local Plan. The SHLAA review by the Forum has identified brownfield sites that are supported for inclusion. The areas indicated in the displayed Skeleton Draft included:

- Countryside and urban landscape protection areas identified (Council 19 June 2013)
- Housing sites supported (Forum 19 September 2013)
- Employment areas supported (Forum 19 December 2013)
- Great Parks Masterplan outcome (Council web December 2013)

The countryside and landscape protection areas remain as taken from the Council's map. It will be cross referenced with detailed text.

(ii) It was agreed Collaton St Mary is inside the 'Countryside zone' and is not urban. It will need careful text writing and definition. David Pickhaver pointed out that from the Council's point of view Collaton St Mary is designated as a future growth area and not a country-side zone. It was noted this may require formal objection when the draft LP is available for representations.

(iii) There will also be valued urban landscape areas, designated job and housing growth areas and tourist related land use areas on the map and in text. Sam Moss wanted reassurance that protected Green Space would continue to be protected. Melvin Newbury felt that more people needed to become involved in the Neighbourhood Plan. David Watts reminded everyone that a future meeting will be considering this in detail. DP said that any disagreements would probably be in respect of ten years time (post 2026). Colin Hurst was unhappy about agreeing the map without knowing what the accompanying text was going to say. The meeting recognised that the map is at its first Skeleton Draft whereas the text is now on its third Skeleton Draft. The two can now start to be refined alongside each other.

(iv) As the next step volunteers are needed to check and refine boundaries on the maps and we need to select a style of presentation. It will also need more detail adding when the results of the following are received and considered by the Forum.

- Retail space needs an update (due soon)
- Sports and pitches strategy (in progress)
- Education needs (not yet been informed by the Council)
- The Masterplans (including infrastructure needs)

The Forum agreed the Draft Proposals Maps as Skeleton Draft 1.

(b). Stage 3 – Flood Risk and the Neighbourhood Plan

(i) After a discussion with the Environment Agency on 14th January 2014 David Watts revealed that Paignton is the 31st most 'at risk' area in the country in regard to flooding. The 2010 Act was

passed and includes the ability to prevent the loss of local flood prevention assets and to ensure their maintenance. However there is no formal record of these assets kept in the country. Sam Moss commented that flood prevention needed to be enhanced. David Watts stated that he had been shown examples such as some 'strategic staircases' in the area that would act as a useful conduit in the case of flooding. It is important that they are identified and that we ensure they are not lost through development. DW asked if we should write these down and include them in the NP, or only include a general policy.

(ii) The Environment Agency is coming to talk about flooding in Paignton Town Centre on 5th February 2014, 6.30pm at the Baptist Church, Winner Street.

(iii) DW said that barrier and strategic staircases examples would need to be identified and recorded so that we can ensure they are retained. At present the sea wall needs consideration and the sea wall in the harbour is also an issue. Local knowledge is vital in recording this information. It was suggested the Forum could advertise in the local paper for volunteers and people with local knowledge. He asked all people present to look at the area for these barriers and conduits. It was agreed that how this issue is dealt with will need to be considered in the next update of the Skeleton Draft text.

(c) Goodrington, Roseland & Hookhills CP input

Tracey Cabache reported that Goodrington CP was starting its supplementary consultation on 27th January in eight locations over a period of 7 days. They will report back to the Forum in February.

AGENDA ITEM 7. - Next Meeting

The next meeting of the Forum will be on Thursday 27th February at 6.30pm in Gerston Chapel Hall (Gerston Place entrance). All meetings to start at 6.30pm, for target completion by 8.30pm.

Future meetings:

Forum	Thu 27 February 2014	Gerston Chapel Hall, Torquay Road, Paignton
Forum	Thu 27 March 2014	Gerston Chapel Hall, Torquay Road, Paignton
Forum	Thu 24 April 2014	Gerston Chapel Hall, Torquay Road, Paignton

The Meeting closed at 8.35pm