

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 27th March 2014

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

C. Austin, J. Bonfield, Pam Bristow, Roger Bristow, Susie Colley (TNF), Anne-Marie Curror (Minutes), Ian Curror, Cllr Ian Doggett, Eileen Donovan, Peter Fenwick, Lorna Gardner, Louise Gilson, S. Grant, Eddie Harris, Karen Jemmett, Janet Jones, Nigel Jones, Helen Kummer, Lee Lovejoy, R. Lovejoy, Aaron McCluskey, Sam Moss, Melvyn Newbury, Richard Parish, Cllr Ruth Pentney, David Pickhaver, Cllr Ken Pritchard, Hilary Ray, Martin Rolfe, R.E. Rolfe, Cllr David Thomas, Cllr John Thomas, Jennifer Tyrrell, Cllr Alan Tyerman, Ann Waite, David Watts (Chairman).

Apologies

Jane Brooksbank, Cllr. Stephen Brooksbank, Paula Hermes, Alan Hill, Andrew Mackmurdo, Kirsty Mackmurdo, Mike Parkes, Richard Stevens

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 (27th February 2014) AND MATTERS ARISING

In relation to draft Minute 3b(ii) Sam Moss requested the following correction to this paragraph in the Minutes (corrections underlined):

“Sam Moss said that local residents wanted the importance of preserving Victoria Park recognised and many of them feel strongly. 6,368 signatures were collected across Torbay on a petition, of whom 5,701 were registered Paignton voters, which is 13.25% of the area's population.”

2.a. Melvyn Newbury proposed that the amended Minutes of the Forum and Steering Group Meeting held on 27th February 2014 be agreed as a true record; seconded by Lorna Gardner and were accepted unanimously.

Matters arising:

- Playing Pitch Strategy: Work on this is still in progress and there is no draft report yet available.
- Goodrington CP Input to the Neighbourhood Plan: Cllr Tyerman reported that one further consultation has taken place but there is still one to complete.
- Clennon Valley Exhibition (14th – 15th March): One member reported on this exhibition, saying that it was “underwhelming” and there was not a lot to see. There is understood to be a 30% investment package from Claylands. A concern was raised that including a multiplex cinema on this site could impact badly on the seafront facility.
- Planning Appeal: Churston Golf Course (Bloor Homes) - Appeal started on 25.3.14. The Inspector has been challenged on whether an Environmental Assessment should have taken place. Bloor Homes, in their evidence have said that 22,000 homes are needed in Torbay, which figure will be challenged as not relevant and is for the Local Plan Public Examination to consider. DW is due to speak to ask the Inspector to decide if the NPPF presumption in favour of sustainable development applies as a similar question arises with the Taylor Wimpey Appeal regarding Habitat Assessment and NPPF119.

(v) Collaton St Mary (Taylor Wimpey Appeal): An Environmental Assessment/presumption in favour is also an issue in this appeal, as outlined in the last month's Minutes. The Forum and Blatchcombe ward has been notified of the appeal. DW reminded the forum of the refusal reasons that the council put forward, objecting to the development.

- Fails to consider landscape/ village setting/ longterm
- It does not integrate with the existing settlement pattern
- It fails to show it will not harm protected species (bats)
- Insufficient drainage and flood information
- No section 106 agreement for affordable housing and other needs
- Traffic

Plus an 'informative' to the applicants asking them to work with the community via the Local Plan/Neighbourhood Plan and proposed masterplan (see (vi) later below)

All responses to the Planning Inspectorate (PINS) have to be received by 21st April 2014. The Forum had to decide how to proceed. Various options were considered, including appearing under the wing of the Council in their objections. The forum could also just send a repeat of its original written objections (as there are mountains of paper work before the council decision which the Inspectors do not always appear to read before the inquiry opens). It was suggested to use the 'Scotts Meadow' precedent, where one representative of the local community puts forward their views, and local people can also speak. Nigel Jones read an article, advising that representatives have to be there at the start of the hearing to be sure of being given a slot to speak. Cllr David Thomas proposed, and Lorna Gardner seconded, that the Forum use the 'Scotts Meadow' approach and asked David Watts if he could fulfill the role of coordinator/representative. It was carried unanimously. DW said he needed to work with the Collaton St Mary organisations as well, and needed information from everyone. He said he would approach the Planning Inspectorate (PINS) and ask. Cllr David Thomas said he would speak to Blatchcombe CP and consult them.

(vi) Masterplans These are being developed for the Council by consultants. Events associated with this are as follows:

- Collaton St Mary: Tuesday 22nd April - Public drop in session, 9.00am – 9.00pm in Parish Rooms.
- Paignton Town Centre: 23rd April at Paignton Club 9.00am – 9.00pm. A public drop in session
- Stakeholders Day: This event will be held on 24th April from 9.00am–6.00pm in the Paignton Club. It will cover Collaton St Mary in the morning and Paignton Town Centre in the afternoon. DW asked for volunteers for this event. The following volunteered to attend: Alan Hill, Sam Moss, Ann Waite, Karen Jennett, Sally Grant, Louise Gilson, Christine Austin (pm), Melvyn Newbery and DW. The Forum will also meet at 6:30pm and continue the discussion.
- Presentation on draft plans: Mon 28th April at Paignton Club (?) times to be confirmed.

There are leaflets prepared by the consultants to alert local residents. Nigel Jones and Roger Bristow will collect some to distribute and alert the community to the plans. It was noted they include reference to the Local Plan proposal of 800 houses required at Collaton after 2014 that will conflict with community views previously expressed.

There will also be a website consultation of the draft plans (April 28th – 9th May) that will also be made accessible via the Forum website

2.b. Forum Resources The budget is on target.

AGENDA ITEM - 3. NEW LOCAL PLAN

(i) The Forum discussed its draft response to the Local Plan, with ideas submitted by members or discussed previously. All responses have to be submitted by 9 am Monday 7th April. Figures on supported housing capacity with known sites have now been agreed by all 3 Forums:

Torquay NPF	3,864	(Torquay Steering Group 26.3.14)
Paignton NPF	3,453	(Forum Skeleton Plan agreed 23.1.14)
Brixham NPF	791	(Brixham Steering Group agreed 26.3.14)
Total	<u>8,108</u>	(without using Greenfield sites at Collaton St Mary)

(ii) The composite draft response circulated to all Forum members before the meeting differs from the Local Plan on the following main points:

- An objectively assessed need for 3,000 to 4,000 additional homes by 2031 rather than 8,000 to 10,000 in the LP.
- Incorporating the Areas of Great Landscape Value from the current LP. The new LP gives inadequate protection of countryside.
- The ability to revise allocations downwards as well as upwards when reviewing.
- The LP is housing led rather than jobs led.
- There is no option for a more sustainable pace of using the 3,453 identified housing sites in Paignton
- The level of detail and prescription usurps the NP function, contrary to the Localism objective.

(iii) Cllr David Thomas noted that the draft response has been circulated to all Neighbourhood Forums (Torquay and Brixham) by DW. He said that all NPs have to be in general conformity with the LP. Brixham and Torquay NF have decided to agree with the Council on its figures. If the numbers are set too low PINS will state the numbers to be built. He said that without an agreed LP developers will plough in and make applications everywhere. He said that he became a councillor in order to preserve the Bay and fight the original plans of 20,000 houses set by the Regional Strategy. DW replied that all 3 Forums had supported the twin track approach but there was no reason why our NP should not be submitted before the LP if necessary and that it is clear only jobs led growth is acceptable to the community. Nigel Jones said that Paignton was different from the other two areas because of the planned large numbers and pressure on village identity and areas of great landscape value. Cllr John Thomas supported David Thomas and said that the other NF were brave to support the Council. If the LP falls it will be open house for developers. Roger Bristow asked how many new jobs had been created and how many lost. Cllr Ruth Pentney replied that there are 3,900 new jobs but that she had no figures for jobs lost. It was noted this had not needed housing growth on the scale proposed in the LP.

(iv) David Pickhaver made four points in particular to the Forum.

- a) NPPF184 states that the NP has to be in general conformity with LP (when adopted).
- b) The Council had looked hard at growth levels but 8-10,000 new houses was the lowest number possible.
- c) PINS will put pressure for higher numbers (one third of new ones are changed for higher numbers).
- d) The TDA will push for jobs led growth

The comment was made that it is not sustainable to build houses that depend on the new link road to work elsewhere.

(v) Eddie Harris commented that the Forum had become too obsessed with population figures and should be supporting jobs led growth. Young people and those on the waiting list need more houses. He proposed that the Forum accept the figure of 8-10,000. Cllr David Thomas seconded the proposal and the Forum voted by an overwhelming majority to reject the proposal and to submit the response drafted. Sam Moss commented that a schism with the Council was very serious. The Inspector needed to decide the issues of population growth and jobs led growth. DW pointed out that the majority of the country was in a different position with births out numbering deaths and increasing net migration rather than the reverse (as here). The NPPF required this to be taken account of.

(vi) Susie Colley, Chairman of Torquay NF, reported on the previous evening's meeting. They wanted the SHLAA to focus on growth with brownfield sites to be used first. They also wanted to focus on making the area good for young people to come to or return to. The NP also wants monitoring on housing to be in the LP. Paignton shares all of these objectives. Roger Bristow commented that Paignton wanted either a lower figure for housing or a slower pace than the LP. DW added that the LP's allocation of Collaton St Mary as a 'growth area' on the Policies Map leaves it open to developers for early development and was far less helpful than the existing LP. DP said that NPPF paragraph 47 says that you can choose your number of houses. The Government wants to increase the housing supply and the Council has chosen the lowest figure possible. Sam Moss pointed out an error on NPPF

numbers referred to on page 11 of the response referring to Victoria Park (47 rather than 74). It was agreed this would be corrected in the response sent.

(vii) Nigel Jones wanted clarification and definition of the words 'deliverable' and 'infrastructure'. DW said that NPPF47 footnote 11 defines 'deliverable' as meaning available 'now' and be achievable 'within 5 years'. The LP Appendix A Glossary says that 'infrastructure' is defined as physical (eg roads, sewers) or community/social (eg education and health). There is also 'green infrastructure'. DW asked DT to share any correspondence that the Council has had with PINS so that the Forum know their problems.

AGENDA ITEM 4– Next Meeting

The next meeting of the Forum & SG will be on Thursday 24th April 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 & SG	Thu 24 April 2014	Gerston Chapel Hall
Forum & SG	Thu 29 May 2014	Gerston Chapel Hall
Forum & SG	Thu 26 June 2014	Gerston Chapel Hall
Forum & SG	Thu 24 July 2014	Gerston Chapel Hall
Forum & SG	Thu 28 Aug 2014	Gerston Chapel Hall
Forum & SG	Thu 25 Sep 2014	Gerston Chapel Hall

The Meeting closed at 8.27pm