

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 29 May 2014

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Pam Bristow, Anne-Marie Curror (Minutes), Cllr Ian Doggett, Eileen Donovan, Louise Gilson, Pat Goss, Mike Gotham, Eddie Harris, Janet Jones, Nigel Jones, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newbury, Linda Norman, Cllr Ruth Pentney, David Pickhaver, Martin Rolfe, Ken Rowe, Ann Waite, David Watts (Chairman), I. Wharfe, Robert Wharfe, David Wotton..

Apologies

Cllr Jane Barnby, Roger Bristow, Tracey Cabache, Ian Curror, Cllr Bobbie Davies, Lorna Gardner, John Gibson, Paula Hermes, Alan Hill, Mike Parkes, Richard Stevens, Cllr John Thomas

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1a. 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 (24 April 2014) AND MATTERS ARISING

2a. Draft Minutes The draft minutes of the last meeting (24 April 2014) were approved unanimously as correct after being proposed by David Wotton and seconded by Nigel Jones.

2b. Forum Resources The forum resources and budget are on target.

2c. Sports and Playing Pitch Studies A response from the Forum has been sent (see website) that was agreed.

2d. Devonshire Park (Nortel) (i) There will be an exhibition of the proposed plans for this site on 4th July (Energy Centre at White Rock) from 2.00 – 8.00pm. There will be four people available to consult: the Project Communications Manager, the Development Manager, the Architect and the Highways Planner. The content of the exhibition will include:-

- Overall masterplan
- Commercial Zone example layout and uses proposed
- Highway, bus and cycle links
- Artist's impression – residential elevation from Brixham Road
- Artist's impression – retail corner, Brixham Road/ Long Road
- Artist's impression - entrance from Long Road

(ii) David Watts said there would be a presentation on this development at the 26 June Forum meeting. David Pickhaver said that it was planned for construction in about 5–10 years time. It was thought that drainage/sewerage would be useful additional information and Acorn is looking at the issue of sewerage for the Council using a computer model. The retail element will be non-food and large household goods. David Wotton commented that this development did not appear to feature in the Torbay Development Plan jobs list.

2e. Tesco Appeal (Edginswell)

(i) Tesco have withdrawn their store plans for Brixham. The Office of National Statistics (ONS) has published its new 25 year population projection figures on 29 May 2014. These show a continuing decrease in the projected increase in the Torbay population. This is relevant to Tesco's projected spend figures of usage of the store by Paignton residents and to the corresponding impact to the shops in Paignton town centre. John Gibson has offered to keep a watchful eye on this on behalf of the Forum.

(ii) The planned date for the appeal is 14 October 2014 (the deadline for evidence submission by Tesco is understood to be 16 September 2014). Sam Moss asked if the Council will continue with the projected road closure in Brixham if the Tesco store will no longer be built there. DP offered to investigate. DW suggested that the Forum could ask to speak to the Planning Inspector about adding further views from the Forum at the Edginswell Inquiry nearer the time if necessary once Tesco had published their revised Retail Impact Assessment to reflect the changed ONS population situation.

2f. Taylor Wimpey Appeal (P/2013/0572) (Collaton St Mary)

(i) The meeting was reminded that the Council had six reasons for turning this application down:-

1. Fails to consider landscape/ village setting/ long term
2. Fails to integrate with existing settlement pattern
3. Fails to show no harm to protected species (bats)
4. Insufficient drainage and flood information
5. No S106 for affordable housing and other needs
6. Traffic impact (the Council has reviewed this objection for financial reasons)

The new application by TW includes two access points into Totnes Road. The Planning Inspectorate will be hearing this appeal between 30 September and 8 October 2014 (**Please note:** since the meeting, the Planning Inspectorate has announced that the Public Inquiry will be held at the Toorak Hotel, Chestnut Avenue, Torquay, TQ2 5JS, commencing at 10am on Tuesday 30 September 2014) .

(ii) Taylor Wimpey has given the following grounds for appeal:-

- Accords with NPPF
- Torbay Development plan policies are out of date
- 5 year housing supply unsound
- Presumption in favour applies (NPPF 14)
- Drainage can be dealt with by a planning condition (para 34)

(iii) As a habitat assessment has taken place it has been raised that NPPF 14 does not apply and the meeting continues to stand firm with the Council in concluding the proposals submitted are unacceptable. The Natural England map shows that 80% of the site is in the sustenance area and flight path of protected bats. There was a meeting on 20 May 2014 by residents of Collaton St Mary who expressed continued opposition to the appeal on landscape/countryside impact and volunteers had come forward to help with the following:

- Loss of food supply, infrastructure and tourism
- Flooding
- Wildlife
- Traffic and flooding
- Sewerage and SW Water

(iv) Six volunteers from Collaton St Mary have offered to help with the appeal response noting that the dates clash with the Edginswell Appeal and the Local Plan timetable so things will be very busy. It was reported that many residents in CSM rely on septic tanks for sewerage so it was felt useful to have precise figures. Nigel Jones offered to map these properties. The single pipe that serves CSM is believed to be at capacity so new pipes could be needed in the whole system, which could be hugely expensive and not seen as appropriate to deal with by a simple condition. Additionally the landscape impact and the clash with the long term village plan are also issues. It was acknowledged that the Inspectorate would have to see evidence of such a plan.

(v) There were worries about the difficulties of communication around all the residents in CSM expressed. There would need to be more meetings of residents. DW outlined that a timetable of work needed to be done so that the response local residents wished to make at the Inquiry is complete by the Forum date of 25 September 2014.

AGENDA ITEM -3. PROJECT PLAN PROGRESS

3a. Stage 3 – Master Plan Input There are two Master planning areas that were being consulted on by Stride Treglown (ST) for the Council as initially considered by the Forum on 24 April 2014.

Collaton St Mary

(i) Maps were displayed showing the consultant's first thoughts on areas for proposed development in Collaton area. Many expressed disagreement with the areas shown for housing beyond the initial area and it wasn't clear how these maps had been developed. Comments can be made on the proposals but the deadline for these is 2 June. At the May meeting in CSM only 2 out of 65 attendees had responded through the on-line survey. All were urged to do this by the deadline. It was pointed out that only one response per computer was seemingly being allowed through, even though several people using the same family computer to respond might have views at the same address. There were also concerns expressed about people who did not have a computer. DP said that he would receive and pass on any written views to the consultants.

(ii) DW commented that we should all express our views now. It was recalled that at the last Forum meeting the consultants had recognised the problem that CSM should not be serving the needs of Torbay but its own needs. Nigel Jones wanted the Council to produce an infrastructure delivery plan in conjunction with the Local Plan. DP said there was an Infrastructure Delivery Study in 2012. DW concluded that from community views and new ONS population projections there was merit in exploring detailed plans to expand the village centre more modestly and should be drawn up for reference in the Neighbourhood Plan. It was agreed that the sustainability should be checked out of the initial thought that 100 homes could be planned for and not the 800 homes proposed in the Local Plan.

(iii) ST's plan assumes that the mobile homes and lodges in CSM are wiped out. The comment was made that this did not take account of people's views when drawing up these masterplans. DW thought that the Forum should respond with detailed ideas of the area, pace and sequence of the development of the village centre; there was scarcely room for 100 houses in the centre, let alone 800. The meeting agreed three locations caused particular concern that should be made known by DW to Stride Treglown immediately and their address should be made available to Forum members on the web.

Town Centre

(vi) Initial ideas for the town centre are already in the draft Neighbourhood Plan. The idea which caused controversy was Stride Treglown's suggestion to build some houses in a corner of Victoria Park. This roused strong objections. DW reported that there are 450 members of the Friends of Victoria Park (FoVP). At their meeting on 6 May 2014 the Chairman of FoVP had confirmed by email that the proposal did not come from them and it remained their purpose to keep the whole of the Park and wetlands as a Park. Sam Moss reminded the Forum that 6,500 local residents had signed a petition on the same subject. SM asked where the plan had come from. The idea is not in the Neighbourhood Plan and the NP takes precedence over other plans in the detail. DW said he would send a letter/email to ST (with a copy to the Council) expressing the strong objections of the Forum. In other areas of the Masterplan the Forum is in general agreement.

3b. Stage 3 - Draft Neighbourhood Plan and Local Plan

(i) DW reminded the Forum of the background of the circulated letter exchange with Pat Steward on the 24 April 2014, 25 April 2014 and 8 May 2014. The draft letter of reply on the 4 questions was attached to the agenda and agreement by the Forum to send it was required. DW also referred to independent advice he had obtained for the Forum from the RTPi Planning Aid/URS service on the population estimates who had produced a graph that shows the continuing trend is downward. The new population estimates continue this trend. It seemed that the Forum's caution in the amount of population growth/new housing required was reasonable. The advice also suggested Mediation between the Council and the Forum on this issue could be useful (using RTPi or PAS). The advice also felt that the economic growth in the Local Plan was over optimistic. DW reminded the Forum that in the last 10 years 5,000 new

houses have been built, with a population increase of only 1,200 and during this period there has been a reduction in local jobs. DP agreed that the idea of Mediation had been overtaken by the effort being made to get the Local Plan to Examination as soon as possible.

(ii) In the Local Plan's Sustainability Appraisal for 3-6000 houses, which looked at the economy, the social effects and the environment there is an aim for 30% affordable housing. This issue was discussed. David Wotton said that there was not enough money in workers' pockets for affordable housing either, which is why job led growth was the critical link. Helen Kummer said that the Government definition of affordable housing was 80% of the market cost. Ruth Pentney felt that Social landlords and associations should run the affordable housing. David Pickhaver wanted evidence from anybody on how many people wanted to self-build. There is a self-build association in the area.

(iii) In answer to a question from NJ, DW confirmed that Pat Steward had said that a Sustainability Appraisal could not be done on the Forum's proposed 3-4,000 houses and 3-6000 houses as the latter was not supported. Sam Moss commented that it was now clear Torbay Council has planned for housing led growth and is hostile to the Neighbourhood Plan and it would be better if the Forum produced the Local Plan by joining up the 3 NP's. DW said that he had proposed this already as an alternative and innovative approach in an area committed to 100% NP coverage. DP pointed out that it is the Council's statutory duty to produce the Local Plan and that it needed a strategic overview that the Council could give. Sam M felt that the Masterplan work by Torbay Council was not adding value to the Neighbourhood Plan and asked if the Master Plans were adding value to the LP or are the consultants so far understandably only airing their own ideas at this stage. Sam M proposed that the Council should be asked formally to adopt our NP as the LP. DP reiterated there was concern that the Inspectorate could turn down the Local Plan if it wasn't sound. DW pointed out that our figures of projected housing in the 3 NP's combined (8,100) are not in conflict with the Council's estimates (8-10,000).

(iv) Nigel Jones proposed an addition to DW's draft letter. He said it should express the Forum's concerns about infrastructure and not just be a debate about housing numbers. DW agreed that the best place for this would be in paragraph 14 of the letter and proposed the insert that was agreed unanimously: *'There is also the unresolved issue of infrastructure and drainage especially'*.

(v) DP confirmed the Inspectorate will decide before the public examination if the Local Plan is sufficiently sound to be examined further. It can only endorse modifications and suggestions made by the Council in response to consultation, and not by any other party. DW commented that paragraph 16 of his letter urges the Council to take on board our modifications. A Forum member commented that the Council is voted on by members of the public and they should take our views into account.

(vi) The letter, as amended, was approved unanimously and it was proposed to send it the following day (30 May 2014). The Forum concluded that it should be sent to all members of the Council as well as Pat Steward. David Wotton said that it should go to all Council members, but that every effort should be made to avoid matters becoming personal. Cllr Ruth Pentney commented that there were 14 Paignton Forum members of the Council and that only two were present at the Forum meeting.

AGENDA ITEM - 4. NEXT MEETING

4a. The next meeting of the Forum will be on Thursday 26 June at 6.30pm in Gerston Chapel Hall (Gerston Place entrance). All meetings to start at 6.30pm, for target completion by 8.30pm.

4b. Future meetings:

Forum & Steering Group	Thu 26 June 2014	Gerston Chapel Hall, Torquay Rd, Paignton
Forum & Steering Group	Thu 24 July 2014	Gerston Chapel Hall, Torquay Rd, Paignton
Forum & Steering Group	Thu 28 Aug 2014	Gerston Chapel Hall, Torquay Rd, Paignton
Forum & Steering Group	Thu 25 Sep 2014	Gerston Chapel Hall, Torquay Rd, Paignton

The Meeting closed at 9.04 pm