

PAIGNTON NEIGHBOURHOOD FORUM

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



DRAFT MINUTES OF A FORUM & STEERING GROUP MEETING

held in the Gerston Chapel Hall, Torquay Road, Paignton
at 6.30pm Thursday 26 June 2014

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Pam Bristow, Roger Bristow, Anne-Marie Curror, Eileen Donovan, J. Heath, Karen Jemmett, Nigel Jones, R.L. Lovejoy, Aaron McCluskey, Sam Moss, Mike Parkes (Minutes), David Pickhaver, L.B. Railsford, Martin Rolfe, R. Rolfe, Ken Rowe, Richard Stevens, Anne Waite, David Watts (Chairman), David Wotton.

Apologies:

Cllr Jane Barnby, Cllr Stephen Brooksbank, Ian Curror, Cllr Bobbie Davies, Cllr Ian Doggett, Lorna Gardner, M. Gotham, Eddie Harris, John Gibson, Paula Hermes, Alan Hill, Janet Jones, Richard Parish.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. David Watts, the Chairman, welcomed everyone to the meeting and thanked Gerston Chapel for the use of their hall. Apologies received were as listed above. DW also took the opportunity to thank Anne-Marie for taking the Minutes on the many occasions that MP had been unavailable because of family concerns. Appreciation for A-MC was also shown by all present.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM & STEERING GROUP MEETING (29 May 14) AND MATTERS ARISING

2.a. At this point, and as a slight adjustment to the Agenda, it was agreed that the presentation on Devonshire Park should be brought forward so enabling the presenters to leave early if they so chose. DW introduced James Heath and Lucie Brailsford. Outline points were:

- 'Devonshire Park' covers the area of the old 'Nortel' site.
- Outline planning application is about to be submitted for mixed use development.
- The plan includes 270 new homes, commercial buildings and 'bulky' goods outlets.
- It is hoped that the site will create about 140 jobs.
- It is unlikely that all contaminants in the ground can be removed so some areas will be capped.
- A public exhibition was being organised at the Energy Centre, Long Road on 4 July (2-8pm).
- JH acknowledged that drainage and sewage was an issue.
- Subject to Planning Permission, it is hoped to commence site development by Autumn 2015.
- Members expressed concern regarding the quality of new job opportunities.
- Concern was also expressed regarding TDA statistics for job creation.
- Members stressed that the need for jobs was greater than the need for houses.
- Concerns were expressed regarding another increase in vehicles and lorries using local roads.
- The Forum has supported mixed employment and housing use of this brownfield site.
- More should be made of the high tech jobs opportunity and link to South Devon College.

2.b. Draft Minutes.

(i) With reference to Item 3.b (v) (Local Plan), DP said that PINS can only suggest modifications if invited to do so by the Council, DW asked if this point could be discussed later when the Teignbridge Plan would be looked at (under item 3a below), this was agreed to.

(ii) In answer to a question regarding Item 3.b. (vi) (Letter re '4 Questions'), DW confirmed that the letter as agreed by the Forum had been sent to Council Members and officers but that no reply or confirmation of receipt had been received. DP agreed an acknowledgement had not been sent and was in error.

- (iii) Although Eddie Harris was unable to be present, DW conveyed his observation that a show of hands should be minuted as and when appropriate.
- (iv) The draft minutes of the meeting held on 29 May 14 were then agreed a true record. Proposed by Nigel Jones; seconded by Ann Waite and approved unanimously.

2.c. Forum Resources – these remained on budget and target.

2.d. Taylor Wimpey Appeal – there would be a second meeting of the volunteers at The Parkers Arms, CStM on Mon 7 July at 7.30pm.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

3.a. (i) Latest ONS Population Projections for Torbay. The latest ONS statistics released on 29 May 2014 were examined in more detail and show, a continuing reduction in the population growth of Torbay. The projections serve to question the accuracy of the number of homes supposedly required in Torbay under the Local Plan. The Meeting reaffirmed that it was a jobs led recovery as opposed to housing led growth that was needed for Torbay and that simply growing the economy did not increase employment. The meeting felt that the balance in the proposed LP was wrong. NJ reminded members that the Agricultural sector was also a large employer in this part of Devon and that land once given up for development was lost forever. He referred to recent research by Cambridge University that highlighted an even greater demand for farming land over the coming years: <http://www.cisl.cam.ac.uk/NatCap>

(ii) (a) Teignbridge Local Plan. As a relevant comparison, attention was drawn to the following dates in the Inspectors Report circulated prior to the Meeting:

- | | |
|--|---------------|
| • Submitted for Examination | 20 Jun 13 |
| • Examination Hearing | 5 – 24 Sep 13 |
| • Modifications & Addendum Consultations | Nov 13 |
| • Inspection Report publication | 9 Apr 14 |

(b) Teignbridge Council had requested that the Inspector make any modifications needed to rectify matters that made the Plan unsound/not legally compliant and thus incapable of being adopted (para 3).

(c) The Report also deals with:

- Modifications needed to make the Local Plan sound & legally compliant (para 3)
- All relate to matters discussed at Examination hearing (para 3)
- It also takes account of the modifications consultation results (para 4).

(d) This was noted by DP who went on to emphasise that there would be no change to the housing requirement numbers as contained in the Torbay Local Plan placed on pre-submission deposit though Torbay Council would be inviting modifications by the Inspector if necessary to make the Plan compliant and sound.

3.b. Draft Neighbourhood Plan and Local Plan.

(i) Timetable. Following discussion on forthcoming key dates, DW agreed to publish a 'To do list' on the website and also requested that it be attached as an annexe to the minutes. The meeting agreed that the Key dates are:

- **Local Plan:** 17 Jul 14 Council Mtg – end of Aug 14 PINS response – Sep/Nov 14 Examination – early 2015 Inspectors Report – pre May 2015 adoption?
- **Neighbourhood Plan:** Jul to Dec 14 pre submission draft and Peer Review – Dec 14 Forum – early 2015 6 week pre-submission consultation period.
- **Master Plans:** Jul 14 drafts? – Aug 14 Drainage report?
- **Taylor Wimpey:** Jul & Aug 14 community prep – 25 Sep 14 Forum consideration – 30 Sep to 8 Oct 14 Inquiry
- **Tesco:** 25 Jul 14 SoCG – 16 Sep 14 Proofs – 14 to 24 Oct 14 Inquiry
- **Churston Golf Course:** 4 Nov 14 Inquiry restarts

(ii) Drafting of Supporting Documents.

(a) It was agreed that there was a requirement under the NPPF to produce a Heritage Assessment to include Yalberton Valley and Primley Park. English Heritage had agreed to meet with the Forum on the content proposed for the NP.

(b) It was also agreed that there was a need to examine the Green Infrastructure Delivery Plan for Torbay and SM offered his help.

(c) PNF attendees had been asked to help to draft parts of the NP. It was suggested that the compliance statement should be exemplary in showing how every NPPF paragraph had been addressed. LL offered to prepare an NPPF analysis. It was recognised that LL is an observer to the meetings, so her help would be in the capacity of a friend.

(d) DW reminded the Meeting of a requirement to examine Sustainability and HRA. Given that there were currently about 100 objectives this suggested that there were between 25 to 30 policies that needed drafting and examining and to that end it would be necessary to reactivate the Editorial sub group and to call for additional volunteers.

AGENDA ITEM – 4. ANY OTHER BUSINESS

4. Ken Rowe briefly explained that the 'Windmill Site' in Paignton was a Grade 2 listed building and should be offered to local people as a community asset before the Council sell it. KR had been approached to find out if Paignton NF would offer support. The meeting agreed in principle to supporting good use of the listed building and KR was asked to provide further details at the next meeting and that it should become an agenda item.

DATE OF THE NEXT MEETING:

The date of the next meeting is Thu 24 July 2014 at 6.30pm in the Gerston Hall, Paignton with other dates agreed as:

- Thu 28 Aug 2014
- Thu 25 Sep 2014
- Thu 23 Oct 2014
- Thu 20 Nov 2014
- Thu 18 Dec 2014
- Thu 15 Jan 2015
- Thu 19 Feb 2015
- Thu 19 Mar 2015
- Thu 16 Apr 2015
- Thu 21 May 2015.

The meeting was closed at 20:45hrs.

ATTACHED:

Annexe - Outline Project Plan – 'To Do List'

Consultation Statement

- Update summary of Stages 1 & 2 (inc PF inputs)
- Summarise Stage 3 to date (inc 5 CP inputs)
- Add supplementary LP / Masterplan / Appeal activity
- Outline proposed method for Stage 3 Pre-submission consultation

Draft Plan

- Convert 100 objectives into NPPF compliant policies & proposals
- Combine Skeleton draft proposals maps so far produced
- Add strategic context summary / info / LP link
- Add Heritage assessment (Paignton - the historic heart of Torbay)

Supporting Evidence

- Update 'Key Facts' about Paignton (especially jobs & homes)
- Summarise / extract other relevant twin track LP evidence
- Update with latest ONS pop & awaited DCLG household projections
- Add info recommended by Planning Aid / URS Advice

Compliance Statement

- Set out as other NP examples (re EU law, NPPF, LP & Consultation)
- Cross reference all NP policies & proposals with NPPF & LP(s)

Sustainability Appraisal / HRA

- Check latest 'rules'
- Revise 3-6,000 homes SA produced for LP (discussed 29 May Forum)