

PAIGNTON NEIGHBOURHOOD FORUM

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



MINUTES OF A FORUM & STEERING GROUP MEETING

held in the Gerston Chapel Hall, Torquay Road, Paignton
at 6.30pm Thursday 23 October 2014

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Pam Bristow, Roger Bristow, Cllr Ian Doggett, Eileen Donovan (Minutes), Lorna Gardner, Mike Gotham, Alan Hill, Karen Jemmett, Janet Jones, Nigel Jones Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newbery, David Pickhaver, Martin Rolfe, Rosemary Rolfe, Richard Stevens, Anne Waite, David Watts (Chairman), David Wotton.

Apologies:

Jane Brooksbank, Cllr Stephen Brooksbank, Tracey Cabache, Anne-Marie Curror, Ian Curror, Cllr Bobbie Davies, John Gibson, Paula Hermes, Aaron McClusky, Mike Parkes, Cllr Ruth Pentney,

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.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM & STEERING GROUP MEETING (25 September 2014) AND MATTERS ARISING

2.a. There were no matters arising. DP corrected the last sentence in brackets of draft Minute 2.d(i) which should read “(In answer to a query from NJ, DP clarified that no further ‘Infrastructure Delivery Plan’ is proposed.)”. Subject to this correction, the draft minutes of the meeting held on 25 September 2014 were agreed a true record. Proposed by Sam Moss, seconded by Pam Bristow and approved unanimously.

2.b. Forum Resources. DW reminded the meeting that the Forum must return to Locality any part of the £7,000 grant from Locality that is not used by 31 December 2014. It was agreed Locality should be asked to agree a variation approval to use the grant on engagement with all households in the Neighbourhood Plan Area as discussed and agreed later in the meeting under Item 3.b below.

2.c. Local Plan. DW listed the participants the Inspector has invited to take part in the Examination Hearing from 18th to 25th November 2014 and the issues the Inspector has listed for discussion. NJ reported that the residents group from Collaton St Mary had also been invited to take part. DW reminded the meeting that any further written information was required to be sent to the Programme Officer by no later than tomorrow (24 October 2014) and displayed a letter on screen that the Forum may wish to send that indicated with an attachment the further population reduction that ONS had made since the Forum views had been submitted, and the conclusions reached in the recent Sewer Capacity Report (Torbay 2032 – An Assessment of future Sewer Capacity). The meeting agreed unanimously to the letter proposed being sent, and that the Chairman will represent the Forum at the Hearing.

2.d. Masterplans. Reference was made to the Notice that had appeared in the Herald newspaper today (23 October) stating that consultation on the proposed Masterplans, including those for the Town Centre and Collaton areas, will commence on Monday 27 October for a period of 4 weeks. After a lengthy discussion and expression of concern about the timing, need, length of consultation period, and rumours circulating about possible content, it was agreed the Forum will consider the response to be made at the next meeting on 20 November 2014 when full information is available.

2.e. Yalberton Development (‘Jackson’ land).

DW reported that the developers have confirmed by email that the application referred to in the Herald newspaper had not yet been validated by the Council and would be willing to attend the next meeting of the Forum to show the proposals. The meeting agreed this would be welcomed as the indication appeared to be that the balance of site allocation to homes and jobs was not as the Employment Land Review and Forum support has so far been agreed. The allocated planning application number is P/2014/0983 and further information at this stage can be found on the developer's dedicated website at:

www.landatyanons.co.uk

AGENDA ITEM – 3. PROJECT PLAN PROGRESS – STAGE 3

Before proceeding to Item 3.a, the meeting considered Item 3.b and 3.c then returned to Item 3a to give the maximum amount of time to the first draft of the policy wording proposed.

3.a. Skeleton Draft 6. (i) This document (previously circulated) was displayed on screen and the Chairman took the meeting through it page by page. The draft contained draft words for the proposed policies following extensive consideration and suggestions by the Editorial Sub Group. DW confirmed that typographical errors and differences of style were not yet resolved in places, and further time was needed to complete the draft for Clennon Valley, Clifton with Maidenway, and Preston. The draft did not contain every suggestion that the Editorial Sub-Group had proposed as in many cases they involved alternative ways of saying the same thing. Thus the guidance on writing planning policies issued by Locality referred to in previous meetings had been taken into account in the construction of the draft now presented.

(ii) Three templates (previously circulated) were presented to assist with the next step of testing the draft in respect of wording construction, contribution towards sustainability and the other requirements for compliance with the 'Basic Conditions' that must be achieved under the legislation that applies to the plan.

(iii) In discussion of the draft, items raised as meriting closer examination in the next draft update included the following, amongst others that it was agreed may arise as the tests are applied:

- a generic justification included in the accompanying documents in due course to assist the Independent Assessment that sets out what each policy group is doing and why it is constructed in the form proposed;
- PNP1 c) is not sufficiently clear in saying the support it is giving to growth of technology and knowledge based jobs via the South Devon College campus;
- PNP1 j) may need to be made clear is the target 'where possible';
- PNP1 l) has potential support from the new Energy Act for a 20% provision;
- PNP1 overall, or elsewhere as appropriate, should include the provision on residential estates for 'white van' parking that has not been included in the proposed Local Plan;
- Annex 1 (Design Guide) to PNP1 could include a standard for provision of grassed area with each dwelling. AH agreed to research this further.
- Annex 1 references to residential construction standards applied also to commercial development.
- PNP4, 9 and 11 appear to include repetition, and or incorrect NPPF references;
- PNP15 should include no basement flats in areas at risk of flood;
- PNP21 should consider the inclusion of allotment provision;
- PNP24 was not showing a b) and c) which DW confirmed was a typographical error that should be corrected immediately to save confusion;

- Paragraph 6.87 needed the important addition of “and” at the end that it was agreed should be added immediately;
- Consider if an area wide policy on flooding needed to be included beyond the references so far made.

David Wotton as the Torbay & District Trades Union Council representative expressed thanks to those who had been involved in the preparation of the Neighbourhood Plan Skeleton Draft document in response to the work of the Editorial Sub Group and it was agreed unanimously by a show of hands that the draft be accepted to enable the tests to be applied.

3.b. Stage 3 Community Consultation With the aid of a display on screen and a mock up prepared, AH and DW proposed that an A5 folded leaflet (A4 folded to give four A5 sides) could be produced for circulation to every property in the NP area using the £7k grant from Locality subject Locality's agreement. The leaflet inside could summarise material from draft work so far agreed. David Wotton asked that where any reference is made to 'jobs' it be stated as being 'permanent jobs'. It was agreed unanimously that the proposed leaflet be decided and implemented by the Executive Committee without the need for further reference to the Forum.

3.c. Strategic Environmental Assessment DW referred to further discussion with council officers and to his meeting with a consultant made available to the Forum via the support from Locality and Planning Aid. The conclusion reached by the chairman in light of the DCLG consultation paper considered at the last Forum meeting that there may be a case for a screening opinion that confirmed no SEA would be necessary for the NP emerging. The assistance offered to the Forum included a 'peer review' of any draft produced. It was agreed to proceed with producing a draft document on this basis as the next step.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 20 Nov 2014 at 6.30pm in the Gerston Hall, Paignton with other dates agreed as:

- 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 20:47 hrs.