

# 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 20 November 2014

[www.paigntonneighbourhoodplan.org.uk](http://www.paigntonneighbourhoodplan.org.uk)

[www.torbay.gov.uk/neighbourhoodplanning](http://www.torbay.gov.uk/neighbourhoodplanning)

### **In Attendance:**

Jim Bonfield, Pam Bristow, Roger Bristow, Eileen Donovan, Lorna Gardner, Eddie Harris, Alan Hill, Karen Jemmett, Nigel Jones, Helen Kummer, Leaf Lovejoy, Aaron McClusky, Carol Mitchell, John Mitchell, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), Cllr. Ruth Pentney, David Pickhaver, Martin Rolfe, Rosemary Rolfe, Ken Rowe, Ann Waite, David Watts (Chairman), David Wotton.

### **Apologies:**

Anne-Marie Curror, Ian Curror, Cllr. Ian Doggett, John Gibson.

### **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 (23 October 2014) AND MATTERS ARISING**

2.a. The Chairman confirmed the point made by Sam Moss that further work on the Skeleton Draft Plan was on-going. There were no matters arising and the draft minutes of the meeting held on 23 October 2014 were agreed a true record. Proposed by Nigel Jones, seconded by David Wotton and approved unanimously.

2.b. Forum Resources. Since the last meeting, 'Locality' had approved the Forum's request for a Grant Variation. Costs for the printing of leaflets and posters would be finalised within the next few days. About 23,000 leaflets would need to be distributed to Forum area households. Business premises in the designated area would also be circulated to encourage the widest possible involvement. (Only people registered to vote in the area would be eligible to participate in the eventual Referendum).

2.c. Yalberton Development. Because of a busy agenda, it had been agreed that the presentation on 'Jackson's Land' at Yalberton be deferred to the next Forum Meeting on 18 December.

### **AGENDA ITEM – 3. PROJECT PLAN PROGRESS – STAGE 3**

3.a. Masterplans. The Forum's response to the recently published Masterplans for Paignton Town Centre and Collaton St Mary was discussed. DW confirmed the Council had recently added the draft Masterplans to the documents submitted to the Inspector conducting the Hearing into the Torbay Local Plan. The draft response letter circulated prior to the meeting had therefore been prepared following discussion and copied to the Inspector in draft as the issues raised were of direct relevance and due to be considered before the Forum meeting. NJ said that many residents living in Collaton still seemed unaware of the Masterplan for Collaton St Mary. DP stated that the Masterplan was legally compliant in the 4 week statutory consultation period published in the local press. The Chairman expressed concerns regarding the legality of the Council attempting to Adopt the Town Centre draft Masterplan as an SPD (Supplementary Planning Document) 'on the back' of the Local Plan that expired in 2011. Members of the Town Centre Community Partnership Steering Group present referred to the CP's intention to display the proposals in Victoria Street from 10am to 4pm on Saturday 22 and 29 November. It was noted the statutory period for comments set by the Council expired at 9am on Monday 24 November. The draft letter of response to the Local Authority was then discussed and the draft approved subject to a change of wording to the opening sentence under the heading 'Content' towards the bottom of page 1 as there was concern that some of the town centre

location names had been included erroneously in the CSM draft which Forum members felt to be sufficiently unacceptable as to not warrant the drafts being considered 'excellent' in presentational terms. By a show of hands with none against (Proposed by AH; seconded by DWn) the meeting agreed to the draft letter subject to it being altered to read as indicated below and also to the letter being copied to the Mayor, all Councillors and the Programme Officer for the Inspector's attention:

*"In terms of overall format and style of presentation, they are generally easy to read and in each case include new information that adds value to the emerging Local Plan and Neighbourhood Plan."*

3.b. Local Plan - A sharing of views on the LP Examination Hearing that convened on 18 November.

3.b. (i) On the Inspector's initial views, Forum members who had attended the Hearing summarised the position to be:

- (1) The LPA's duty to cooperate (e.g. with South Hams and Teignbridge L.A.) had been met.
- (2) Torbay Council is to supply further information to the Inspector on:
  - (b) Churston Covenant decision due on 4 Dec.
  - (c) Duty to cooperate (what action would LPA take if numbers increased?).
  - (d) Additional SA work needed – details to be supplied.
  - (e) Adjustments needed to homes number (SDP3 / CSM-draft Masterplan; 836 v. 460).
  - (f) Major modification needed to cover Development Plan Document (DPD) delivery if NPs fail to be produced.
  - (g) 5 yr supply list update.

3.b. (ii) RB expressed concerns over (c) and (e) above and queried if Torbay LPA had informed South Hams LPA about the proposed numbers in Collaton St Mary as there were implications regarding infrastructure between Paignton and Totnes. DW explained that a Masterplan was an SPD (Supplementary Planning Document) and as such did not have the legal importance of a Neighbourhood Plan which was a full blown Development Plan Document (DPD). SM expressed concerns regarding the cost to the taxpayer of commissioning such Masterplans when communities were already involved in Neighbourhood Planning.

3.b. (iii) The Chairman explained that the Planning Inspector would next contact the L.A. on 19 December 2014 at the latest regarding Objectively Assessed Needs and other issues discussed at the Hearing. Any Modifications would be published over a six week consultation period. The hearing might re-open if any new issues arise but, the Inspector has indicated if one was needed, this would be unlikely to occur before the end of February or early March 2015. DW went on to say that the Programme Officer (PO) had confirmed that the Planning Inspector would consider visiting locations over the next few days if so requested. Members would need to contact the PO directly with such requests and further advised that at this stage, the Inspector was unable to accept any new documentation, although an opportunity might arise if there was to be a review.

3.b. (iv) It was noted again that in the case of Teignbridge LP there was now a Judicial Review shortly to be heard on the grounds that it was considered that PINS and the LPA had erred in law with regard to housing numbers incorporated. There was a general feeling that the Torbay LP might not be approved before the council elections in May 2015.

3.b. (v) Having attended the Planning Examination, NJ observed that he had formed the impression that developers were attempting to 'kill' the LP.

3.c. Torbay Playing Pitches and Sports Facilities Not discussed, as being progressed by John Gibson.

**AGENDA ITEM – 4. DATE OF THE NEXT MEETING**

The date of the next meeting is Thu 18 December 2014 at 6.30pm in the Gerston Hall, Paignton with other dates already agreed as:

- Thu 15 Jan 2015
- Thu 19 Feb 2015
- Thu 19 Mar 2015
- Thu 16 Apr 2015
- Thu 21 May 2015

The meeting closed at 20:45hrs.