

# 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 18 December 2014

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

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

### **In Attendance:**

Pam Bristow, Roger Bristow, Anne-Marie Curror, Ian Curror, Eileen Donovan, Alan Hill, Karen Jemmett, Janet Jones, Nigel Jones, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), Martin Rolfe, Rosemary Rolfe, Richard Stevens, Ann Waite, David Watts (Chairman), David Wotton.

### **Apologies:**

Cllr. Ian Doggett, Lorna Gardner, Sally Grant, Eddie Harris, Paula Hermes, David Pickhaver (illness).

### **AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME**

1. David Watts, the Chairman, welcomed everyone to the meeting and especially the guest presenters. He then 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 (20 NOVEMBER 2014) AND MATTERS ARISING**

2.a. There were no matters arising and the draft minutes of the meeting held on 20 November 2014 were agreed a true record. Proposed by Alan Hill; seconded by Anne Waite and approved unanimously.

2.b. **Forum Resources.** At this point, DW asked if this item could be moved to later in the evening as a courtesy to the visiting presenters who needed to leave after their presentation on Yalberton Development/'Jackson's Land'. There were no objections to this and the Chairman then introduced: Richard Bailey (an urban designer) and Paul Lacey (a transport engineer).

2.c. **Presentation and Forum views on Yalberton Development.** Known locally as 'Jackson's Land', this refers to an area of land situated off Yalberton Road and midway between Sainsbury's and the Yalberton Re-cycling Centre and roughly opposite 'the Quarry'. Richard Bailey explained that, due to family illness, the Lead Presenter, Tim Baker was unable to attend. Together, they represented the Exeter based company, 'Waddeton Park Ltd'. It was explained that the Company had submitted a speculative planning application to establish a principle for development in this area. This application was now listed on the Torbay Planning Website, reference: P/2014/0983 and advertised in the press as a Departure application and that any comments or views need to be submitted to the Council by no later 1 January 2015. The presenters agreed that they were happy to deal with questions as they arose during their presentation. Amongst numerous aspects discussed, the following points were noted in particular:

2.c. i. The land in question is owned by the Exeter based company 'Waddeton Park Ltd' which is a Strategic Land Company, helpfully described as a sort of 'Land Wholesaler'.

2.c.ii. The Planning Application is a departure from the existing Local Plan currently in force and the new local plan presently undergoing PINS examination. The proposed proportion of residential to employment area is a departure from both plans and covers an area greater than the SHLAA. The land borders a Mineral Safeguarding Zone.

2.c.iii. Attention was drawn to displayed diagrams showing potential housing and employment areas. The proposed number of houses at 190 units was greater than 50% of the SHLAA and with a reduced area for employment opportunities. The slide on development also showed primary/secondary circulation routes, combined footpath/cycle routes, a community orchard, a green space and an area for ecological mitigation and biodiversity.

2.c.iv. There was considerable discussion on traffic flow and volumes. Great concern was expressed regarding: a) the potentially very dangerous mix of cars and lorries using the same roads within the proposed development b) the extra traffic that would inevitably be put on to the narrow road and lane network within Yalberton Valley c) the increased congestion at Sainsbury's caused by cars both exiting the supermarket and approaching from Stoke Gabriel and other areas.

2.c.v. It was admitted that measurements relating to traffic flow had been taken from the survey used previously for the White Rock application. It was pointed out that a more up to date traffic assessment was needed as it was considered that the survey was flawed in that it did not compare like months (Traffic survey comparisons were done on Sep 04 and Nov 09).

2.c.vi. Concerns were also expressed regarding the aspect of Habitats Regulation Assessment in that a greater understanding of the cumulative effects of other current developments needed to be taken into account.

2.c.vii. Additionally, there were concerns regarding the adverse effects of development upon nearby country zones and areas of great landscape value.

2.c.viii. It was felt that insufficient attention had been given to both foul and surface water drainage.

2.c.ix. Bringing the presentation to a conclusion, the Chairman thanked the speakers for an informative and thought provoking presentation and they retired from the meeting at this point.

2.c.x. Following further discussion of issues and options it was agreed unanimously by a show of hands that DW should write a letter to Torbay Planning Department before the deadline of 1 January 2015 detailing the matters raised.

### **PROJECT PLAN PROGRESS – STAGE 3**

3.a. Local Plan. An update since EiP:

3.a.i. Modifications agreed to Natural England's Letter were not yet showing on the LA website and concern was expressed that this information was not in the public domain.

3.a.ii. It was thought that the follow up work required by the Inspector, although delayed, had been sent from the Planning Department on 12 December 2014. The further information required included details regarding:

- 1) Churston Covenant.
- 2) Duty to cooperate.
- 3) Additional SA work.
- 4) Adjustments needed to homes.
- 5) Major modifications to cover AA/DPD delivery if NP's fail.
- 6) 5 yr supply list update.

3.a.iii. The awaited Inspector's reply to the Council on Minor & Main Modifications may be delayed by the above.

3.a.iv. The Teignbridge LP challenge on 26-27 Nov 2014 had been unsuccessful and no further details were yet available. This legal challenge could go higher still.

3.b.i. LP Next Steps. With regards to the Local Plan, consideration needs to be given to either waiting for certain information to be published or by obtaining information sooner by a FoI request. There is also a need to prepare for the formal modifications consultation and the possible re-opening of the EiP.

3.b.ii. NP Next Steps. There was approval for the final leaflet as displayed on screen and it was explained that arrangements were being made to deliver the leaflets to the Royal Mail for distribution in early February. Meanwhile, work would continue on the skeleton draft NP and supporting documents with an aim to complete before March when the offer of 'Peer Review' help expires.

3.b.iii. Forum Resources. At this point, the Chairman referred those attending back to the earlier agenda item at 2.b. (Forum Resources). DW confirmed that £7k had to be used by the due date and included in this was £2.5k for the graphic work and leaflet distribution.

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

The date of the next meeting is Thu 15 January 2015 at 6.30pm in the Gerston Hall, Paignton with further dates unanimously agreed as:

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

- Thu 18 Jun 2015
- Thu 16 Jul 2015
- Thu 20 Aug 2015
- Thu 17 Sep 2015
- Thu 15 Oct 2015
- Thu 19 Nov 2015
- Thu 17 Dec 2015

The meeting closed at 2100hrs.