

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 19 February 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Pam Bristow, Roger Bristow, Anne-Marie Curror, Ian Curror, Eileen Donovan, Lorna Gardner, Alan Hill, Karen Jemmett, Janet Jones, Nigel Jones, Helen Kummer, Leaf Lovejoy, Geoff Melbourne, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), David Pickhaver, Ken Rowe, Ann Waite, David Watts (Chairman), David Wotton.

Apologies:

Carole Box, Tracey Cabache, Cllr Ian Doggett, John Gibson, Mike Gotham, Paula Hermes, Cllr Ruth Pentney and John Webb.

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 (19 Jan 15) AND MATTERS ARISING

2.a. DW confirmed that matters relating to Insurance cover (Minute 2.c.iii) were ongoing and that he had received helpful information from both NJ and ED. There were no other matters arising and the draft minutes of the meeting held on 19 Jan 15 were agreed a true record. Proposed by Alan Hill; seconded by Nigel Jones and approved unanimously.

2.b. Leaflets. These had now been delivered to the Royal Mail sorting office in Swindon and distribution had begun in the Paignton Forum area. No negative comments had been received on the leaflet content and design there had already been several positive requests for further information. At this point, and on behalf of the Torbay & South Devon TUC, David Wotton pointed out that a paper had recently been sent to the Chairman of PNF and now wanted to alert those attending to the importance of the emerging Neighbourhood Plan containing plans for the adequate provision of facilities for schools, doctors surgeries, local shops, open spaces and social facilities eg. where children can play safely and residents can meet, such as pubs, social clubs etc, particularly in the areas of proposed increase in house building. The Chairman confirmed this level of detail would be included in Part 7 of the emerging Plan and would also be where suggestions received for new arts facilities should be included.

AGENDA ITEM – 3 PROJECT PLAN PROGRESS – STAGE 3

3.a.i. Local Plan update (since EiP). The Chairman reminded the meeting of the following post hearing (PH) document bundles:

- PH 1 – Further Info from Council to Inspector (20 docs)
- PH 2 – Inspector's Initial Findings (21 paras)
- PH 3 – Emails between Council & Inspector (5 emails)
- PH 4 – Inspector's Further Findings (9 paras)

3.a.ii. Additional Key points for consideration:

- PH 5 – Duty to co-operate text agreed (with adjoining LPAs)
- PH 6 – Further Emails from Council to Inspector (12-29 Jan 15) – from which it is clear that PINS has not yet formed a view e.g. email 14 Jan 2015 (PINS to Council), Keith Holland has asked me to forward the following response to you: "The Inspector would be prepared to review the scope of your modifications material prior to publication."

However it would not be appropriate for him to express any view about the adequacy of the modifications in advance of considering any responses you may receive to the consultation exercise that you are proposing”.

PH 7 – Emails between Council & Inspector (4-9 Feb 15)

PH 8 – Emails between Council & PO (10-16 Feb 15)

3.b. DW provided a breakdown of consultation headings:

- i. **Main Modifications** including:
 - Annex 1 (Policies Map changes)
 - Annex 2 (Housing Tables)
 - ii. **Additional Modifications** including:
 - Annex 1 (Policies Map Changes)
 - iii. **Sustainability Appraisal** comprising:
 - Report Changes
 - Main Mod Sites – Summary
 - Main Mod Sites – Detail
- Habitat Regulations Assessment** comprising:
- Report Changes
 - HRA of Main Mod Sites

3.c. In clarification of Annex 2 (Housing Table) the following numbers were given:

Modifications Annex 2 - housing table (summarised)

NP area:	Deposit LP:	Draft Mods.:
Torquay	3,865	4,250
Paignton	4,585	4,375
Brixham	<u>790</u>	<u>1,320</u>
Totals incl windfall	<u>9,240</u>	<u>9,945</u>

With regard to the figures for Paignton, NJ expressed concerns about Collaton St Mary numbers reflecting those from the Masterplan.

Modifications Trajectory by years (summarised)

5 yr. point	0 – 5yrs:	6 – 10yrs:	11 – 15yrs:	16 – 20yrs:
p.a. (excl NPPF 5%)	450	500	525	525
Total (10,000)	2,250	2,500	2,625	2,625

3.d. Referring to figures circulated prior to the meeting, DW went through an analysis of the Initial Modifications (excluding Torquay and Brixham):

Supportable:	1 Main modification, 139 Additional modifications
Supportable if amended:	0 Main modifications, 30 Additional modifications
Considered not sound & requiring change:	11 Main modifications, 5 Additional modifications.

3.e. Following considerable discussion on the above information the following points were agreed:

- From PH1 it is now apparent that it is not now a jobs growth led plan but a housing one.
- Problems surrounding a severe infrastructure deficit have been overlooked.
- There are a concerning high number of HRA caveats.
- The change in homes numbers are not justified.
- Their delivery is not realistic and are not consistent with the modifications proposal.
- The modifications are therefore unsound without further change and a detailed response is required bearing in mind that DCLG housing projections are due on 26 Feb 15 (anticipated to continue downwards for Torbay).
- NJ raised concerns regarding the Development Plan Document (DPD) and considered that an attempt could be made to use it to override both Neighbourhood and Local Plans. There was general agreement that it was a 'cash led plan' that appeared to be emerging! NJ requested that these concerns be included in the letter of response to the Local Authority.

3.f. DP thought that separate letters should be sent addressing the major and minor modifications. However, DW advised that some were interdependent and that one letter with schedules would be more appropriate. After discussion, it was further suggested that it might be appropriate to submit a joint letter of response with Brixham NF and that this idea should be further explored by the Chairs and deputy Chairs of both Fora. DWn proposed that that this idea be explored further and that the Chair draft a letter of response in time for the next meeting; seconded by ED and by a show of hands supported unanimously

3.g. It was further suggested that the Chair should include in the response observations on the proposed Community Infrastructure Levy (CIL) and the Local Validation List (LVL). AH gave a short presentation on his findings about CIL within the area. It was noted that it was not easy to find out how CIL and Section 106 money had been used by the Local Authority. It was agreed the draft response to the proposed Local Plan Modifications should include

- the tests applied;
- procedural matters and comments on post hearing information;
- conclusions reached and why;
- implications if the proposed Modifications continue unchanged

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 19 March 2015

at 6.30pm in the Gerston Hall, Paignton with further dates already agreed as:

- Thu 16 Apr 2015 (*EiP reopens?*)
- Thu 21 May 2015 (*Elections*)
- Thu 18 Jun 2015 (*Adopted LP?*)
- 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 2030hrs.