

# 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 March 2015

[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, Carole Box, Helen Boyles, Anne-Marie Curror, Cllr Ian Doggett, Eileen Donovan, Pete Fenwick, Karen Jemmett, Helen Kummer, Leaf Lovejoy, Aaron McCluskey, Sam Moss, Melvyn Newbery, Richard Parish, Mike Parkes (Minutes), David Pickhaver, Richard Stevens, Ann Waite, David Watts (Chairman).

### **Apologies:**

Ian Curror, Alan Hill, Janet Jones, Nigel Jones and David Wotton.

### **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 Feb 15) AND MATTERS ARISING**

2. The draft minutes of the meeting held on 19 Feb 15 were agreed a true record. Proposed by Roger Bristow; seconded by Melvyn Newbery and approved unanimously.

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

3.a. Local Plan. At the last meeting held on 19 Feb 15, the Forum requested that a draft letter of response be prepared for Forum discussion and for eventual submission to the LA. This draft letter needed to address matters concerning: both Main and Additional Modifications to the Local Plan, the Community Infrastructure Levy (CIL) and the Local Validation List (LVL). The Chairman had also been requested to discuss these points further with the Chair of Brixham Neighbourhood Forum.

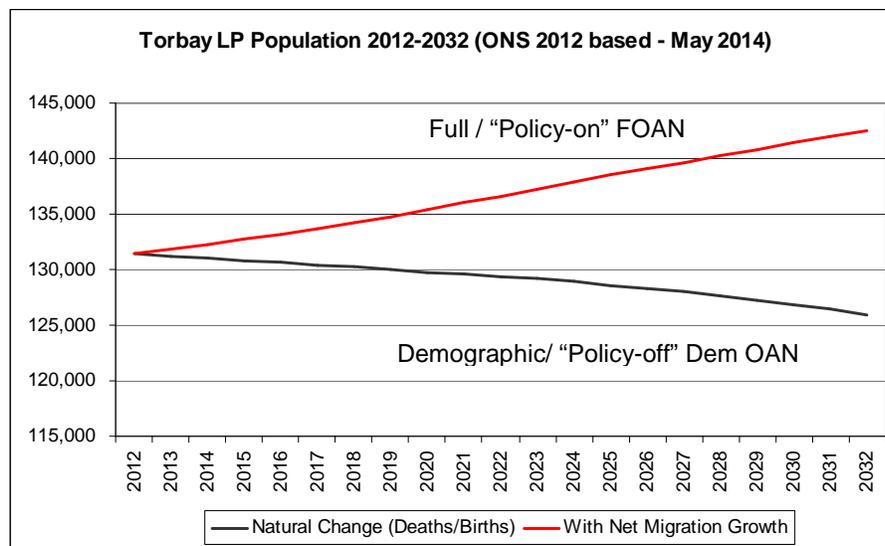
3.b. DW confirmed that not only had he had contact with Brixham NF but that he and a representative from Brixham Forum had met with Natural England. In addition, CPRE had offered their support to the points made in the draft letter in para 3.a. above. DW had also met with the new Chairman of Torquay Neighbourhood Forum and Stoke Gabriel Parish Council. He was expecting both the latter organisations to also confirm their support.

3.c. DW then displayed an on-screen draft of the suggested reply following discussion with other Forum members and reminded those attending that the same draft was also available on the Forum website. Additionally, it had also been circulated for perusal before the meeting together with the evening's agenda and other documents. DW apologised for the length of the draft letter and the two supporting schedules but reminded the meeting of their importance, especially in light of the latest statistics from DCLG published on 27 February 2015 which proved the continued downward population trend for Torbay. It was anticipated that most of the evening's agenda would need to revolve around this draft letter in order to meet the L.A. submission deadline. The Chairman displayed the draft letter page by page and went through the documents in their entirety and some of the main points that arose are listed below:

#### **3.d. Points arising from discussion:**

- 1) The DCLG household projections now confirmed the 'Policy-on'/Full Objectively Assessed Need (FOAN) to 2032 = 11,000 population/ 8,300households/ 5-6,000 net additional jobs.

- 2) Without return to growth from net inward migration arising from job growth, the resident population would be negative growth i.e. Demographic OAN = minus 5,600 in the projected population change to 2032 in the DCLG household projection recently issued.
- 3) The Forum therefore agreed a need for only 8,000 houses as the bottom LP figure but could accept 8,300 subject to the proposed 5 yearly Review periods and ability to include future downward revision if job growth failed to materialise.
- 4) There is no evidence to date that there has been a net increase in jobs.
- 5) Therefore, regardless of environmental considerations, it was considered that PINS has now to challenge the L.A.'s assertion that 10,000 houses will be needed.
- 6) The proposed modifications from the L.A. showed quite a lot of change from information submitted during the EiP last November.
- 7) During the first 5 year period 2012-2017, the LP shows a requirement for 2,200 homes. However, latest statistics show a requirement for 1,900. Therefore, there will have been an over-supply. If PINS supports, the lower number it will save the Council money in having to bring back empty houses into use at the current policy in operation of 150 every year.
- 8) There was an observation that the changing face of economics led to fewer being fully employed e.g. zero contract hours and could well have an effect on true monitoring of future employment.
- 9) The following table displayed on-screen succinctly explained population growth in the latest ONS and DCLG projections with and without growth from net-inward migration:



- 10) It was noted that the L.A. had now stopped using statistics from the Peter Brett Associates Study and appeared to now prefer those from 'Oxford Econometrics'. The combination showed that whether ONS, DCLG or Oxford Econometric figures were used, at the 20 year point the population growth would be 11,000 giving 8,342 households and 5,485 jobs.
- 11) On drainage matters, the letter of objection from SW Water dated 10 Dec 14 was referred to. This is to be found on the L.A. Planning website in relation to proposed development on Jackson's land, Yalberton. It was the L.A.'s planning responsibility to rectify drainage problems and to deal with surplus water in planning decisions as a result of the Supreme Court decision in 2009. There followed general discussion on drainage and sewerage related matters. CB made the point that the Brockenbury Works seized up in July 2014 and that tankers had to be used to transport effluent to Plymouth for two weeks. It was recognised that capacity is not a real issue at Brockenbury but that the output quality of the partially treated water is the aspect to address, and it is of concern that it is in danger of getting worse. As effluent is discharged in to the sea at Brixham, there is a real concern of its effect on the sea and Torbay's beaches.

- 12) There followed discussion on the biodiversity of the area and special reference was made to curlew buntings and bats. This part of the Devon is home to the largest colonies within the UK and both are protected under National and European legislation. A map was displayed of the foraging and flight paths of the protected bats and the point was made that the areas shown were thought to be far more widespread than shown but that Natural England had run out of funding before the survey could be fully completed. It was thought that, procedurally and on grounds of 'natural justice', PINS could have concerns with the way that it had not been possible for the evidence from Natural England to be assessed at the EiP as negotiations had not been completed by the L.A. until afterwards.
- 13) There was discussion on Torbay's 'Landscape Character Assessment' in that it refers to land both at Collaton St Mary and the area south of White Rock as being 'highly sensitive'.
- 14) It was noted that drafting of the two proposed Masterplans had been carried out in order to better inform the Neighbourhood Plans and not the other way round.
- 15) On CIL (introduced in 2010), it was questioned that it was proposed to be used for the funding of the South Devon Link Road which had already been funded as a requirement of the compulsory purchase order.

The debate ended with a unanimous show of hands by Forum members to approve the draft letter and appendices as the Forum's formal response to the 3 consultations together with the minor amendments made at the meeting.

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

The date of the next meeting is Thu 16 April 2015

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

- 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 2030hrs.