

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 21 May 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Pam Bristow, Roger Bristow, Hannah Coetzee, Ian Curror, Anne-Marie Curror, Eileen Donovan, M.J. Gotham, Karen Jemmett, Nigel Jones, Helen Kummer, Leaf Lovejoy, Aaron McCluskey, R. Morrell, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), David Pickhaver, Mark Sangan, Cllr Diane Stublely, Richard Swindley, David Watts (Chairman), David Wotton.

Apologies:

Jim Bonfield, Lorna Gardner, Alan Hill, Janet Jones, Richard Parish, Ann Waite.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. David Watts, the Chairman, welcomed everyone to the meeting, especially Cllr Diane Stublely the newly elected Councillor for Churston and Galmpton. DW thanked Gerston Chapel for the use of their hall. Apologies received were as listed above. The Agenda for the meeting was then displayed on screen and it was pointed out that the date of the next meeting should correctly read the 18 June 2015.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM & STEERING GROUP MEETING (16 Apr 15) AND MATTERS ARISING

2.a. The draft minutes of the meeting held on 16 Apr 15 were agreed a true record. Proposed by David Wotton; seconded by Roger Bristow and approved unanimously.

2.b. Locality Grant:

- On the 1 Apr 15, 'Locality' confirmed that the Forum qualifies for a grant of £8,000, although there is a need to re-apply with more detail of the proposals once the LP outcome is known.
- DCLG has approved £6,000 of technical help on preparing the SA/SEA which will last up until 15 Sep 15. The Chairman reported that such help has already started and that the previous 24 hours had been both productive and very active.

AGENDA ITEM – 3 PROJECT PLAN PROGRESS – STAGE 3

3.a. Local Plan Main Modifications:

i. All Responses were now on the Council website and this includes the Council's response to the Inspector. DP confirmed that the L.A. responses had been emailed although hard copies were available. Details had been circulated previously with the Forum Agenda and also placed on the PNF website.

ii. DW highlighted some of the points made in the Council's response: the L.A. would 'stick' with higher figure for Full Objectively Assessed Needs (FOAN) if economic growth is achieved (TCMOD13) but for early approval of the LP they would be willing to drop development of land south of White Rock because of HRA problems, thus giving an overall figure 9,430 houses (not 10,000). This number did not accord with the DCLG household projection of 8,300 nor the three NPF's combined figure of 8,100 (3,450 for Paignton). It was now recognised that future Monitoring may result in a downward estimation of FOAN. RB thought the 'Duty to Cooperate between authorities was weak when e.g. South Hams comment on the Collaton St Mary Master Plan was that development would cause too much traffic but were now objecting to the lowering of houses to 8,300. NJ reminded everyone that economic growth does not equate to jobs.

iii. DP was asked to find out if the report from the PINS Inspector becomes binding on the Local Authority.

iv. There was general agreement that full time quality employment should be achieved in the areas of IT centred industries and the expansion of SDC and other similar 'knowledge' based hubs. Concern was expressed that the new SDLR would become a commuter route for workers travelling to work outside the Bay. From a Torbay Trades Union FOI request, DWn was able to explain that over recent years, the L.A. had been unable to achieve their target for new jobs. The target to 2015 had been 1,900 and only 862 had been achieved. RB added that another concern was just how many jobs had been lost in Torbay. It was agreed that a net increase of quality jobs was vital to the future of the Bay.

v. Other concerns raised regarded the sale of houses to Housing Associations and to out of area L.A.s for housing their more socially disadvantaged families. It was felt that though there was a need for affordable housing for local people, if Torbay Council were selling houses out of area then it was in danger of defeating aspects of its own Local Plan. In summary the position appears to be:

vi. **Local Plan Additional Modifications:**

- Of Paignton Forum's response: 10 had been accepted; it was unclear if a further 5 had been accepted or not and 10 had been rejected (TCMOD14).
- The drainage details on the first submission had been accepted.
- The concerns on the further loss of employment land at the 'Jackson' site had been rejected. DP was asked if he would inform the Chairman on behalf of the Forum when the re-newed Planning Application for this site came in.

vii. **Local Plan outstanding issues:**

- DW thought that a PINS Report to Council was unlikely for September and that it was now difficult to provide any sort of accurate timetable.
- Between 2001 and 2011 over 5,000 homes had been built in Torbay whilst the population had increased by only 1,400.
- On 27 Feb 2015 DCLG confirmed a return to net inward migration only requires 8,300 additional homes and not 8,800 originally thought nor the 9,300 in LP Modifications Response published by Torbay Council in May 2015
- Over providing extra homes does not produce net job growth.

3.b. **Neighbourhood Plan – Skeleton Draft 8:**

i. In answer to the review requested, the following are **Points from 'Planning Aid'** as high level comments received on policies so far drafted:

- need to keep referring to overall vision and objectives more throughout the draft.
- some need additional supporting evidence.
- some contain non Land Use (LU) matters and require separation in the draft.
- updated Planning Aid Guidance documents are now available to assist further.
- there is an opportunity for further help to September. There was a requirement for a timetable and it was agreed that the Executive Committee could do this on behalf of the Forum.

ii. NJ asked what had happened to the Reference Group Meetings. DW explained that representatives drawn from the three Neighbourhood Forums used to meet with Councillors and Officers but that the L.A. needed to re-engage in such meetings. There was a strong feeling such meetings should be resurrected and DP agreed to take back the view as a formal request.

iii. **Yalberton Copse.**

a). As several members had raised concerns regarding the recent felling of trees in Long Road, the Chairman had agreed to include it in the Agenda as it was an example of how quickly landscape amenity and wildlife habitat can be destroyed even in an acknowledged area that needed protection. With the aid of on screen photographs, MP gave a short situation report on what had happened and emphasised two key points:

- The site is shown in the emerging Local Plan as a Local Wildlife Site.
- On 15 May 15 the Council placed a temporary Tree Preservation Order on the remaining trees.

b). It was agreed that the Chairman should write a letter on behalf of the Forum in support of making the Tree Preservation order a permanent one.

3.c. Sustainability Appraisal Scoping Report (Draft 2)

- i. The Chairman displayed on screen documents that had also been circulated prior to the meeting of the covering letter and amended report. It was noted that 'Planning Aid' are happy with what has been produced so far. The Council prefers the LP SAF (Sustainability Appraisal Framework) but accept that it is for the Forum to decide its own SAF. The 'Locality' consultant is currently offering advice to ensure that it meets European objectives and 'Basic Conditions' test.
- ii. There was discussion on how to identify significant effects e.g. listed as: 'Significant/Moderate/No Effect/Neutral Effect/Moderate/Significant Negative Effects. It was agreed that Table 6.2 Part 2 could be left out of the Draft.
- iii. It was agreed to delay submitting the Report to the statutory consultees. DW to continue working with the consultant and to circulate the updated document on the PNF website for any further comment and then to submit before the next meeting as evidence will be drawn from documents already approved by the PNF. Proposed David Wotton; seconded by Roger Bristow with no objections.
- iv. All supported and agreed with the draft covering letter.

3.d. Supporting documents.

- i. These comprised: the Proposed NP plus:
 - Basic Conditions Statement
 - Consultation Statement
 - Supporting information
 - Sustainability Appraisal
- ii. There was a need to bring the first drafts together. There was now a need for volunteers to form a sub-group and Planning Aid Guidance would be available. DW asked that volunteers contact him by email.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 18 June 2015 at 6.30pm in the Gerston Hall, Paignton with further dates already agreed as:

- 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 2045hrs.