

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 16 July 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Carole Box, Helen Boyles, Pam Bristow, Roger Bristow, Anne-Marie Curror (Minutes), Ian Curror, Cllr Ian Doggett, Eileen Donovan, Lorna Gardner, John Gibson, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newberry, David Pickhaver, Richard Stevens, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Eddie Harris, Paula Hermes, Alan Hill, Nigel Jones, Mike Parkes

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

David Watts, the Chairman welcomed everybody to the meeting and thanked Gerston Chapel for hosting the meeting. Apologies were received as listed above.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM AND STEERING GROUP MEETING (June 18th 2016) AND MATTERS ARISING

2.a. David Wotton proposed that the Minutes of the Forum and Steering Group Meeting held on 18th June 2015 be agreed as a true record; seconded by Roger Bristow and were accepted unanimously. There were no matters arising.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS- STAGE 3:

3.a. Local Plan – Replacement Modifications

(i) The Council has published proposed Replacement Modifications to the Local Plan for response before 9am on Monday 3rd August 2015. They were published on Monday 22 June 2015 after comments from the Inspector. A further document (PH19) has been published after the proposed Replacement Modifications; this contains an update of SD24 in regard to the Objectively Assessed Need (OAN) on jobs, housing etc.

(ii) Via an on screen display, David Watts thanked Forum volunteers who had helped with producing the response and presented to the Forum, a draft letter of response to the Council with its 9 appendices. These had been circulated to the Forum and placed on the website prior to the meeting. The letter responded to the modifications with a colour coded system –red- areas felt to be unsound, yellow- added text to make it sound and green- sound. Concerns raised in the discussion included:

- Policy SS1 Growth Strategy for a prosperous Torbay - The Forum does not agree with the proposed number of houses at 8,900 or the trajectory. Nor was there found to be consistency with the Modified Housing Tables in Annex 2.
- Net Job Growth - There was no longer mention of a jobs target in Policy SS1 for the first 5 years or base figure overall for monitoring. David Pickhaver responded that the period referred to 2012 – 2017 and that during much of that time job numbers have fallen so that job targets were not included. However during that period many houses have been, and continue to be built with more planned.
- Sam Moss added the reminder that since 2012 there has been no net growth in jobs in Torbay. PH19 from the Council confirms this fact.
- David Wotton stated that the strategy for housing led job growth is not working as confirmed by Freedom of Information (FO1) received.

- The Forum reaffirmed that the trajectory of jobs and housing should be adjustable downwards as well as upwards and this must be recorded as the agreed policy in the Local Plan.
 - It was agreed that the present baseline of job numbers is shown as 59,500 (2012) in the supporting documents to the Local Plan.
- (ii) The meeting considered the detailed draft response underneath the main text of the letter headings and the reasons for the proposed changes to the Modifications. There was concern that the text of the Submitted LP uses a different date period from the charts and has led to significant inconsistency that will hinder effective monitoring. There needs to be agreement between the two. The Forum noted that the period of the LP housing delivery is now intended to be until 31st March 2031.
- (iii) The meeting noted the modified Local Plan is open to consultation until 3rd August 2015 and the Inspector needs the final response from the Council on views submitted by 17th August 2015. The February Modifications were unsound so now is the last opportunity to get it right. The Council wishes to progress with the modified plan rather than start again. It was agreed a copy of the Forum's additional modifications will be sent to the Council and to the Inspector at the same time. The Inspector has previously confirmed that everything that he sees must be available to the public. The Inspector will issue a report to the Council and will be passed on by the Council to the public. David Pickhaver agreed to find out if a copy of the Inspector's report would be made publically available as soon as it is received (following any factual corrections) or if publication would not take place until after the Council had decided what it would do with the Inspector's recommendations. This mattered to ensure timely progress of the Neighbourhood Plan.
- (iv) Discussion in more detail included:
- The clock of the Local Plan has been reset, with the change to the end date. This would mean that the Council's 8,900 new houses to be built should be reduced to the NPPF's FOAN target of 7,900, based on the Government's figures 2012-2031. (Torquay houses – 3,765, Paignton – 3,365 and Brixham – 770.)
 - Inward migration figures and household reductions in size were estimated by the government (85% and 15% respectively)
 - PH19 and SD 24 are not projections but, more accurately, a forecast. This is the 8th consecutive time that the projections have been wrong (too high).
 - Objectively assessed needs it was felt suggests that 60% of new housing should be affordable but the Council allows developers to build with less than 30% affordable housing.
 - 150 houses per year are being brought back into use by the Council because of over supply and these figures should be added to new housing numbers as a source of supply.
- (v) On the draft response letter (15 pages long):-
- It was agreed that minor typographical and grammatical errors would be amended before sending;
 - One modification that the Forum considers to be essential is that the Council needs to state that the housing numbers need now to be jobs led or at least in tandem with jobs.
 - Paragraph 25 and 31 - This dealt with the supposition that the SDLR would increase numbers of jobs in the area. DW, was asked on behalf of the TUC that the sentences are expanded to the effect that 'The reverse may also be true.' as addition to these two paragraphs, which was agreed by the Forum.
 - David Pickhaver questioned the accuracy of the Forum's figures for the Household trajectory level. DW said he would check them with DP but was fairly confident they were correct. It was agreed to notate the submission as rounded up figures where appropriate.
 - The Forum decided to add RAM 129 and 130 (re affordable housing) to those identified as changes that were considered to be RMMs.
- (vi) In respect of the draft Appendices:
- It was noted that The Environment Agency stated recently that Torbay is a 'Critical Drainage Area', another issue which could affect housing numbers, and referred to in the draft covering letter.
 - It was suggested that the map notation in Appendix 8 should be adjusted to show the source of the curl bunting areas alongside the South Hams SAC source.
 - The Forum wished to add to the HRA comments that such assessment (eg at Collaton St Mary) would take longer than 18 months in order to comply with the required survey period.
- (vii) It was agreed unanimously by a show of hands that the draft letter and appendices should be the Forum's response to the Modifications and sent by the Chairman incorporating the changes agreed. DW reminded everybody that any further comments individuals may wish to make directly to the Council should be sent soon.

(viii) At the last meeting Sam Moss had asked for details of Council land that was being sold off. DP replied that he thought he had sent this information in an email. DW referred to an email problem that had arisen and didn't recall having seen it but would search for it. DP said he would resend the email.

2.b.Neighbourhood Plan

- (i) The Forum discussed the **revised proposals for land south of Yalberton Road** and west of Paignton. (Jackson's Land) (P/2014/0923).
- (ii) The previous application had proposed less than the agreed support for 50% employment land and 50% housing. The new application proposes only 25% of land for employment. 192 houses are proposed currently but the details are not clear. New access arrangements have been proposed along the Yalberton Road frontage and there are also some difficulties about possible access through the adjacent Cavanna homes development. The meeting was concerned that there are severe difficulties about access into Yalberton Road. Also that the identified 'Jackson's Land' may be extended into extra greenfield land to resolve habitat mitigation needs. The proposal has received responses raising concern from Natural England and the RSPB. They are concerned over the need to assess impact on the South Hams SAC and that this a curlew nesting site (7 identified nesting pairs in a previous survey). The meeting noted some land in Long Road is being advertised for sale, possibly as mitigation land for displaced natural life in the area but is not thought to be linked to the application. The RSPB is unconvinced of the adaptability of birds to move their breeding area. There are also objections from SW Water who have continued their concerns about drainage.
- (ii) It was proposed that the Forum send a holding objection letter because of the incomplete details. It is also contrary to the Local Plan and therefore these proposals should continue to be put before the LP Inspector as part of the response to the proposed Replacement Main Modifications rather than be considered only by the Council. DP reported that the Council would make a decision on the planning application in September at the earliest. The Forum voted unanimously to send such a holding objection letter.

AGENDA ITEM 4– Next Meeting

The next meeting of the Forum and Steering Group will be on **Thursday 20th August at 6.30pm** in Gerston Chapel Hall (Gerston Place entrance). All meetings to start at 6.30pm, for target completion by 8.30pm.

Future meetings thereafter as already agreed are:

- Thu 17 Sep 2015
- Thu 15 Oct 2015
- Thu 19 Nov 2015
- Thu 17 Dec 2015

The Meeting closed at 8.45pm