

# 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 20 August 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, Ian Curror, Anne-Marie Curror, Eileen Donovan, M.J. Gotham, Alan Hill, Karen Jemmett, Nigel Jones, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), David Pickhaver, Anne Waite, David Watts (Chairman), David Wotton.

### **Apologies:**

Jim Bonfield, Carole Box, Cllr Ian Doggett, Lorna Gardner, John Gibson, Paula Hermes, Janet Jones, Cllr Ruth Pentney.

### **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. It was noted that Cllr Ruth Pentney was in hospital and everyone attending sent her their warmest best wishes. The Chairman referred to a written request he had received from Melvyn Newbery that included the wish for Oldway and Preston generally to be discussed at the meeting. It was agreed this should be considered when Part 7 of the emerging NP is progressed.

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

2. The draft minutes of the meeting held on 16 Jul 15 were agreed a true record. Proposed by Nigel Jones; seconded by Pam Bristow and approved unanimously.

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

#### **3.a. Local Plan Replacement Modifications:**

i. Representations received by the Council had now been published in document sets TCRMOD/10 & /11 which included responses by all 3 Forums and other interested parties. The Council had responded to the representations in documents TCRMOD/12-18 (RMMs, RAMs, SA & HRA). All the documents were now on the Local Authority website and David Pickhaver and his team were complimented on the work involved in order to meet the deadline set by the Inspector. In answer to a question, DP said that factual clarification on projected DCLG housing numbers the Inspector had raised would be added to the LA website on the following day. DW acknowledged that it is not up to an Inspector to conduct research; evidence has to be presented.

ii. DP was unsure of what the next step might be but thought a quick reply was possible from PINS in the form of a short report and to be followed by a more detailed one. He thought that the content would be released fairly quickly.

iii. NJ referred to PH18 and expressed concerns regarding the Council's assumption that their Masterplans could take precedence over the NP, especially for the purpose of drawing down Government funding for extra houses. DW explained that it was up to the Forum to accept the Masterplan as it was only a Supplementary Planning Document and as such the Neighbourhood Plan had legal precedence. This is recognised in the Council's report of 1<sup>st</sup> June 2015.

iv. RB pointed out that the Masterplan document indicated that development could take place on restricted sites. The meeting noted that such decisions were now out of the Council's hands and now rested with PINS. It was again highlighted that current sewerage systems and the transport

infrastructure could not cope with the development as proposed by the Council. MP highlighted a letter to the Council written by South Hams District Council (the 'neighbouring authority'). In it, they expressed their concerns about the effect of over development on the cross border transport infrastructure.

### 3.b. Neighbourhood Plan update:

i. 'Jackson's land'. As previously agreed, a letter of response had been sent regarding land south of Yalberton Rd and being referred to as 'Jackson's land'. LL regarded continued reference to alternative names for the site as being unhelpful and confusing. It was thought that the Development Management Committee would be considering the matter at their September meeting. DP was asked if he'd confirm this.

ii. Updating the Paignton NP schedule of housing sites. This had been adopted by the Forum in Sep and Dec 2013 and before the Local Plan was produced in Feb 14. There was now a need to review the NP schedule in preparation for the LP outcome. Sub group conclusions reached on 19 Sep 13 remained valid which indicated that: a) there is enough land already identified that will go well beyond the first 5 year major review. b) Brownfield sites should be developed first where supported by the community. c) Greenfield sites should be held and released pending review of jobs progress and site infrastructure issues. By visual presentation at the meeting it was noted that the total number of sites identified by the Forum in 2013 (3,365) matched very closely the DCLG household projection to 2031 (3,399). However, there is an overprovision of sites in the first 10 year period and under provision in the latter part of the revised LP period. This aspect needs particular review as soon as possible. In respect of job growth, it was noted the ONS/Nomis figures for 2012 show 59,000 jobs in Torbay. This includes self employed, as well as employees, and had reduced to 58,000 in 2013. As a result of a Fol request, DWn added that there is still currently no evidence of net new jobs growth being achieved although, after 2016, it was still expected by the Council that there should be net FTE jobs growth coming through as a direct consequence of the opening of the South Devon Link Road.

iii. Proposed barn conversion at Yalberton (P/2015/0697). Main points centred on: a) it is shown on the map as a 'ruin', b) it lies within South Hams SAC c) a 6 month TPO has recently been placed on trees nearby d) there is a concurrent sale of adjoining land. There followed discussion on whether it was a building, an enclosure or ruin. The importance of an HRA study was highlighted including need for 'in combination' mitigation effect as a result of continuous development around the larger area. The meeting was in unanimous agreement that the Chairman write a letter of objection to the proposed development.

iv. Royal Mail Post Boxes of historic value. There was discussion on post boxes of historic worth. One is a pillar box erected during the short reign of Edward 7<sup>th</sup> whilst the other is a Victorian wall mounted one. Both are the last known such examples in the whole of Paignton. (Afternote: A third post box was discussed but later investigation showed it to be neither Edwardian nor Victorian and was therefore discounted). It was unanimously agreed that the Chairman should apply to 'Historic England' requesting their preservation as structures of historic importance to Paignton.

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

The date of the next meeting is Thu 17 September 2015

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

- Thu 15 Oct 2015
- Thu 19 Nov 2015
- Thu 17 Dec 2015
- Thu 21 Jan 2016
- Thu 18 Feb 2016
- Thu 17 Mar 2016
- Thu 21 Apr 2016

The meeting closed at 20:40hrs