

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 17 September 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Will Baker, Jim Bonfield, Anne-Marie Curror, Ian Curror, Eileen Donovan, M.J. Gotham, Alan Hill, Nigel Jones, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), David Pickhaver, Anne Waite, David Watts (Chairman), David Wotton.

Apologies:

Cllr Ian Doggett, Lorna Gardner, John Gibson, Paula Hermes, Janet Jones.

OPENING REMARKS

The Chairman, David Watts, announced the recent death of Cllr Ruth Pentney. He said that her regular attendance and support for the work of the Forum had been greatly appreciated; a sentiment echoed by those attending. The Forum then asked for, and observed, a minute's silence in her memory.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. DW then 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 (20 Aug 15) AND MATTERS ARISING

2.a. Neighbourhood Plan update – 'Jackson's Land' (para 3.b.i.) DP confirmed that the earliest date that the Development Management Committee could now consider this application would be October and not September. DW reminded the group to be mindful of this as the meeting could take place before the next Forum meeting.

2.b. DW confirmed that a letter regarding the proposed conversion of a barn at Yalberton (para 3.b.iii) had been sent and also an application made to 'Historic England' regarding the preservation of two postboxes of historic worth (para 3.b.iv.).

2.c. The draft minutes of the meeting held on 20 Aug 15 were then agreed a true record. Proposed by Anne-Marie Curror; seconded by Nigel Jones and approved unanimously.

AGENDA ITEM – 3 PROJECT PLAN PROGRESS – STAGE 3

3.a. Local Plan Replacement Modifications:

i.) In recent exchanges between the Inspector and the Council there were 5 questions contained in 3 emails:

PH/20

- Which DCLG household projection figure is right ? (The Forum summary was provided)

PH/21

- Sites with Planning Permission at 31/3/15 ? (Answer: 5yr supply = 2,544 of 2,637)
- Net homes provided in 2014/15 ? (Answer: 349)
- Net new jobs in 2014/15 ? (Answer: 375 new – no losses given)

PH/22

- NP submission meant to mean by Mar'16 ?

ii.) NJ asked how much longer it would be until a final decision was made by PINS on the submitted Local Plan. DP said that he did not know. DW explained that the Hearing was still legally open.

3.b. Neighbourhood Plan – Monitoring: DW recapped on what needed to be monitored and displayed on-screen graphs for each of the following areas:

i.) Population:

- Actual (from 2001)
- Official Mid Year Estimates (MYE's) from 2012

(Interim conclusion: it appears that ONS are overestimating MYE's again or that in-migrants are retirees (which conflicts with PH/19) or that residents are commuting to work outside Torbay. (which conflicts with the Local Plan policy and National Planning Policy NPPF37). It was agreed that the Chairman should write to the ONS raising a query on MYE estimates.

ii.) Job Growth:

- All jobs (inc self employed)
- Workplace based (employees)

(Interim conclusion: there is evidence of a net Job decline with no evidence of growth that triggers any need for an 'upward' review of housing).

iii.) Housing supply:

- Consents
- Completions

(Interim conclusion: whilst net growth was occurring the 'market signal trend line' is much less than forecast and that there was no evidence of an NPPF 5 yr under supply justifying any increase in provision).

iv.) There followed discussion on growth and included the following points and observations:

- The Rate Support Grant (given by Government to the Council based on population) was about £65 million for Torbay).
- An FOI enquiry had revealed that the opening of the South Devon Link Road was expected to generate 3,091 jobs in Torbay within 15 years. (532 unskilled, 776 skilled manual, 1,142 white collar and 650 managerial & professional).
- Of 51 enquiries from potential inward investors in 2014/15 (plus 15 in the year to date) only three inward investments have been confirmed. These would create in the region of 180-220 new jobs.
- No figures appear to be kept for those Torbay businesses closing down.
- No information seems to be available on full time equivalent (FTE) jobs.
- Difficult to justify a 'jobs led recovery' for the LP when it appears that jobs aren't being created.

3.c. Updating the NP Housing Site Schedule.

i.) There was now a need to both expand the detail and to re-profile by linking to the 2013 SHLAA Appendices that included: A – Settlement Map, B – Sites with permission, C+D - Deliverable Urban sites, E+F – Constrained sites, G – Rejected sites, H – Sites below threshold, I – Council car parks and J – Greenfield sites.

ii.) There was a need to include houses brought back in to the market and numbers to be included in NP figures.

iii.) RB and DW had started work on this and extra volunteers were requested to email DW direct.

3.d. 'Basic Conditions Statement'

i.) DW explained that completion of this 'Compliance Document' was a legal requirement and that the National Planning Practice Guidance (PPG) makes reference to it. LPA assistance was also expected from the Council in the PPG. It was agreed that a 'Locality' template should be used.

ii.) The following format for a first skeleton draft was approved unanimously:

- Part 1: Introduction (Why produced)
- Part 2: Background (Twin track path followed)
- Part 3: Formal Requirements (How each requirement met)
- Appendices of supporting evidence

ii.) NJ suggested that the document needed a strapline and it was agreed that 'Paignton, the historic heart of Torbay' would be appropriate.

3.e. <u>Update on Forum Resources as at Sep 15:</u>	£
Forum Bank Balance	2,242
Frontrunner Balance	15,427
Locality grant balance for graphics	<u>3,789</u>
	<u>21,458</u>

Additionally, there is also:

- Access to Locality grant 2 (when LP outcome known) £8k
- Locality Technical help with SA/SEA (on hold) worth £6k

Known forthcoming costs include:

- Required document preparation
- Pre-submission 6 wk consultation
- Referendum campaign & on-going costs (hall hire)

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 15 October 2015
at 6.30pm in the Gerston Hall, Paignton with further dates already agreed as:

- 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 20:50hrs