

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 15 October 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Adam Billings, Pam Bristow, Roger Bristow, Anne-Marie Curror, Eileen Donovan, John Gibson, Eddie Harris, Alan Hill, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), David Pickhaver, Mike Sangan, David Watts (Chairman), David Wotton.

Apologies:

Carole Box, Ian Curror, Cllr Ian Doggett, Paula Hermes, Anne Waite.

OPENING REMARKS

The Chairman displayed the previously circulated Agenda on-screen and explained that since its preparation, the awaited Report from the Planning Inspectorate had been received prior to the meeting. He had already skimmed it and urged everyone to study it in detail before the next meeting on 19 Nov 15. The Report is now displayed on the Local Authority's website and will next be added to the NF website. As a result, DW suggested that Agenda Item 3. (a) (PINS Report update) be replaced with a short discussion on the report at the end of the meeting. This was agreed unanimously.

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 (17 Sep 15) AND MATTERS ARISING

2.a. Attention was drawn to the fact that Planning Permission had recently been refused on the conversion of the ruined barn at Yalberton (P2015/0697). Additionally, the application to Historic England for the preservation of two postboxes of historic worth were on going. (Minutes dated 17 Sep 15, para 2.b. refers to both items).

2.b. Following discussion on the two postboxes, ED offered to bring the matter to the attention of the Paignton Heritage Society.

2.c. The draft minutes of the meeting held on 17 Sep 15 were then agreed a true record. Proposed by Alan Hill; seconded by David Wotton and approved unanimously.

AGENDA ITEM – 3 PROJECT PLAN PROGRESS – STAGE 3

3.a. Local Plan :

See Opening Remarks above and further reference below.

3.b. Neighbourhood Plan:

(i) The Buckingham Neighbourhood Plan (Aylesbury Vale District) had recently been published. Again, it showed the strong support that Government has for Neighbourhood Plans. (Recommended reading!).

(ii) Office for National Statistics. DW reported that he had been in contact with ONS as previously agreed and they wanted to keep the dialogue going. Observations: they do not accept 'Patient Register' responses. They have concerns relating to 'Double Registration' i.e. those registered with a

doctor but working “temporarily” in another area. There is another ONS Population Projection about to be published.

(iii) South Devon College. The Chairman pointed out the forthcoming ‘Open Event’ to be held at the Energy Centre, South Devon College on 20 October. This was being organised as a drop-in event between 4 to 7p.m. On display would be plans for the expansion of SDC using a Local Development Order especially for the development of a Hi Tech Centre of 5,000 sq.m. and a playing pitch being considered in partnership with Linden Homes at White Rock. Whilst being in general support of College expansion, concerns were expressed about the use of artificial pitch materials and the effect of any flood lighting on neighbouring areas and especially the effect of lighting on the South Hams Special Area of Conservation. It was recognised that information was not yet available on these aspects.

(iv) Compliance and Basic Conditions Statement. Having agreed the need for a skeleton draft document at the last meeting, DW pointed out that its requirements include:

- Legal requirements:
 - All required documents are included
 - Submitted by qualifying body
 - Proposal relates to planning matters
 - States period it is to have effect
 - Policies do not relate to ‘excluded development’
 - No other neighbourhood plan is in place
- Basic Conditions
 - Has regard to national policies and advice of the Secretary of State
 - Has special regard to Listed Buildings
 - Has special regard to Conservation Areas
 - Contributes to achievement of sustainable development
 - In general conformity with strategic policies in the Dev Plan i.e. emerging Local Plan
 - Does not breach EU obligations (e.g. Habitats Regulations)
 - Complies with matters prescribed in Regulations

There was unanimous support for Skeleton Draft 1 circulated prior to the meeting and DP gave agreement on behalf of the Local Authority to the draft so far having regard to PPG067.

(v) Consultation Statement. By referring to a displayed slide, the following draft outline was approved unanimously as circulated prior to the meeting in Skeleton Draft 1:

Part 1: Introduction

Why the Statement has been produced
Statement Structure
What happens next

Part 2: Producing the Draft

Forum origins
Working arrangements adopted
Twin tracking with the LP and adjoining NPs
External help received
Stage 1 - SWOT approach and results
Stage 2 – Key Area proposals validation
Stage 3 – Emerging summary to all households and businesses

Part 3: Pre-submission Consultation Results

Persons and bodies consulted
How consulted
Main issues and concerns raised
How considered and addressed

Appendices

e.g. Appendix 1 Stage 1 SWOT result details
Appendix 2 Stage 2 result details

(vi) Next Steps. There followed discussion on the actual date that Neighbourhood Plans were required to be submitted to the Local Authority. The Forum has a further 2 years within which to submit the NP. It was noted that the LP Inspector's Report indicates the need to submit the housing sites by 31 March 2016 and following the statutory 6 week consultation period. It was agreed this needs to be considered further alongside the changes the Inspector has made in his final Report.

(vii) St. Michael's Community. Eddie Harris was invited to give a short presentation on a proposal for Jubilee Field at the next meeting on 19 Nov 15.

(viii) Oldway Mansion. In answer to a query on the future of Oldway Mansion, David Pickhaver offered if possible to provide an update for the November meeting.

(ix) Strapline. Referring to the front page of the Consultation document at para. 3.b.(v) above, it was pointed out that at the last meeting on 15 October 2015 (para 3.d.ii) it had been minuted that a suitable strapline would be: 'Paignton, the historic heart of Torbay'. However, it was unanimously agreed that this would now be changed to: 'The Historic Heart of Torbay' together with a suggestion that other minor editorial changes be considered to the wording within the logo etc as and when further updates are agreed.

3.c. Deferred Agenda Item 3a – Local Plan Inspector's Report (see 'Opening Remarks' above).

(i) The Report by the Planning Inspector, Keith Holland had been received a few hours before the meeting and the Chairman requested that Paignton Neighbourhood Forum members study it in detail before the next meeting on 19 Nov 15.

(ii) Initial observations from those who had so far been able to read it were:

- The Report sets a specific figure of 8,900 houses for Torbay from 2012/13 to 2029/30
- It was agreed that the monitoring and review of both jobs and housing would be critical
- The concept of annual monitoring and 5 yearly Review has been accepted.
- NPs were expected by 31 March 2016 so that default DPDs would become unnecessary
- If jobs were not forthcoming it is acknowledged there needed to be less houses
- This now becomes the Local Plan with editorial changes required to the housing tables
- The Plan Period will end on 31 March 2030 (i.e. April/March annually)
- The NPPF 5 year housing requirement at 1/4/2015 has been met
- The figure of 130 windfall sites has been accepted
- The job base of 59,000 at 2012 has been accepted

(iii) It was agreed there will be other key points to focus on at the meeting on 19 November 2015

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 19 November 2015
at 6.30pm in the Gerston Hall, Paignton with further dates already agreed as:

- Thu 17 Dec 2015
- Thu 21 Jan 2016
- Thu 18 Feb 2016
- Thu 17 Mar 2016
- Thu 21 Apr 2016

The meeting closed at 2035hrs