

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 19 November 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Adam Billings, Jim Bonfield, Carole Box, Pam Bristow, Roger Bristow, Tracy Brooks, Anne-Marie Curror, Ian Curror, Eileen Donovan, Mike Gotham, Edward Harris, Alan Hill, Karen Jemmett, J. Jones, Nigel Jones, Helen Kummer, Sam Moss, Mike Parkes (Minutes), David Pickhaver, H. Ray, Mark Sangan, Richard Stevens, Ann Waite, David Watts (Chairman), David Wotton.

Apologies:

Lorna Gardner, John Gibson, Paula Hermes, Leaf Lovejoy, Melvyn Newbury,

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. DW 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 (15 October 2015) AND MATTERS ARISING

2.a. Referring to future expansion plans and the Open Event held at South Devon College on 20 Oct 15 (Min 3.b.iii), the Chairman said that **SDC had kindly arranged a special presentation and meeting for Paignton Neighbourhood Forum members. This would be held at the College on 15 December at 6pm** and, with questions and answers, should last for about one hour.

(**Afternote:** the presentation will be held in “The Gallery” in the University Centre and be given by the Vice Principal, Laurence Frewin. There is car parking to the front of this building with extra spaces in front of the Main Building. For those wishing to, there will be an opportunity to tour the College after the presentation).

2.b. With no other matters arising, the draft minutes of the meeting held on 15 Oct 15 were then agreed a true record. Proposed by David Wotton; seconded by Alan Hill and approved unanimously.

AGENDA ITEM – 3 PROJECT PLAN PROGRESS – STAGE 3

3.a. Local Plan :

It was agreed that the meeting would concentrate on reviewing the Inspector’s Report in depth, and key matters noted by the meeting included the following:

3.a.(i) Inspector’s final Report (12 Oct 2015):

(a) The original LP submitted on July 2014 had been found to be ‘not sound’ on two subsequent occasions. The Modified Plan is now materially different in that:

- It is now known what the assessed ‘need’ is based upon i.e. it is the DCLG household projection plus a ‘buffer’ provision.
- It is no longer a housing upward review only as there is now provision for a downward review of housing if net job growth fails.
- It is now linked to progress on net job growth and not solely employment space provision.

(b) Final Modifications include:

- Amended to an 18 year plan period (2012/30).
- Year 1 is 2012/13 and the first 5 years end 2016/17 as per Policy SS12.
- There is a net job growth policy of between 5,000 to 5,500 with an expectation of net job growth from 2016 onwards.
- 8,900 homes - reviewable up or down depending on net job growth.
- Based on 7,550 DCLG household projection to 2030 plus 1,350 'buffer' for economic growth.
- Annual housing trajectory of 400 (2012/17); 460 (2017/22); 510 thereafter.
- Monitored annually and Plan Review 5 yearly in yr 9 (2020/21) and yr 14 (2025/26).
- Confirmed NPPF 5 yr housing supply existed at 1 Apr 2015 (as in PH21).
- The 3 Neighbourhood Forums are expected to submit Plans together with housing sites by 31 March 2016.
- Editorial changes are required to LP housing tables and policy text before Adoption.
- Details of 'editorial changes' have not yet been published (other than those contained in the letter from the Council referred to below of 12 November 2015)

(c) The Inspector had considered 3 main issues:

Issue 1 – is the strategic approach in the Plan reasonable?

Issue 2 – is the level of growth justified?

Issue 3 – is the strategy likely to be effective?

SM expressed concern that PINS had dismissed a 'Jobs-led' strategy. NJ felt strongly that PINS hadn't explored 'need' sufficiently and was left feeling that the more houses the LA could build then the better they could 'balance their books'. DP said that the debate on housing had been had and that it is 8,900 and warned of the danger of not working toward a 5yr planning supply. DW emphasised that caution was needed to overcome 'a predict and provide approach' to housing development as this was not the stated strategy of the LP. RB explained that he had been monitoring housing development and had discovered that the LA had approved the equivalent of 7yrs housing stock in the first 5yrs of the LP! It was felt that there was an urgent need to monitor both the number of empty properties and empty new houses.

In respect of the Inspector's consideration of the 3 Issues above, the meeting noted that conclusions he had reached included the following:

Issue 1: (is the strategic approach in the Plan reasonable?)

Two 'strands' have been considered:

Homes/Jobs balance:

- a 'tandem' jobs / homes strategy – but no net job growth achieved yet.
- much uncertainty - need to monitor carefully.

Reliance on NPs:

- strong government commitment to NP, thus LP acceptable subject to 3 provisos:
- plan delivery in short term 5 yrs – which has been met (by PH21).
- if there is a clear framework for NPs to work within.
- council has committed to undertake Development Plan Document preparation if NPs fail.
- in general, LP strategic approach sound & justified.

Issue 2: (is the level of growth justified?)

- Confusing arithmetic in LP, and need for LA to edit housing tables & policy text in line with Inspectors report (para 30).
- 8,900 based on DCLG 7,550 household projection + 1,350 'buffer' for economic growth.(para 32)
- Agrees with Council DCLG projection: 'errs on side of pessimism'.(para 33)
- FOAN of 11-11,500 justified (para 34)

- No further increase necessary to achieve more affordable housing.(para 35)
- Nor do 'market signals' justify higher provision (para 36).
- 5 yr Review needed – unrealistic to be prescriptive for latter period (para 37).
- Environmental / flood / traffic issues must also be considered (para 38).
- Need prudent approach - initially be conservative and to monitor carefully (para 40).
- Increase or reduce housing depending on job growth success (para 41)
- At present sensible to plan for 8,900 dwellings over plan period (para 41)

Issue 3: (is the strategy likely to be effective?)

- Plan periods confusing – edit as yr 1 is 2012/13 etc as Policy SS12 (para 44).
- 400/460/510 trajectory logical, noted not matched in Part 5 (para 45)
- Short term 5 yr supply requirement has been met, including windfalls (PH21) (para 47).
- Beyond 5 yrs less clear – depends on NP process. (para 48).
- As disagreement exists, Council has committed to a DPDs if necessary (para 49).
- Paignton resistance major concern – March 2016 for NP not considered unreasonable (para 55)
- Lack of 5 yr supply would prejudice meeting public interest (para 56).
- Uncertainty of NP process creates 'effectiveness' question (para 57).
- It is for Forums, working with council, to finally resolve (para 61).
- Uncertain quantum and timing at Collaton St Mary despite Master Planning work (para 63).
- No recommendations are made on matters left for NPs to resolve (para 71).
- Satisfied the minor changes do not impact on 'soundness' (para 72).

3.a.(ii) **Exchange of letters between PNF and LA:**

The Chairman referred to an exchange of letters that had taken place with the Council following publication of the Inspector's final report. Copies of the following were circulated prior to the meeting:.

Letter from Council 22 Oct 2015:

- Importance of maintaining 5 yr supply – expect NPlan by end March 2016
- Inspector provides “very clear targets” for employment space & homes
- LP provides “pool of sites” for allocating that are ‘thoroughly assessed’
- Council needs understanding of work to do and timelines

Interim reply sent by Forum Chairman 3 Nov 2015:

- Will reply to question raised re 31 March 2016 deadline after Forum meeting has considered on 19 Nov 15
- LA needs to resolve “editorial changes” to housing tables and policy text
- Not straight forward and resurrection of Reference Group meetings would ease the way forward

Info letter received 12 Nov 2015:

- Council's interpretation supplied stating the editorial changes that will be made
- No need for, or value of, Reference Group Meetings to discuss LP housing figures

3.a.(iii) **Observations:**

- CB felt that CPRE evidence showed that Devon was not good at monitoring the number of house completions. DP felt that Torbay Authority was effective in the annual monitoring of completions and occupations.
- NJ asked when there might be housing delivery in Collaton St Mary; DP thought it likely after 2023 although developers might try before that date.
- MS expressed concern regarding the slow increase of net new jobs. Whilst acknowledging the efforts of Torbay Development Agency, DW considered that more needed to be done.
- Confirmation was required as to whether the housing target was 8,380 or 8,900; such information was required before the Paignton NP could be completed. Reference was made at the meeting to the arithmetical inconsistencies with the aid of displayed tables.
- The work of RB in monitoring the number of 'Windfall sites' was acknowledged as extremely useful and important. These far exceeded the current 3yr allowance of 390 dwellings and currently stood at 567. Such projected growth (i.e. an extra 1,060 'windfall'

dwellings on sites of 5 or less) over the lifetime of the 18yr Plan would need to be taken in to account when discussing housing site requirements.

- It was also felt that account needed to be also taken of additional 'windfall sites' arising from the future conversion of hotels, shops and offices. SM cautioned that there needed to be adequate monitoring and balance of such developments in order not to spoil the concept of Paignton becoming a 'Garden Town'.
- (At this point, and because of time constraints, Edward Harris offered to withdraw from Agenda Item 3.b. on St Michael's Community Centre to enable more time to be devoted to the subject in hand. He was thanked for this by the meeting and it was agreed to move the item to a future meeting).

At the end of the item discussion, the Chairman called for the Forum's decision on the question of the NP submission date, and read out a suggested letter of reply for the meeting to consider. There was unanimous agreement by a show of hands that every effort would be made to submit the Paignton Neighbourhood Plan by the end of March 2016 or as near as possible to that date and that the Chairman should send the letter to that effect to the LA. The Chairman was also requested to amend the draft to the effect that future reference Group meetings were necessary.

[**Afternote:** a copy of the letter as amended by the meeting was sent to the Council the following day, on 20 November 2015. A copy is attached)

3.b. **Neighbourhood Plan:**

(i) Housing Sites update. With the aid of displayed tables, the Inspector's final report and Council letter of 12 November 2015 (see above), the meeting considered an outline of provision for inclusion in the draft NP. There was related discussion on the stability of the projected figures up to 2030 and the point accepted by the Inspector of being subject to housing need and net job growth actually materialising. Concerns were voiced about new properties being purchased as second homes or being bought up by out of area authorities and accordingly diluting actual 'need'. Referring to the displayed figures, it was unanimously agreed by a show of hands that this should be used as a working draft document for volunteers to take forward and develop for presentation at the next meeting of the Forum.

(ii) Compliance & Basic Conditions Statement. Referring to an on-screen slide and previously circulated document, an update to this Statement was unanimously approved. DW confirmed that the LA had earlier confirmed by email their agreement to the draft.

(iii) SA/SEA/HRA. The meeting agreed that now the outcome of the LP Examination was known, it was appropriate to re-consider how best to progress the SA/SEA/HRA aspects of the NP, with the possibility that a 'screening opinion' route might now be available. It was agreed unanimously that the Chairman will explore this further with the consultant appointed by Locality to assist the Forum.

(iii) Bay Wide Parking Review. The Council is undertaking a comprehensive review of all on-street and off-street parking matters. The views of the Forum on LP aspects have already been made known to the Council through the LP examination process. To go beyond this was considered to be slightly out of the remit of the Forum. It was agreed that this latest Review is brought to the attention of Forum members to refer to the LA website below where they could make any views known before the 18 Dec 15: www.torbay.gov.uk/consultation

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 17 December 2015

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

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

The meeting closed at 2045hrs