

PAIGNTON NEIGHBOURHOOD FORUM

- Blatchcombe
- Clifton with Maidenway
- Goodrington, Roselands & Hookhills
- Paignton Town
- Preston



DRAFT MINUTES OF A Special FORUM & STEERING GROUP MEETING

held at South Devon College, Long Road, Paignton
at 6.00pm Tuesday 15 December 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Carole Box, Pam Bristow, Roger Bristow, Anne-Marie Curror (Minutes), Ian Curror, Eileen Donovan, Laurence Frewin, John Gibson, Karen Jemmett, Leaf Lovejoy, Russ Lovejoy, Stephen Robinson, David Watts (Chairman), Debbie Vagg.

Apologies:

Cllr Ian Doggett, Mike Parkes

AGENDA ITEM – 1 WELCOME

Lawrence Frewin, Vice Principal Corporate Services and Deputy CEO of South Devon College welcomed us to the University building of South Devon College. Apologies received were as listed above. DW thanked LF for the opportunity to have the special meeting as it had not been possible to include the item in the previous Forum meeting due to the time needed to go through the Local Plan Inspector's Report. It was agreed to defer a tour of the College until another time during daylight hours when the building is in use by students so that the full effect of the facilities could be better appreciated.

AGENDA ITEM – 2. PRESENTATION OF SDC'S PLANS FOR DEVELOPMENT

2.a. Present Position

(i) With the aid of a 3D map Lawrence Frewin showed the present boundaries and buildings of SDC (including the Sports Centre).

- In addition to the College's own buildings, SDC leases a building of 5,000 sq metres from Devonshire Park (DP). This lease runs out in 2020/21. The College had planned to expand earlier but the funding opportunity was oversubscribed.
- A Local Development Order (LDO) approach is proposed so that SDC can respond quickly to new funding opportunities that arise.
- There is in addition to the Syntex building (5000 sq metres) a total floorspace of 40,000 sq meters).
- There are currently 900 parking spaces of which 300 are leased from DP.
- There are also sports playing pitches at the top of the hill behind the College. They are not of good quality and do not have any facilities nearby.

2.b. Development Proposal

(i) Another 3D map showed the proposed new buildings. The map included:

- Automotive workshops and other buildings
- Indoor Sports Facilities (and a second planned)
- A land and animal centre (to be relocated from its present site)
- A high tech centre is the next building to be built. There is great demand for these courses and also from employers as this is a growing sector for employment. There is a shortage of skilled workers both inside and outside the Bay.
- A multi-storey car park to hold 220 cars

- Student accommodation for 120 students. Figures show that f/t 3 year degree students have risen from 350 in 2010 to 600 currently and will rise to 850-1000 by 2020.
- A Bus lay-by in Long Road for 4 buses which will be funded by Section106 money. In 2011 1,600 bus passes were bought and in 2015 the number has risen to 1,900. The College tries to discourage car driving and there is also car sharing.

(ii) LF set out reasons for expansion:

- Primary Schools are increasing in size to cater for larger numbers of children.
- By 2018/19 there will be more 16 year olds needing places in the area.
- The FE College is the third largest employer in the Bay after Torbay hospital and the Council.
- Figures show 2,500 part time adult students, 4-5,000 adult Community learning and 1,200 apprentices.
- University students are 80% Foundation one year courses and 20% full degree courses. Most students live locally at home and some are from further afield, with a catchment area between Exeter and Plymouth.

(iii) DW commented that the Torbay area has lost 1,800 jobs. On the 10th December the Local Plan was adopted and in this it hopes to deliver 5,500 net new jobs. Torbay Development Agency has no figures to help clarify this. The Forum strongly supports the role of the College in the strategy for net job growth locally. It was noted the White Rock development consent in outline included reference to student accommodation. LF confirmed the need for 50 in its consultation plans for on site provision but agreed 120 over 20 years was the appropriate amount to include in the Neighbourhood Plan. The SDC development is being applied for under a Local Development Order, which makes planning permission easier to fit with funding opportunity timetables. Funding has been applied for from Local Enterprise Fund (50%), HEFCE, Skills Fund and Local Enterprise Partnership. The result of these applications and decisions about this funding are expected in March 2016. The Forum was also shown 3D plans of the proposed new buildings to be built by LHC architects (as previously). This LDO is live on-line now and the 6 week consultation period started on 30.11.2015.

2.c. Proposed sports pitches on White Rock land (not part of the LDO).

(i) Relocation of the existing SDC playing field facility does not form part of the LDO proposals. It is proposed to build a sports centre as part of the community facilities that Linden Homes will need to provide with their housing development. The proposal is to have:

- Two 3G (3rd Generation) all weather pitches (alongside the one open for public use)
- A building with a gym, two meeting rooms available for communal use and changing facilities.
- Out side would be a car park with 30 car spaces and space for coaches.

(ii) The facilities would be controlled and run by SDC and used by them during College hours. At other times they would be available for hire by the public. They would be progressed through planning by Linden Homes. The land is currently privately owned. This project is not part of the LDO but an entirely separate proposal.

(ii) There were various comments made, including:

- RG questioned if it was not possible to abandon the unsuitable present playing pitches (and perhaps use them as a car park) without replacing them. The 3G proposals were not a replacement as they were part of the Community facilities required by Linden Homes housing development.
- There was concern about impact on wildlife, especially the South Hams SAC – whether it would affect the sustenance and dark corridor zones, used by the Greater Horseshoe Bats, to have flood lit pitches on an area of previous green fields. Linden Homes are looking at this at present to see that the wildlife will not be affected. Planning consent application for this sports development is the responsibility of Linden Homes
- In answer to other questions, LF confirmed that it was not feasible to locate a playing facility on the Devonshire Park site as it is commercial land of higher value.

(iii) DW thanked LF and DV for providing the opportunity to discuss the proposals and confirmed that the Forum will be asked to decide at the Forum meeting on 17th December 2015 the response to be made to the LDO consultation which all agreed is likely to be very positive.

The meeting closed at 7:30pm