

PAIGNTON NEIGHBOURHOOD FORUM

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



MINUTES OF A FORUM & STEERING GROUP MEETING

held in the Gerston Chapel Hall, Torquay Road, Paignton
at 6.30pm Thursday 17 December 2015

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Pam Bristow, Roger Bristow, Anne-Marie Curror (Minutes-first part), Ian Curror, Eileen Donovan (Minutes-second part), Lorna Garner, Mike Gotham, Karen Jemmett, Nigel Jones, Eddie Harris, Alan Hill, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newberry, Richard Parish, John Phillips, David Pickhaver, Steve Shaw, Richard Stevens, Angela Trevelyan, David Watts (Chairman), David Wotton.

Apologies:

Cllr Ian Doggett, Paula Hermes, Janet Jones, Mike Parkes, Ann Waite

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

The Chairman welcomed everybody to the meeting and thanked Gerston Chapel for use of their hall. Apologies were received as listed above.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM AND STEERING GROUP MEETING (November 19th 2015) AND MATTERS ARISING

2.a. Roger Bristow proposed that the Minutes of the Forum and Steering Group Meeting held on 19th November 2015 be agreed as a true record; seconded by Sam Moss and were accepted unanimously.

2.b. Local Plan and Letter to Council 20th November - The Local Plan was adopted on 10th December 2015. A letter to the Council in response to their letter of 12th November, and confirming the Forum's intention to submit the Neighbourhood Plan by 31st March 2016 or as soon as possible thereafter, was circulated prior to the meeting.

2c. South Devon College Proposals – (i) DW reported that Minutes of the Special NF Meeting held at South Devon College on 15th December 2015 were being prepared for circulation. A brief resume of the main points of the meeting was outlined for those members who did not attend the meeting at SDC:-

- South Devon College has submitted an LDO (Local Development Order) application to Torbay Council, (application number P/2015/1210), for extensive expansion of their buildings complex. This application should be decided by the end of March 2016. It is being made to help SDC with future applications for funding opportunities. The LDO area does not include any of the land involved with relocating the existing playing field.
- There are issues still unresolved about the current sports pitch, which is not a very satisfactory facility currently. These aspects centre round NPPF74 regarding replacement sports pitches and loss of green space. There are also habitat issues. Negotiations are underway with Sport England and Natural England about the existing and replacement pitches.
- There is planned student accommodation for 120 and this accommodation should be included in the Neighbourhood Plan.
- A later planning application will be made by Linden Homes to build the 3G sports pitch, a grass pitch and sports facilities as part of the White Rock development. SDC would lease and run the 3G sports facilities in due course. It will be used by SDC during their opening hours and be also available for public use at other times.

(ii) The deadline for the Forum's response to the LDO application is 20th January 2016. The Forum agreed unanimously to a letter to be sent with the following three points:

1. The Forum supports the LDO for its potential to promote more local jobs.
2. It will include the 120 student residential units in the NP.

3. Noting the 3G proposals will follow later in another application and that related habitat matters are not yet resolved.

(iii) Separately, there were various comments from the Forum. SM welcomed the discussion that had taken place with the college about encouraging horticulture students from SDC becoming involved with preservation work in Yalberton Valley and the local historic orchards.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS- STAGE 3:

At this point in the meeting, it was agreed to bring forward for discussion the presentation by Eddie Harris deferred from the last Forum meeting due to pressure on time on the Local Plan.

St Michael's Community Centre Proposal

(i) E H gave a report on a proposed Community Centre for the St Michael's area of Paignton and invited the support of the Forum for the project. The proposal was discussed and reservations were raised in relation to the potential loss of public green space to a building (the Centre) given that a suitable alternative site may be available in the form of reuse of a vacant commercial building nearby and at potentially lower cost. Information currently available included the following:

- St Michael's Playing Fields were granted Jubilee Status in 2012 and a Deed of Trust was signed between Torbay Council and Fields in Trust..
- In 2012 St M's Community Association was formed and a newsletter was delivered to 900 homes in the area.
- On 13.6.2013 the Council as landowner gave consent for a community / sports facility on the field.
- On 13.6.2014 Fields in Trust gave their consent to a building as the terms of the Deed of Dedication do permit ancillary buildings.
- The whole plan is subject to reports on habitat, flood risk and loss of green space - NPPF 74 allows for loss of green space in specific circumstances.
- St Michael's is a deprived area; in 2011 census it showed 50% of the 1,400 residents lived alone (many of them elderly). It's status is 2,400 out of 32,000 most deprived areas nationwide. At 31%, St M's unemployment is higher than the 20% Torbay figure.
- The area is being consulted and is being supported by the majority of local residents. There are many volunteers who are offering help to run it and the community will set up a board of Trustees with a business plan.
- The whole plan is subject to reports on habitat, flood risk and loss of green space.
- Eddie was asking for the support of the NF for this project and to include it in the NP.

(ii) There were several comments from the Forum:

- MN said that according to NPPF 74 the loss of green space should be replaced elsewhere.
- NJ said that the Council has supported loss of green space too frequently by giving permission for building on it and the Forum should be very careful not to be seen doing the same.
- SM questioned the local support. He had knocked on doors nearest the playing fields and 7 out of 10 do not want the new building. 38% wanted a community building but many wanted it in another place.
- RB said that the Council is already selling off its green space for housing.
- SS asked EH about any negative responses in his consultation. EH replied that concerns were raised about increased traffic and bad behaviour from local youth.

(iii) In the absence of more specific proof of need, and conflicting reports about the local reaction to the proposal, it was agreed the report should be noted, and further consideration deferred until more detailed information is available, and the Forum has decided on the policy that will be included in the NP in relation to community facilities in other parts of Paignton and the green space issues.

DW said that evidence was needed of the right thing for the Forum to do. If it was to go into the NP it had to be evidence based.

3.a. Local Plan

DW referred to discrepancies that still existed in the Local Plan as now adopted by the Council which it was agreed to consider further with the next item.

3.b. Neighbourhood Plan

(i) DW referred to the previously circulated Working Note 2 on "Housing Sites & the NP" The Torbay Council's Local Plan was formally adopted on December 10. The Judicial Review period ends in January 2016. The meeting agreed that the Judicial Review position will be discussed at the next meeting in relation to any challenge that may be made. Working Note 2 drew attention to the various discrepancies and confusing

Council arithmetic including the Plan period and the housing figure trajectory, between the Adopted Plan the Inspector's Guidance and the correspondence between the Council and the Forum. In particular, editorial changes to housing tables and policy text were now known – but were not as the letter from the Council to the Form on 12 November 2015:

- Table 4.3 for Brixham not as Inspector's Appendix 1A
- Trajectory amended from 2017 not 2022
- Windfall changes made not all for 18 years

(ii) Further confusion was caused by the Council's failure to differentiate between housing Completions and Permissions. DW analysed the apparent redistribution of housing provision between Brixham, Paignton and Torquay, and demonstrated how the matter could be resolved in the NP. An email from the Council clarifying some matters was read to the meeting. The meeting agreed a vote of thanks to Council Officer D Pickhaver and his colleagues for this clarification.

(ii) The meeting agreed by a show of hands to use Working Note 2 as the basis for progressing Working Draft 3 for the NP housing content.

3b. Collaton St Mary Access routes consultation.

(i) The meeting noted that the consultation period (to 8 Jan 2016) conflicted with the Christmas period, and agreed this apparently unfair situation adversely affected the validity of the result. The meeting agreed that the Forum response should include the lack of viable access options to Collaton St Mary without conflicting with Bat flyways and sustenance zones. The meeting agreed the response should include the above points, and refer to previous response regarding foul and surface water flooding, and emphasise that the in the Forum's opinion the consultation needs to be extended. Ranking of the options was attempted, but found to be not possible to assess the impact sufficiently in isolation of:

- a) HRA assessment (including 'in combination')
- b) Flood issues (Foul & SUDS solutions)
- c) Traffic flow impact on the A385 role
- d) Development both sides of the A385 perpetuates sporadic / piecemeal development

(ii) It was agreed that the response should say that overall the options considered did not show that the scale and pace of expansion indicated was able to secure sustainable development as required by the NPPF. It was agreed to circulate the draft to attendees for further comment before despatch.

3b Torbay Future Transport Projects Consultation.

(i) A draft response was proposed to the meeting and agreed.

1. Concerned Western Corridor works are removing local 'identity' – e.g. Tweenaway Cross & retaining walls Brixham Road. Design issue of importance for any further works e.g. to Kings Ash Hill / A385
2. Town Centre 'quick win' traffic proposals still not supported / not workable, waste of resources to take further
3. Need to maintain car parking capacity for growth of tourism and local use
4. Inadequate provision for long distance coaches (parking especially)
5. Need remains to make inter-connection of transport modes in the station area a priority

AGENDA ITEM 4– Next Meeting

The next meeting of the Forum and Steering Group will be on Thursday 21st January at 6.30pm in Gerston Chapel Hall (Gerston Place entrance). All meetings to start at 6.30pm, for target completion by 8.30pm. Future meetings:

Forum	Thu 18th February 2016	Gerston Chapel Hall (Gerston Place)
Forum	Thu 17th March 2016	Gerston Chapel Hall
Forum	Thu 21st March 2016	Gerston Chapel Hall

The Meeting closed at 9.30pm