

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 March 2016

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Pam Bristow, Roger Bristow, Anne-Marie Curror, Cllr Ian Doggett, Eileen Donovan, Lorna Gardner, John Gibson, Alan Hill, Nigel Jones, Helen Kummer, Karen Jemmett, Leaf Lovejoy, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), David Pickhaver, Hilary Ray, Maureen Sawyer, David Watts (Chairman), David Wotton.

Apologies:

Ian Curror, Paula Hermes, Richard Parrish, Cllr Adrian Sanders, Ann Waite.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. The Chairman welcomed everyone to the meeting and thanked Gerston Chapel for the use of their hall. Apologies received were as listed above. Displaying the Agenda on screen and referring to the previously emailed agenda, the Chairman apologised for the typographical error that showed the last meeting as being held on 21 Jan 16 (Agenda para 2.(a)). It should have read: 18 Feb 16.

AGENDA ITEM – 2. DRAFT MINUTES OF THE LAST FORUM & STEERING GROUP MEETING AND MATTERS ARISING:

2.a. The draft minutes of the meeting held on 18 Feb 16 were then agreed a true record. Proposed by Alan Hill and seconded by John Gibson.

2.a. (i) **Letter of Appreciation to Hannah David of English Heritage.** Referring to para 3.a of the last Minutes, DW confirmed that a letter of thanks had been sent regarding the two Royal Mail letterboxes. DP agreed to find out if these letter boxes could now be listed through local means.

2.a. (ii) **Forum Budget.** Referring to para 2.a(iv) of the last Minutes, DP was able to confirm that at least £19,600 (maybe more) was held on the Forum's behalf. DW added that he had been advised by 'Locality' at the recent meeting he attended of national NP Champions that an additional amount may also be available to reflect the complexity and size of the Paignton Neighbourhood Forum area.

2.a. (iii) **Letter of reply to the Council re Appendix 4.** DW confirmed that this previously circulated letter was sent on 19 Feb 16.

2.a.(iv) **Letter sent to the Council re Collaton St Mary SPD.** DW displayed a letter on screen that he had written on 24 Feb 16. Because of a shortage of time and to meet a deadline he had thought that the Forum would have wished him to act quickly on their behalf. Having gone through the displayed letter, Members wished their retrospective agreement and support to be recorded. Proposed: AH; seconded MP and supported unanimously.

2.a.(v) **Community Infrastructure Levy (CIL).** DP advised Members of the CIL consultation that the Council would be starting 18 March 2016. DW asked for volunteers to help with assessing the revised schedule which would need to be with DP by 21 Apr 16. Volunteers were: Karen Jemmett, John Gibson and Sam Moss (reserve – Alan Hill). DP explained that 4 'Charging Zones' were proposed: Deprived Areas + Other built up areas + SDLR + Brixham Conservation Area. (25% would be available via the Neighbourhood Plan). The meeting were unanimous in agreeing that the Paignton Neighbourhood Plan needed to include a policy to address the use of CIL/Section 106 and any impact on Greenfield sites.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS.

3. It was considered that the Forum now has sufficient information to complete the draft Plan document set required and the Chairman called for additional volunteers for this editorial sub-group. Volunteers were: Karen Jemmett, Anne-Marie Curror, Sam Moss and Mike Parkes. Additionally, it was suggested that the Chairman should contact other members in case any not present wished to volunteer.

3.a.(i) **Collaton St Mary SPD.** This SPD had been adopted by the Council on 25 Feb 16 but prior to the meeting, and as previously agreed by the Forum, DW had written to the Mayor and all Councillors pointing out amongst other things that the SPD did not have legal precedence over the Neighbourhood Plan (a DPD) and as previously agreed would serve to inform the NP. As the Forum and NP had now been 'informed', the Forum now needed to consider the relevance and importance of the SPD to the Paignton NP. Roger and Pam Bristow volunteered to help with this. At this point DP said that the awaited Local Plan was now with the printers but couldn't yet give a date for its publication. DW expressed the hope that the version now displayed on the Council's website was the true and final version. RB and NJ expressed concerns that there had been changes to the CStM MasterPlan. SM expressed concerns he held over the need for local jobs (especially agricultural ones), local food production and local energy production.

3.a.(ii) DWn reported that recent feedback from the National Trades Union movement had underlined the concern that existed on an over-concentration on housing development and of the national danger of placing an undue strain on hospitals, GP surgeries and schools. He cited Torbay Hospital as an example.

3.a.(iii) DP reminded Members of the importance of having a 5 year supply of housing.

3.a.(iv) Following discussion on the importance of the SPD review in regard to the Taylor Wimpey application, Pam Bristow, Roger Bristow and Alan Hill volunteered to assist in the preparation of such a document in this context as well.

3.b.(i) **SEA Screening.** DW reminded Members of the various related Assessments involved:

- SA – Sustainability Appraisal (Economic/Social/Environmental). This was required for LP's but not NP's. It is not for the Council to say what is the scope contained in the NP and it was agreed that the Chairman should seek the further advice of the 'Locality' Consultant on how best to ensure economic and social components are addressed as part of the Basic Conditions Statement required to accompany the NP.
- SEA – Strategic Environmental Assessment. Following adoption of the LP there was a need to show why this is not required for the proposed NP and the screening opinion consultation draft circulated prior to the meeting had recently been examined and agreed with the Forum's consultant.
- EIA – Environmental Impact Assessment (*required at a Planning Application stage where triggered*).
- HRA – Habitat Regulation Assessment (*Screen for & Appropriate Assessment if required*).

3.(b).(ii) As the next step on the SEA screening opinion consultation draft, the meeting went through further suggestions to those previously made by DP on behalf of the Council by email::

- The full and correct title for the final version of the Local Plan was the Adopted "Torbay Local Plan 2012-30 and beyond a landscape for success";
- The housing numbers in LP Table 4.3 are approximate;
- With reference to the South Hams SAC it was important to note that limestone grassland of Berry Head is particularly important.
- The Marine SAC is also an important Marine Conservation Zone.
- The Dart valley is an important component of the AONB running to the south and west of the NP area;
- Mention Oldway Mansion as both a listed building and garden at paragraph 2.13, even though not a 'sensitive area' within the advice of PPG4-032.

3.(b).(iii) DW added that Natural England in previous email exchanges appeared not yet to have settled in their own mind if there was any difference between LP allocated sites and Appendix D sites given the LP outcome of 8,900 homes. Sam Moss corrected the boundary reference made to the SSSI at Broadsands.

3.(b).(iv) It was unanimously agreed, with no objections, that the document with the agreed amendments and any further comment from the consultant should be submitted to the 3 statutory consultees.

3.b.(v) **Reference Group.** At this point, DW asked DP if he would again seek an answer to several previous requests regarding the meeting of the Reference Group. DP agreed to this.

3.c. **Torbay Motel site, Collaton St Mary.** (Planning Application: P/2015/0709). DW reported that there had been two well supported meetings on 11 Mar 16. The Forum's support for redevelopment of the site and main concerns regarding: drainage, access, appearance and ecology had been made. Further information could be found on the website.

3.d. **Taylor Wimpey Public Consultation, Collaton St Mary.** DW brought the forthcoming event on 22 March 2016 to the attention of members. The application was for about 100 properties. RB queried why the event had been called a Public Consultation given that the event was only going to last 5 hours from 4pm. The Forum has been offered a copy of the information that will be displayed

3.e. **Proposal to erect 103 beach huts on Paignton sea front.** (P/2016/0083). Although withdrawn within recent days the application was still showing on the website. Local opinion was strongly against such an application. Objections included: obscuring sea views from Paignton green, effect on the annual Fireworks display, visual impact and inappropriate foundations and the long term effect on the sea wall. The meeting agreed unanimously that an objection letter should be sent as the application was not yet listed as withdrawn.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 21 April 16 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as: Thu 19 May 2016

- Thu 16 Jun 2016
- Thu 21 Jul 2016
- Thu 18 Aug 2016
- Thu 15 Sep 2016
- Thu 20 Oct 2016
- Thu 17 Nov 2016
- Thu 15 Dec 2016

The meeting closed at 2035hrs