

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 16 June 2016

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Carole Box, Helen Boyles, Pam Bristow, Roger Bristow, Anne-Marie Curror, Ian Curror, Eileen Donovan, John Gibson, Mike Gotham, Janet Jones, Nigel Jones, Helen Kummer, Leaf Lovejoy, Sam Moss, Richard Parish, Mike Parkes (Minutes), Hilary Ray, Richard Stevens, David Watts (Chairman), David Wotton.

Apologies:

Jim Bonfield, Cllr Ian Doggett, Lorna Gardner, Alan Hill, Geoff Melbourne, David Pickhaver..

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. It was noted that the L.A. had instructed David Pickhaver not to attend.

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

2.a. The previously circulated Agenda was shown on-screen. It was pointed out that under Apologies for attendance the name of 'Anne' Jones should be amended in the Minutes to read Janet Jones. The draft minutes of the meeting held on 19 May 2016 were then agreed a true record. Proposed by John Gibson and seconded by Roger Bristow.

2.b. **Torbay School relocation.** As requested at the last meeting, DW confirmed that a letter of objection had been sent to the LA on each aspect raised at the last meeting. Referring to this previously circulated letter, the Forum unanimously endorsed its content. Proposed by Roger Bristow and seconded by Helen Boyles.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS.

3.a. **The Torbay Local Plan ("A Landscape for Success")** had been published on 6 June 2016 and a free hard copy had been sent to the Chairman. Electronic copies are available for purchase from the LA. It can also be found on the Council's website:

<http://www.torbay.gov.uk/index/yourservices/planning/strategicplanning/newlocalplan>

Example changes found were displayed on screen. It was agreed there is now a need for a detailed comparison to be made with volunteer help from JG.

3.b. **Council views on draft NP.** There was discussion on the LA letter dated 23 May 16 (previously circulated and displayed on-screen at the meeting). In it, the LA had expressed concern over the "Forum's refusal to allocate sites." Members were referred back to the Forum's letter to the LA of 12 May 16 and to the notes of the Reference Group Meeting dated 17 May 16. Both these documents made it clear that: "Allocation of *additional* sites were not considered necessary." A copy of a previously circulated interim letter of reply to the LA and dated 1 Jun 16 was displayed. In this reply, the Chairman had pointed out to the LA that the "Forum has never refused to allocate sites." The

meeting unanimously supported the content of this short letter of reply and on a unanimous show of hands felt that there was no need for any follow up letter.

3.b.(i) **Council's "over-arching" concerns re draft NP** : The meeting considered each aspect raised and independently assessed by LL and concluded they boiled down to policy wording, site allocation and SEA::

- Lack of "site specific allocations" / 5 year supply / general conformity (SS1 & SS11)
- Appears to promote less development than LP - contrary to NPPF184 and PPG41
- Appears to promote additional restrictions - rather than setting positive framework
- Failure to make "site specific allocations" - misses opportunity to promote brownfield
- Failure to allocate / identify regeneration risks undermining community effort so far
- Frame positively to support development – not regulatory controls
- PNP13 restriction to Torbay residents / employees unlikely to be consistent with NPPF
- Primary concern is NP should allocate land - failure impacts on social / economic matters - hence preference for SA / Council offer to carry out
- Identification of sites may increase SEA/SA being required - not a reason to decline allocating sites

3.b.(ii) **Draft NP current position:** On each of the three aspects the meeting noted:

Policy wording:

The Forum reaffirmed it has already agreed to review this as part of its 'testing' template.

Site Allocations with SEA or not:

The meeting concluded that this is heavily influenced by 3 key factors:

- Outcome of the recent meeting with NE
- Meaning of the term "site allocation" / "allocating a site"
- Final content of Adopted LP as published on 6 June 2016.

3.c. **Meeting with Natural England re SEA:** this was held on 23 May 2016 at their Truro office and attended by DW and a representative from the Brixham Forum. A follow up email was sent by DW to NE on 26 May 16 and a letter of reply from NE was received on 13 Jun 2016. With on screen display in summary, their reply said that a) NE was unable to help further on the need or not for SEA and b) in terms of the definition of a site allocation they referred to the definition set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. This states (in relation to local plans) that "a site allocation policy is a policy which allocates a site for a particular use or development". Also, part 4(9)(c) of the Regulations states that the adopted policies map must illustrate geographically the application of the policies in the adopted development Plan. The meeting agreed that this gave rise to 3 questions :

3.c.(i) Q. What does the finalised LP show for 8,900 "site allocations"?

A. These are listed under LP: 'Policy Statements', Appendix C and 'Policy Maps' and further confirmed by the EIA screening application decision 26 May 2016 (P/2016/0602).

3.c.(ii) Q. What does the LP expect the NP to include?

A. To "identify" sufficient sites for years 6-10 (Policy SS13) and maintain a rolling 5 year supply.

3.c.(iii) Q. Have sufficient sites been considered (LP Appendix C refers)?

A. Yes and all appear as "site allocations" in LP but a further check will be made. .

3.c.(iv) It was unanimously agreed that the NP should continue with its approach of timing and balance and that the LA be approached to see what they would offer in terms of support for an SEA as they were already offering such support for Torquay NF. (Other options being pursued: that the Forum could undertake are a 'light touch' SEA and submit for an independent check by a 'Locality' Consultant or obtain a grant for consultants to produce the document on behalf of the Forum).

3.c. (v) Reference was made to Appendix A of the LP Glossary of Terms: under "sustainable development" it was considered that the qualifying phrase "high level" would be better replaced with the phrase "high quality" in due course in the NP Glossary..

3.d. **Completion of the Neighbourhood Plan.** Volunteers to assist with the completion of the following documents were:

- The Plan – SM
- Basic Conditions Statement – LL

- Supporting Information – RB
- Community Involvement (Consultation Statement) – MP
- SEA – LL
- Masterplan / SPD assessments - HB

3.d (i) **Update on 'Windfall Sites'(of 5 dwellings or less)**: since 2012/13, the LA had assumed 520 units, in reality 697 units had been approved which represents an extra 34% dwellings. To this number can be added those sites with 6 or more units e.g. Planning Application for 13-17 Palace Avenue (P/2016/0585) = 33 units.

3.e. **Master Plans Engagement Meetings.** The Chairman reported that the Forum had received an invitation to attend two such meetings and the following volunteered to attend with him: RB on 23 June and HB on 24 June 16.

3.f. **ONS Statistics.** DW displayed on screen the latest ONS statistics which the meeting noted show that the population of Torbay had only grown by 1,722 in the 11 yrs from 2005 to 2016 i.e. 157 pa.

3.g. **Designation of Local Green Spaces.** SM and DW agreed to discuss further and report back at the next meeting.

3.h. **'Six week Consultation Period'.** The meeting agreed that volunteers would shortly be required to help plan for this period and would need to consider such matters as: Publicity (Posters / leaflet / questionnaire), Sub-area meetings / CPs, Media broadcastings (Paper / Magazines / Radio / TV), Web access, analysis of results etc. It was agreed that suggestions about this would be emailed to the Chairman.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

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

- Thu 18 Aug 2016
- Thu 15 Sep 2016
- Thu 20 Oct 2016
- Thu 17 Nov 2016
- Thu 15 Dec 2016

The meeting closed at 2045hrs