

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 21 July 2016

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Carole Box, Anne-Marie Curror (Minutes), Ian Curror, Eileen Donovan, Lorna Gardner, John Gibson, Alan Hill, Helen Kummer, Leaf Lovejoy, Sam Moss, Melvyn Newbury, Richard Stevens, Anne Waite, David Watts (Chairman), David Wotton.

Apologies:

Dr Helen Boyles, Pam and Roger Bristow, Cllr Ian Doggett, Karen Jemmett, Mike Parkes

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

David Watts, the Chairman welcomed everybody to the meeting and thanked Gerston Chapel for hosting the meeting. Apologies were received as listed above.

AGENDA ITEM – 2. MINUTES OF THE LAST FORUM AND STEERING GROUP MEETING (June 16th 2016) AND MATTERS ARISING

2.a. Eileen Donovan proposed that the Minutes of the Forum and Steering Group Meeting held on 16th June 2016 be agreed as a true record; seconded by John Gibson and were accepted unanimously.

(i) Torbay Local Plan

John Gibson is comparing further the published Local Plan with the previous version. He has nothing further to report at present.

(ii) Masterplan Meetings

Roger Bristow and David Watts attended the first Masterplan update Meeting on 23.06.2016 at the Imperial Hotel Torquay. DW and Leaf Lovejoy attended the second meeting on 24.06.2016 at Paignton Library. The plans are progressing but it was noted the tone changed markedly between the two meetings as the result of the Brexit Referendum was announced. It was noted that the result might mean fewer funds were available for these plans. There was a very sparse attendance at the second meeting, although was attended by the local MP Kevin Foster, and Council's Assistant Director Fran Hughes.

2.b. Meeting held with Taylor Wimpey's agents about proposed development at CSM

This meeting took place on 12.07.2016 at the Blagdon Inn and lasted two hours. DW and Alan Hill attended this meeting and the consultation was productive. A copy of the draft layout discussed was displayed. TW have put in a pre-submission to Torbay Council and there has been no decision or comment as yet from the Council. DW has requested information from the Council re the Design Review Panel report under the FOI Act but there has so far been no response.

The Forum's response to TW, is that the proposed development is at the wrong time, in the wrong place and is unlikely to be viable nor likely to be needed for development before 2024. The new plans from previous information proposed 110 houses, rather than the Council's Masterplan of 40 in a plot of just under 5 hectares.

2.c. Yalberton Barn (aka Kemmings Linhay) and access proposals

Planning applications P/2016/0645 for the realignment of a track and P/2016/0648 for the development of a ruined barn have been re-submitted to the Council, with the addition of a report for wildlife mitigation. A letter of objection that was sent on behalf of the Forum before the closing date for the track (13/07/2016) was endorsed unanimously by the Forum. The Forum unanimously asked for a further letter of objection about the proposed ruin change of use by 27/07/2016, citing the following reasons:

- (i) It is in conflict with the Countryside Policy C1
- (ii) It would have impact on habitats regulation
- (iii) It is against the Local Plan and does not meet the conditions laid out for exceptions.
- (iv) It is in the wrong place far from other habitation and services.
- (v) It would be visually intrusive at night as it is in such a prominent position
- (vi) It is a ruin.

2.d. 13 – 17 Palace Avenue proposed development (P/2016/0610)

33 units are proposed for this site. Some would involve converting the upper floors above the former Rossiter's premises into flats. The remainder would be built after clearing the land behind it of old garages and outbuildings. This is in line with the NP policy and mixes commercial and residential buildings. The NF also endorses the use of brown field sites. The Forum asked the chairman to write a letter of support for this proposal.

2.e. Great Parks Alfriston Road Proposals (P/2016/0462)

This is part of the Great Parks Phase 2 plan. 84 units are planned (CDSP6). The Forum noted this proposal but no action or comment is required.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS- STAGE 3 Neighbourhood Plan preparation

3.a. NP Basic Conditions Statement and Compliance Statement Draft 5

The meeting discussed the latest draft circulated beforehand and displayed on screen:

- The update of page 8 re SPG/SPDs.
- How Appendix 4 links to the newly published LP (6 June 2016). It is in general conformity with the Local Plan, even though the LP has a number of arithmetical inconsistencies. This has been pointed out to the Council by the Inspector but the Council has failed to adjust them. The draft shows why the pace of development should be flexible and indicates the sequence appropriate.
- Further work is underway by volunteer help on clarification of the Town Centre and CSM Masterplans.
- Progress on other NP testing is also underway.
- Further adjustment will be made as necessary to ensure the draft has a concise style and flow to make clear reading for the Independent Assessor in particular.
- There was some discussion over the phrase 'Unlike most areas' in para. A4.15. A suggestion was proposed to change 'most' to 'many'. However it was voted on and agreed to keep 'most' as it was more emphatic.
- AH suggested that date references should be attached to statements of fact wherever possible.
- The graph that shows almost no population growth since 2001 needed to be larger to show the information more strongly. SM wished to emphasize that in spite of the LPs hope for jobs led growth there has been negative job growth.
- The LP's Strategic Allocation Policy allocates 59 development sites in Paignton. Accordingly, the NP displays all 59 sites on a map with their sequential status. The text continues to evidence how the NP is in general conformity with the LP and only differs in opinion as to when the sites need to come forward, especially if no new jobs are delivered. The draft continues to specify the sequence as previously agreed by the Forum. Some sites have major infrastructure difficulties that will be detailed in the accompanying Evidence and Information document. The maps, tables etc, were displayed and noted that the total number of houses remains greater than those of the LP. These clearly show that the NP is in 'general conformity' with the Local Plan also bearing in mind the failure so far to see net job growth.

By show of hands the Forum formally and unanimously agreed the Draft update and further refinements proposed, including the addition in future updates of 33 units at the former Rossiter's premises (2.d above).

3.b. Local Green Spaces

- (i) The Forum noted a Central Government advert to encourage individuals to express their opinions about green spaces that are valued locally. NPPF policy states that these spaces should be identified. SM has inspected all local green sites so far identified and evaluated them as shown in the schedule circulated and displayed at the meeting. Four sites (CSM Boot sale field, Westerland Valley, Oldway Mansion and Yalberton Valley) are still under assessment.
- (ii) The meeting agreed that Forum members should be asked asap if there are any spaces missing from the list. LL mentioned the coastal green space above Oyster Bay. Local Green Spaces (LGS) designation is unique to NPs. SM referred to the need to ensure Torbay Park is included, and reference to SHLAA numbering at LGS8 can be deleted.
- (iii) By show of hands the Forum voted unanimously to accept this Draft 1 list as amended. LL suggested that there should also be an invitation to contribute to this list, during the first 6 week Public Consultation, and was also agreed.

3.c. NP Main Plan Draft 10

- (i) The meeting agreed the target is to finish the NP and submit by Christmas.
 - Draft 10 circulated prior to the meeting and displayed on screen has been adjusted now that the Local Plan is published. The wording has been changed to say that the NP is in accordance with all the sites in the LP but that the sequence and timing may differ. The LP is about net growth in jobs alongside extra homes and the success of this should lead further development.
 - Expansion has been made of Part 3 (Compliance Section), Part 5 (Blatchcombe CP) and Part 7 (delivery)

The Forum by show of hands voted unanimously for Draft 10.

- (ii) John Gibson suggested that the Forum consider a system used by the Swiss Cantons to measure the impact of new buildings on an area. This consisted of a system of poles that were put in place, showing the height and size of the proposed development and the visual impact it would have on the area. The meeting agreed that this should be investigated further for inclusion into the NP Design Code.

3.d. Outcome of SA/SEA discussion

Following the last meeting, the Council has offered consultancy work over SAs but at a price and a pace that the meeting was not happy with. The conclusion reached was that we could produce our own documents with the assistance of Locality and the input of other organizations such as Natural England.

3.e. 6 week Community Consultation Suggestion

D Wn offered a suggestion for reaching all parts of the Community during the Consultation period. This would consist of a roving display that would contain all the information about the NP and could be placed in various locations all over the area, for the 6 week period. It was agreed that this idea was attractive for further investigation.

AGENDA ITEM 4– Next Meetings

The next meeting of the Forum will be on **Thursday 18th August 2016** 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 15 September 2016	Gerston Chapel Hall
Forum	Thu 20 October 2016	Gerston Chapel Hall
Forum	Thu 17 November 2016	Gerston Chapel Hall
Forum	Thu 15 December 2016	Gerston Chapel Hall

The Meeting closed at 9.00pm