

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 18 August 2016

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Pam Bristow, Roger Bristow, Anne-Marie Curror, Ian Curror, Eileen Donovan, John Gibson, Alan Hill, Helen Kummer, Maggie Loatel, Leaf Lovejoy, Sam Moss, Melvyn Newbery, Richard Parish, Mike Parkes (Minutes), Richard Stevens, Ann Waite, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Jim Bonfield, Lorna Gardner, Paula Hermes, 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 DP had said that he would be able to attend the next meeting for discussion of CIL.

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. The draft minutes of the meeting held on 21 July 2016 were then agreed a true record. Proposed by Alan Hill and seconded by Ian Curror.

2.b. Follow-up Letters:

(i) Further to decisions made at the last meeting (Minutes paras 2.c and 2.d), the Chairman confirmed that letters had been sent regarding the proposed development of Yalberton Linhay P/2016/0648 (objection) and the creation of flats above the old 'Rossiter's building' P/2016/0585 (support).

(ii) Additionally, the Chairman explained that since the last meeting, the Forum had been approached by a local hotelier expressing concerns about an appeal being lodged against the L.A.s refusal to approve plans for the development of 13 Esplanade Road P/2016/0038. If over ruled, the proposed creation of non-holiday flats would have a detrimental effect on one of Paignton's main hotel centres. Because of an appeal deadline the Chairman explained that, after discussion with the Executive Committee, a letter of objection to the appeal had been sent direct to the Bristol Planning Inspectorate. This letter was displayed on screen and by a unanimous show of hands, the Forum showed its support for the action taken.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS.

3.a. Basic Conditions Statement (Draft 6).

(i) To aid discussion, this previously circulated document was displayed on-screen. Points raised included:

- An SPD is not a statutory plan document and can best be regarded as 'guidance' but it is important that such documents are considered and referred to by the Forum.
- The recent proposed creation of 33 dwellings in the old 'Rossiter's building' P/2016/0585 need to be taken into account and adjustments made to the relevant NP housing tables.
- It was noted that Paignton Community Hospital made use of several houses as NHS Offices in Church St. Should NHS plans for the closure of this hospital proceed then these particular houses would come on to the market and would need to also be taken into account in the NP housing tables. (These particular offices were thought to equate to about 27 units).
- RB pointed out that with regard to the approval of the Neighbourhood Plan, wording at para 1.7 should be changed to show that endorsement needs '50% of those who vote'.

- A4.52 is now in conformity with Parts 4,5 & 6 and the additions are shown in yellow, as with Tables 4.15 and 4.16.
- Eventually, Planning Applications will take precedence over LP and hence the importance of 'getting it right' at this early stage.
- Whilst a Neighbourhood Plan starts from a 'blank sheet' of what the community want; a Local Plan starts with what an authority thinks is needed!
- A4.56: the Forum does not have to review these seven SPDs but it should as it shows due diligence to the Assessor.
- Page 44 of 47: following some discussion on traffic flow in Paignton Town Centre, it was decided to examine proposals at some later date. SM suggested that the first sentence should read: "The **proposed** redesign of the one-way road system..."
- Collaton St Mary: concerns were voiced regarding any changes to boundaries especially where at variance with the approved CStM Masterplan. With regard to the Taylor Wimpey pre-application, the Forum noted the SPD was a reduced area not an increased area.
- RB said that the last EIA information for Collaton St Mary was done in 2012 and that SW Water information confirms that the area is currently at full capacity. Because of proposed development on the Motel site it was considered that there was urgent need for a new EIA.
- During the 6 week Neighbourhood Plan pre-submission consultation period, the L.A. has the opportunity to say where there are disagreements and why.

(ii) By a vote of hands, the Forum was unanimous in its support of the proposed update and changes to Draft 6 of the Basic Conditions Statement.

3.b. **Local Green Space designations.**

(i) **Draft 2.** To better aid discussion, this previously circulated document was displayed on-screen. Points raised included:

- PPG paras now added
- Further sites and photographs were needed.
- Next steps: decide on a final format, add maps, site sizes, integrate with document set, identify and consult with owners when the list is completed.
- DW suggested that the format adopted by South Gloucester might be appropriate as a start.
- There was a need to consider further LGS20 / Oldway Mansion.
- Although AGLVs had been largely discarded in the LP, there was no reason why they could not be re-introduced in the Neighbourhood Plan.

(ii) By a vote of hands, the Forum was unanimous in its support of proposed update and changes to Draft 2 of the Local Green Spaces document and to be designed in the 'Gloucester based Format'.

3.c. **Progress on other documents.** DW is pursuing a grant with 'Locality' to support a Sustainability Appraisal and HRA for the belt and braces approach previously agreed.

3.d. **L.A. Council Parking Strategy:** This is a 5 year strategy (2016-21) and linked to the Local Transport Plan, Local Plan, Economic Strategy and the LA Corporate Plan. It was agreed that this was a sensible plan for its 5 year period but far more information as to its suitability would be revealed by knowing the content of its Operations Plan. The Forum requested that the Chairman write a letter to this effect.

3.d.(i) Concerns were raised regarding the increased need for car parks. Some thought the way ahead might lie with 'Car Clubs' in their various forms. It was agreed reference to this would be made in the letter sent.

3.e. **Revised CIL.** The L.A. had now submitted this for formal examination and published the proposed Modifications for statutory consultation. It was agreed that this item should be deferred until the next meeting on 15 Sep 16 for closer consideration. [Note: subsequent to the meeting the Council has withdrawn the CIL proposals and published replacement Modifications and restarted the consultation period]

3.f. **FOI (Collaton St Mary).** The Chairman gave feedback on the position to date:

- Request made 28 Jun 2016 for all info relating to Design Review Panel Report in March 2016
- Refused as 'exempt' and 'not in public interest' to publish
- Detailed response made showing why refusal fails to engage correctly with the legislation

- Internal review result required by 26 Sep 2016
- If still not satisfied - can register complaint with ICO to investigate

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu 15 September 2016 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

- Thu 20 Oct 2016
- Thu 17 Nov 2016
- Thu 15 Dec 2016

The meeting closed at 20:45hrs