

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 20 October 2016

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Carole Box, Tracy Brooks, Anne-Marie Curror, Ian Curror, Pam Bristow, Roger Bristow, Eileen Donovan, John Gibson, Alan Hill, Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Richard Parish, Mike Parkes (Minutes), David Pickhaver, Hazel Robertson, Ann Waites, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Lorna Gardner, Cllr Ian Doggett, Cllr Adrian Saunders .

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.

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 15 September 2016 were then agreed a true record. Proposed by Roger Bristow and seconded by John Gibson.

2.b. Follow-up Letters relating to:

- (i) Torquay Neighbourhood Forum's NP pre-submission consultation (Minute 3.d.(vi)) and
- (ii) Revised Community Infrastructure Levy (Minute 3.e.(ii)).

The Chairman confirmed that both letters as discussed at the last meeting were sent on 19 Sep 16).

2.c. **CIL Hearing in Public.** This had recently been changed from 8th to the 9th November 2016. The Examiner is Mr Keith Holland. There are 12 objectors and amongst others, included developers, Collaton St Mary Resident's Association and Paignton NF. MP asked if DW would be willing to represent Paignton NF. He agreed to this following a unanimous vote of support.

2.d. **BT Payphone Telephone Boxes.** The Chairman explained that the LA had recently forwarded a letter from BT regarding the proposed decommissioning of several underused public telephone boxes in the area. Following discussion, it was agreed that this was not within the normal remit of the Forum but that assistance could be offered by publicising the relevant information on the Paignton Forum website. (see <http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2016-10-12%20BTPhoneboxConsultation.pdf>.)

AGENDA ITEM – 3. PROJECT PLAN PROGRESS.

3.a. SEA Scoping Report Consultation Period

(i) The three statutory bodies have confirmed formal receipt of the Forum's Scoping Report. The five week consultation date ends on 25 Oct 2016. Natural England has recently submitted their reply which is generally positive in its support.

(ii) DW will report back to the Forum at the next meeting and at the end of the consultation period.

3.b. **Document Covers.** There was continued discussion on the appropriate colours to be used for the 4 main documents of the Paignton Neighbourhood Plan. DW reported that there had been a

50/50 response on colour choice of blue or green in comments sent to him prior to the meeting. On taking a vote by a show of hands there was a split vote at the meeting on whether it should be blue or green! Rather than use the Chairman's casting vote on such an important matter, DW suggested that blue should continue to be used for the 'pre-submission stage' and that the community should be asked to vote on whether the final documents submitted should be in green or blue. Members unanimously supported this suggestion. *[Note: reference to the community for the final decision follows paragraph 12.2 of the Forum's adopted Constitution]*

3.c. **Local Green Space Designation.** (Draft 4).

(i) In response to an email from the Chairman on this subject (Minute 3.b.(i) refers), the Local Planning Authority had responded by email only a few hours prior to the meeting. Their response will therefore be discussed at the next meeting in November. Unfortunately, there had been no response from the TDA but it was hoped that they would respond in time before the next meeting. Private land owners not yet been fully identified.

(ii) Following intensive discussion at the last meeting, an amended schedule had been emailed out to all members with a request for any further amendments/inputs before tonight's meeting. This latest version (circulated before the meeting) was displayed on screen. The Chairman asked that members especially check for corrections, omissions, reference additions and wording amendments as each Local Green Space was worked through. The following points were made:

- Typo check for spelling of Derrell Road but document will be so checked at final edit
- 01: Photograph of Paignton Green preferred
- 02: Photograph of Victoria Park preferred
- Site 1: delete 'potential' insert 'emerging'
- Site 2: Redwell Road (Lane?) – check on planning outcome (either P/2007/2080 or P/2015/0678) – 5 dwellings remain undecided
- Site 6: Lancaster Drive Playspace – check boundary with Clennon Valley LGS.
- Site 9: Berry Square – delete 'sump' insert 'oasis'
- Site 11: Pennine Drive – adjust boundary
- Clennon Valley – evidence would be needed for lime kilns
- PLGS Yalberton Valley – retain reference to 'stream' but classified by Environment Agency as a river
- Investigate adding: Little Blagdon, Butts Hill and Waddeton Woods. Consider reuse of AGLV designation
- Investigate the area adjacent to St Boniface Church, Foxhole. (MP)
- Oldway Mansion – it was noted that it was a criminal offence to allow a listed building to go into disrepair
- Parkfield – note, although 'Miss Cooper's' covenant had been sold to the Council, parts of the grounds were still under covenant e.g. the BMX track and skateboard park.

(iii) Subject to a further examination of the above, the Local Green Space document was approved unanimously and signed off.

3.d. **Progress on other documents.**

(i) It was noted that further work is in progress on: population characteristics, employment & housing sites, infrastructure constraints and Rural Landscape. RB and DW were able to report on house 'Windfall' excess (consents of 5 or under). Statistics were displayed as circulated prior to the meeting showing that in the period 2012/13 to 2015/16 634 consents had been granted across Torbay. This was an excess of 114 over the assumed number of 130 per annum. RB reported that during the last 6 months an extra 279 consents had been made across Torbay! Comments on the schedule had been requested from the Council and received shortly before the meeting. There is a difference in the basis on which the Council is monitoring the situation. The schedule shows consents granted. The Council only refer to an assumed number built. There was unanimous approval that the statistics circulated prior to the meeting should be the numbers taken into account in the preparation of the Paignton Neighbourhood Plan.

3.e. **Planning Obligations & Affordable Housing SPD.**

(i) It was unanimously agreed that it would be wrong for this SPD to be finalised until the CIL outcome is resolved. Additionally, the following points were noted:

- Change needed to 'Site Acceptability' heading
- Keep Affordable Housing threshold
- References to biodiversity 'compensation'
- Loss of employment sum sought
- Health care mismatch
- Unspecified public realm improvements
- Viability transparency
- Structure of summary

(ii) By a show of hands it was unanimously agreed to send the Forum's response as proposed in the draft circulated prior to the meeting.

3.f. **Local Transport Plan**. DW explained that in order to meet the deadline of 17 Oct 16 and, therefore, before this meeting he had discussed a suitable response with the Executive Committee. The reply on behalf of the Forum had used the Forum views of November 2015. The letter displayed on-screen and previously circulated had the full endorsement of all members.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

The date of the next meeting is Thu **17 November 2016** at 6.30pm in the Gerston Hall, Paignton with a further dates agreed as:

Thu 15 Dec 2016
 Thu 19 Jan 2017
 Thu 16 Feb 2017
 Thu 16 Mar 2017
 Thu 20 Apr 2017
 Thu 18 May 2017
 Thu 15 Jun 2017

The meeting closed at 2035hrs