

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 November 2016

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Jim Bonfield, Helen Boyles, Tracey Brooks, Anne-Marie Curror, Ian Curror, Pam Bristow, Roger Bristow, Eileen Donovan, Lorna Gardner, John Gibson, Alan Hill, Karen Jemmett, Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Melvyn Newbery, Mike Parkes (Minutes), David Pickhaver, Ken Rowe, Ann Waite, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Carole Box, Cllr Ian Doggett.

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 20 October 2016 were then agreed a true record. Proposed by David Wotton and seconded by Sam Moss.

2.b. **Follow-up Letter.** As discussed at the last meeting, the Chairman confirmed that he had sent a letter regarding Planning Obligations and Affordable Housing SPD to the Council on 20 October 16. (Minute 3.e. refers). (This had been previously circulated to members and was also now displayed on screen). The Examiner had referred to this letter during the CIL Hearing on 9 Nov 16. DP did not yet know of a completion date for this SPD.

2.c. Feedback on the CIL Hearing held on 9 Nov 16 and attended by RB, AH and DW:

- Not all those who were eligible attended
- There were 12 Objectors (there were no individual representations; all were representing groups)
- The Examiner was Mr Keith Holland who was also the Examiner at the Local Plan hearing
- All key issues were debated
- The Examiner anticipated that the CIL Report would be sent to the L.A. by the end of the month. Unfortunately, DP was unable to provide a date when the report will be in the public domain as it would have to be fact checked etc. Referring to the long time taken for the Local Plan to be made public, DW requested that DP emphasise to the L.A. the importance of the early publication of the CIL Report.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS.

3.a. **Local Green Space Designation.** (Draft 5).

- The LGS Draft 5 now includes two sites at Foxhole
- All necessary photographs have been completed
- There had still been no views or comments received from the TDA despite a second request having been sent to them!

- iv) SM suggested contacting the Torbay Coast & Countryside Trust for their input. (Point of contacts being: Damian Offer, Alexis Huggins or Heather Carstairs).
- v) On comments/suggestions received back from the L.A.:
 - Page 2 of 3: the Forum could consider identifying specific measures that could be subject for developer contributions, either through S106 or the neighbourhood portion of CIL. It would assist the Council if the Neighbourhood Plan identified such projects. As an example, DWn suggested a bandstand in Victoria Park other ideas were suggested and the Chairman requested that all such ideas should be emailed to him before the next meeting.
 - Page 2 of 3: PLGS. 01 Paignton Green - L.A. advice is not to include the toilet buildings at the south of the Green. The Forum decided to defer their decision to a later meeting.
 - PLGS 47 Sunday Car boot sale field, Collaton St Mary The Council does not object to this designation, since the site shows land earmarked in the adopted Masterplan as open space. If the Forum wishes to safeguard particularly sensitive/prominent sites in Collaton St Mary it may wish to consider the upper slopes directly north of Borough Park Road. Members felt that such an area may eventually be designated as an 'AGLV'.
- vi) Referring to LGS 46/Goodrington Road, SM thought there was a need to review the map being used. It was agreed that he and DW would do this together before the next meeting
- vii) It was unanimously agreed that the Chairman liaise with the L.A. in order to arrange progress of the necessary map base work for the document and at an approximate cost of not more than £1k.
- viii) DW explained that the next steps would be to add this Draft 5 to the set of documents and to inform private owners in accordance with Planning Policy Guidelines.

3.b. **Sustainability Appraisal**

The Forum's consultation period ended on 25 October 2016 and follow up views had been received from Natural England and Historic England (the Environment Agency chose not to add anything additional to their original submission). The L.A. comments had only been received yesterday and needed to be considered. The main document had been emailed to members prior to the meeting and for ease of reference was also displayed on screen together with draft comments for Forum consideration on each LA comment raised. The following amendments and comments were recorded:

- The document title should read "Sustainability Appraisal"
- Para 1.1 use of the word 'conjunction was acceptable
- Para 4.4 to read "Equality Impact"
- Para 4.14 to read "from a baseline of 59k"
- Para 4.16 deletion of "Sustainability Appraisal"
- DP agreed to meet with DW re comments on HRA regarding the question of 'allocation' v 'identification' of sites and will discuss with colleagues
- Para 4.17 care needs to exercised with what the Council wants as opposed to what the Community wants
- Para 4.22 & 4.23 not SEA test but Basic Conditions test (recent St Ives judgement)
- Explanation required in the text why there is 'no need to allocate sites' in the NP.
- Local Plan should have included the extra 'windfall sites'.
- With regard to 'Permitted Development' concerns were expressed about 'permeable / hard standings'. SM and DW agreed to investigate PD rights further
- Given the above, it was unanimously agreed to proceed with the draft document

3.c. **Area of Great Landscape Value (AGLV)** The use of this phrase is dropped in the Local Plan but its use is recommended in the NPP. DP cautioned that any land thus protected needed to be 'proportionate'. It was unanimously agreed that the map at appendix 7 of the draft SA document (and displayed on screen) could usefully be used as the basis of the required policy document addition. Should any member consider an alternative phrase being more suitable than 'AGLV' then they should email the Chairman before the next meeting.

3.d. **Supporting Evidence** DW displayed on screen the previously circulated summary schedule of housing site information contained in the SHLAA and Local Plan and draft NP. Based on this summary, DP expressed concerns regarding the 5 year housing supply and TB had reservations

about the HRA aspect. DW explained that unlike Torquay and Brixham NFs who had to find alternative sites, Paignton had sufficient sites. Additionally, if the HRA was argued to be unsound then it made the Local Plan 8,900 unsound! Forum Members unanimously supported the schedule's inclusion in the Supporting Evidence document as drafted.

3.e. **Parkfield Planning Application** (P/2016/1159)

Following discussion, the Chairman was requested to write a letter of objection based on the following:

- Unjustified 'departure' from LP
- Insufficient drainage assessment
- Impact on parking and movements
- Impact of fencing
- Erosion of public access
- Threat to landscape

3.f. **St. Ives Occupancy Policy** It was noted that this Neighbourhood Plan had recently been upheld by a High Court judgment. There were useful comments made which might be of assistance to Paignton NF's SA.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING

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

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