

# 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 15 December 2016

[www.paigntonneighbourhoodplan.org.uk](http://www.paigntonneighbourhoodplan.org.uk)

[www.torbay.gov.uk/neighbourhoodplanning](http://www.torbay.gov.uk/neighbourhoodplanning)

### **In Attendance:**

Jim Bonfield, Helen Boyles, Anne-Marie Curror, Ian Curror, Pam Bristow, Roger Bristow, Eileen Donovan, John Gibson, Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Mike Parkes (Minutes), David Pickhaver, Christine Watts, David Watts (Chairman), David Wotton.

### **Apologies:**

Carole Box, Lorna Gardner, Paula Hermes, Alan Hill.

### **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 17 November 2016 were then agreed a true record. Proposed by David Wotton and seconded by Pam Bristow. Regarding the draft Local Green Spaces document, DW reported that the following matters remained outstanding: liaison with TC&CT (Minute 3.a.iv), incorporation of suggested amendments received since the last meeting and contact with private landowners. With regard to the Sustainability Appraisal, SM and DW had yet to meet in order to discuss Permitted Development and its relationship to permeable and hard standings.

#### **2.b. Follow-up Letters relating to:**

(i) P/2016/1159: the Chairman confirmed that the Parkfield objection letter was sent on 1 Dec 16 (Minute 3.e. refers). The Council Committee (DMC) refused the application on 11 Dec 16. It was noted that there had been 45 objectors and the loss of facilities, loss of privacy and potential noise were considered important factors for the refusal.

2.c. **CIL.** The Chairman thanked DP for the speedy publication of the CIL Examiner's Report. It was noted that charges for 3 or fewer homes in Zone 2 developments had been reduced from £30 to £0 as sought by the Forum with but no other changes to the FGA tariff.

2.d. **Planning Obligations and Affordable Housing SPD.** Referring to the previously circulated document, DW suggested that the only concern might be with the Affordable Housing threshold of 3 or 11. It was thought that the Council would advise on this by 6 Jan 17.

### **AGENDA ITEM – 3. PROJECT PLAN PROGRESS.**

3.a. **Neighbourhood Plan: Draft 11.** DW advised that the major part of this meeting should be given over to a discussion on the previously circulated set of documents that comprised the Paignton Neighbourhood Plan and accompanying documents. These were displayed onscreen as appropriate to aid discussion. The aim was to sign off the documents at the next meeting in January. Initial discussion points included:

- The set of documents would now include a Sustainability Appraisal Scoping report as amended to incorporate the formal views received from the statutory bodies as shown.
- It was suggested that the designation term 'Rural Character Area (RCA)' might be used in place of 'Area of Great Landscape Value (AGLV)'. A show of hands unanimously supported both this

idea and the appropriateness of the introductory text to the LGS document and JG was requested to add the phrase 'conserve and enhance' to the glossary of terms being compiled by him. DW asked that any further definitions be emailed direct to him as soon as possible.

- iii) Volunteers would be needed for the Editorial Group to assist with the next stage over the Christmas / New Year period and names were given to the Chairman.
- iv) The LA had agreed that any required survey maps could be progressed through them and work on the LGS plans had commenced for the agreed sum of £800.
- v) The 9 suggested amendments/corrections to the LGS document, and displayed onscreen, were approved unanimously.
- vi) DW brought to the attention of members the recent Ministerial Statement of 13 Dec 16 (and displayed onscreen) regarding the 5 year Housing Supply. The effect being that Local Plans less than two years old would not be considered out of date if a 3 year supply could be shown otherwise the NPPF 'presumption in favour' applies. But no change made to NPPF119 removal of presumption where HRA is involved. In consequence, there will be a need to highlight the HRA 119 position in the Paignton Neighbourhood Plan.

**3.b. Basic Conditions Statement Draft 7:**

- i) There was a need to include Preston Sands Hotel site which will now add 10 extra dwellings (P/2016/0704).
- ii) For simplification and ease of reference, it was unanimously agreed that wherever possible adjacent sites would be grouped together under the same area name e.g. several different sites within the Yalberton area could be grouped together under that location's name and shown in the accompanying document set.

**3.c. Community Involvement.** At draft 2 stage with previously agreed cover now added..

**3.d. Supporting Evidence Draft 2:**

- i) Agreed re-order Policy background at 2.2 (see vi) below).
- ii) Check the number of jobs lost at Nortel and confirm its year of closure.
- iii) Include the word 'Projection' in the glossary (being drafted by JG).
- iv) Agreed 'Deprivation' is not just about housing. Table 2.3 refers to employment not housing as key.
- v) Referring to para 2.3.17, RB asked that the 2016 Census number of 133,900 (ONS mid year) be rechecked as he thought it should read 133,400.
- vi) Following discussion on whether it was appropriate to refer first to Social factors or Economic factors affecting growth, it was agreed by a vote of 8 to 4, that the Forum's position was that it was Economic factors that should be referred to first (and as used in the NPPF).
- vii) DW asked that members continue to read the document and email any further suggestions or amendments to him.

**3.e. Sustainability Appraisal Draft 2 (Scoping Report):**

It was unanimously agreed that this document could now be 'signed off'.

**3.f. Sustainability and non-technical Summary:**

- i) Since the last meeting, as agreed, DW and DP had met in order to discuss more fully the question of 'identification' and allocation' of sites, and the meeting considered the references now included of the final Local Plan HRA position as at December 2015. Forum members unanimously supported the view that as there was no need to add or change any sites the conclusions reached in the Local Plan HRA are unchanged (ie. That further consents can only be granted if HRA issues are resolved).
- ii) The LA's final HRA makes it very clear the circumstances under which sites 'identified' by the LP can be developed and therefore, the Forum is right to 'consider' this.
- iii) NPPF119 states the 'presumption in favour of development' cannot override HRA.
- iv) DP expressed concerns that Paignton NP needs to show there is a 5 year supply. DW replied that it is already included for the first two x 5year Major Review stages and beyond this it would thereafter depend on the ability to meet the HRA requirements specified in the LP.
- v) In answer to a question from A-MC, DP said that planning applications do not take into account the number of empty properties.
- vi) DW asked members if they wished to adhere to the Forum's position so far taken and this was supported by a unanimous vote in favour.

**3.g. Vote of Thanks:**

With 2016 coming to a close, JG proposed a Vote of Thanks to the Chairman for his guidance and commitment throughout a busy year. In replying, DW thanked JG but asked that David Pickhaver's name be included in this same Vote of Thanks and in acknowledgement of DP's professionalism and firm but friendly way in which he always made his points. These sentiments were fully supported by all in attendance.

**AGENDA ITEM – 4. DATE OF THE NEXT MEETING**

The date of the next meeting is Thu **19 January 2017** at 6.30pm in the Gerston Hall, Paignton with a further dates agreed as:

Thu 16 Feb 2017

Thu 16 Mar 2017

Thu 20 Apr 2017

Thu 18 May 2017

Thu 15 Jun 2017

The meeting closed at 2045hrs