

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 May 2017

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

A. Ainscough, Carole Box, Helen Boyles, Pam Bristow, Roger Bristow, Eileen Donovan, Lorna Gardner, 'JH (Local Resident)', Alan Hill, Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Melvyn Newbury, Di Parish, Mike Parkes (Minutes), Hilary Ray, Silvana Rodericks, L. Thompson, Ann Waite, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Jim Bonfield, Anne-Marie Curror, Ian Curror, 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.

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 Apr 17 were then agreed a true record subject to correction of a spelling mistake. Proposed by Pam Bristow and seconded by Melvyn Newbury.

2.b. Forum Responses:

i) **Joint Plymouth and South West Devon Local Plan** - The Chairman confirmed that after discussion with the Executive Committee, followed by the display of a draft letter on the Forum website for Members' comment, a letter of response was sent. (para 2.b. of the last minutes refer). This can be viewed on the Forum's website.

ii) **Government Housing White Paper** - The Chairman confirmed that following discussion with the Executive Committee (para 2.c. of the last minutes refer) a formal response was submitted. This can be viewed on the Forum's website.

2.c. Parkfield:

i) Referring to the recent article that had appeared in the Herald Express, DW explained that he had attended the recent Council meeting on the 10 May 17 on the proposed relocation of Torbay School to the Parkfield site. He managed to make the point that the L.A. should have invited objectors to speak and persuaded the Committee that he be allowed to speak on behalf of the Forum. Additionally, he made the point that it was unsatisfactory that the Council was seen to be acting as 'Applicant', Judge and 'Jury'. After a four hour debate, the Council refused the application. The decision has far reaching implications for: planning Council decision making, the relevance of community consultation, the importance of impact issues and for long term planned education provision.

ii) RB suggested that a senior Educational representative be invited to give a short presentation to a future PNF meeting. There was general support for this idea.

2.d. Supreme Court Judgement re NPPF49 - Implications:

i) This judgement was issued on 10 May 2017. (A copy has been circulated to all Members and included on the Forum website). The Judgment related to the meaning of NPPF49 which states

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year-supply of deliverable housing sites.”

The meeting agreed that the key points of relevance were:

- ii) The Judgement has not defined what 'sustainable development' means thus leaving NPPF interpretation unchanged.
- iii) The principle has been retained that courts only interfere with interpretation of law, not planning judgement.
- iv) Housing does not automatically trump other needs e.g. retain green belt etc
- v) In Torbay the housing number of 8,900 is provisional upon the LA being able to demonstrate it would not breach NPPF119 - job growth remains a balancing factor too.
- vi) It now remains to be seen if the DCLG/Secretary of State reacts to para 74 in that NPPF is guidance not law.
- vii) The Forum's objection to Plymouth & SW Devon JLP is supported by this Judgement i.e. the JLP will need to include a trajectory.
- viii) It has reinforced the "Huntston" Judgement that NPPF47 (and now NPPF49) still sits within consideration of all other NPPF factors.
- ix) Nothing in the Judgement has prevented "negative" words being used in DP policies where justified to do so.

2.e. Land south of White Rock:

- i) Although within the Brixham Neighbourhood Forum area, this land borders Paignton Neighbourhood Forum's area and its proposed development is a departure from the Local Plan. Concern has already been raised that the Local Development Scheme (LDS) was changed by the L.A. in March 2017 without prior notice and is promoting an outline planning application pre-judgmentally. To date, subsequently to this, there has been a meeting with BNP & PNP Chairs (5 May 2017), three 'Stakeholder' sessions (11 May 2017), 5 hr community exhibition (13 May 2017). Additionally, there have been on-line plans and a questionnaire (www.inglewoodtorbay.co.uk).
- ii) Following the Council's refusal of the application to move Torbay School to Parkfield it is understood that Council representatives have also approached Inglewood developers to enquire about the creation of both a new school and a new medical centre on this land south of White Rock.
- iii) Members felt strongly that development in this area would have an adverse affect the adjacent AONB and the countryside stretching across the River Dart valley and into the South Hams. It was felt that repercussions go well beyond the remit of PNF and BNF. When more is known about this potential development application it was agreed that the Forum may wish to consider the matter further.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS -

3.a. **NP Reg 14 Consultation Period** - all the planned 'drop-in' sessions and presentations have been actioned with just two remaining before the end of the Consultation Period. DW thanked all the members who had assisted and helped. Members were reminded not to overlook completing the Consultation Questionnaire. It was hoped that all responses could be collated by 15 June. A good response was hoped for but it was noted that the Country was currently experiencing a certain amount of 'voter/referral fatigue' as a result of the unexpected call of a General Election for 8 June that was announced very shortly after the NP consultation period had commenced!

3.b. **Kemmings Hill Linhay (P/2016/0648)** - DW reminded Members of earlier Forum discussions on this application. Although the Local Authority had refused permission, the applicant had recently lodged an appeal with the Secretary of State at the last minute. Comments already made at the application stage will now be forwarded to the Secretary of State and will be taken into account by the Inspector deciding the appeal. It is possible to submit written additional comments by sending three copies to:

The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN before 20th June 2017 and quoting reference APP/X1165/W/16/3161110. It was unanimously agreed that the Inspector needs to be notified that this area is now included within the Forum's NP- 'Rural Character Area'.

3.c. **Little Blagdon Farm**. RB asked Members to be aware that he had been informed that the TDA had recently commissioned an Environmental Impact Assessment on Little Blagdon Farm. This land is currently leased by Torbay Coast & Countryside Trust from Torbay Council.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 15 Jun 2017 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

Thu 13 July 2017
Thu 24 August 2017
Thu 28 September 2017
Thu 26 October 2017
Thu 23 November 2017

The meeting closed at 20:40hrs.