

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 13 July 2017

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

A. Ainscroft, Jim Bonfield, Carole Box, Pam Bristow, Roger Bristow, Eileen Donovan, Alan Hill (part Minutes), Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Richard Parish, Mike Parkes (part Minutes), L. Thompson, Christine Watts, Ann Waite, David Watts (Chairman), David Wotton

Apologies:

Bill Callahan, Michael Clack, Anne-Marie Curror, Ian Curror, Lorna Gardner, John Gibson, Paula Hermes, Melvyn Newbury, David Pickhaver, Stephen Reed, Cllr Di Stubley,

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. These included a letter that the Chairman had received from MN in support of the Forum's efforts, which it was agreed to note.

AGENDA ITEM – 2. DRAFT MINUTES OF THE LAST FORUM & STEERING GROUP MEETING AND MATTERS ARISING:

2.a) The previously circulated Agenda was referred to on-screen. The draft minutes of the meeting held on 15 Jun17 were then agreed a true record. Proposed by Maggie Loates and seconded by Alan Hill.

2.b) Letters sent on Planning Applications:

i) The meeting noted for information the two letters sent to the Council as agreed at the last meeting regarding proposals at the **Half Moon Public House**, Torquay Road, Preston, (P/2016/1266) and at the **'Inn on the Quay'** at Goodrington (P/2017/0549 and EM2923.PO11).

ii) **Panorama – Plot 2 Totnes Road (Collaton St Mary) P/2017/0116:** The Chairman reported on this proposal for a single dwelling to be constructed in front of an existing dwelling and next to the former Torbay Motel. The objection letter had been sent before the consultation period expired because, in addition to other aspects of overdevelopment, the application recognised that mains drainage is not available in the area for foul water as well as surface water. The meeting confirmed unanimously by a show of hands the objection letter sent. The letter is available to view on the Forum's website.

2.c) **Devonshire Park, (former Nortel Site) P/2017/0571:** The meeting considered this latest application to vary Condition 32 which the Council had imposed in 2014 (P/2014/0947) to restrict the range of goods that could be sold in order to protect the vitality and viability of the town centre. The application seeks to have the restriction relaxed so that 1,486 sq.m. of convenience goods could be included. The meeting agreed unanimously by show of hands that the original reason for the restriction remained valid and that an objection letter be sent to the Council by the Chairman.

2.d) **Torbay Economic Strategy Update 2017-2022:** the consultation Draft Strategy and Evidence Base documents were circulated prior to the meeting. Following discussion, it was agreed unanimously by show of hands that the Chairman sends a letter to the Council, copied to all Councillors, raising concern that:

- There remains a continued pre-occupation with productivity and Gross Value Added (GVA) aspects and not enough attention to the demographic shift taking place, as starting to be recognised in the information presented;
- The monitoring measures proposed do not include performance measurement in terms of “net” growth of jobs. Instead they refer only to “gross” change in job numbers. This does not accord with the strategic policy SS1 of the adopted Torbay Local Plan;
- The migration information shown is misleading. During the period referred to (2005-2015), Torbay’s population grew by only 1,222 persons (132,178 to 133,400) because deaths continued to exceed births over the same period. The net-growth average of 122 persons per annum demonstrates why the provision of more housing at present is not sustainable.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS:

3.a) **Draft Submission Set:** i) The Chairman referred to the full set circulated in advance of the meeting and showing all covers in the ‘green’ format in accordance with the preference expressed by the community consultation outcome. The exception continues to be the SA/HRA Scoping Report approved as a stand alone document in December 2016.

ii) **Community Involvement and Consultation document:** The meeting considered Part 3 of the document as circulated beforehand which describes the Regulation 14 consultation undertaken, summary of results and addition of Appendices 2 to 10 containing the related documents. By show of hands the meeting agreed unanimously to the update presented.

iii) **Appendix 11:** (to the above document) As agreed at the last meeting, the proposed “Response summary” column had been completed for Forum decision. By reference to on-screen display of the draft circulated prior to the meeting, the proposed responses were considered. Where adjustments to the plan were shown, each was discussed in the order raised in the draft, with the following conclusions reached by the meeting:

- Individuals submission A151 (Appendix 11(a) page 31/32) – the term “inappropriately sized vehicles” lacked clarity. It was agreed this is to be replaced by an alternative definition considered suitable by the Chairman in consultation with other Executive Committee members. After a long discussion, use of the term ‘heavy goods vehicles’ (HGV) and/or ‘light goods vehicles’ (LGV) as a reference to maximum vehicle weight were recommended.
- Organisations submission B013 (Appendix 11(d) pages 72) – the term “energy use efficiency” was not as clear as the reference to support of the “Passivhaus” standard under the retained residential heading which applied equally to commercial buildings. It was agreed unanimously to amend the wording under Commercial facilities accordingly.
- Organisations submission B013 (Appendix 11(d) pages 75) – following discussion of the issues involved and with the aid of further on-screen information of what the additional summary sheet would look like, it was agreed by a majority show of hands that Ramshill Copse did not meet the criteria required sufficiently as a stand alone Local Green Space designation but was appropriate to add to PLGS.57Westerland Valley (Voting 8 for, 3 against, 6 abstentions).
- Statutory Bodies submission C002 (Appendix 11(g) page 132) – the reference made to the size of the Victoria Park petition received from the community in Stage 2 was higher than 5,000 quoted, which it was agreed would be corrected as a typographical error to 6,300.

iii) **SA/HRA implications:** In accordance with formal requirement, the meeting then considered if any of the above adjustments either individually, or in combination, changed the conclusions reached in the voluntary Sustainability Appraisal and Habitat Assessment Screening. It was agreed they would not.

iv) **Approval to submit:** By a show of hands all other responses proposed in Appendix 11 were agreed unanimously, as amended by the above adjustments, and the Chairman was authorised to arrange for all consequential adjustments to be made to the document set, as and where required, and then to submit the Neighbourhood Plan and accompanying documents formally to the Council in accordance with the Regulations.

It was further agreed that before the document set is submitted, it will be placed on the Forum's website for a period of 48hrs for all members of the Forum to view.

The Chairman congratulated the Forum on achieving production of the Submission Plan that will now go forward in accordance with the next stage procedure. The meeting ended with a round of applause.

3.b) **Finalising the Submission date and Assessor appointment details:** Prior to consideration of Item 3a), the Chairman appraised the Forum of the next stages involved and discussions that had so far taken place with Council officers and other Forum Chairs, noting in particular:

- the care that will be needed in the final selection of Assessor, or Assessors, which may require interview of candidates having regard to the issues involved
- the possible need to consider at the next meeting other measures that may be necessary if it was becoming clear delay in the assessment stage was likely to arise.
- all 4 appointed members of the Executive Committee had indicated they were prepared to continue in their present positions once the Plan had been submitted, which the meeting endorsed unanimously by a show of hands.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING: The date of the next meeting is Thu 24 August 2017 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

Thu 28 September 2017

Thu 26 October 2017

Thu 23 November 2017

The meeting closed at 21:23hrs.

(Footnote: MP was unavoidably called away from the meeting during Item 3.a)(iii) and was replaced by AH as Minute taker for the remainder of the meeting.)