

PAIGNTON NEIGHBOURHOOD FORUM

- Blatchcombe
- Clifton with Maidenway
- Goodrington, Roselands & Hookhills
- Paignton Town
- Preston



MINUTES OF A FORUM & STEERING GROUP MEETING

held in the Gerston Chapel Hall, Torquay Road, Paignton
at 6.30pm Thursday 24 August 2017

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Carole Box, Pam Bristow, Roger Bristow, Anne-Marie Curror, Eileen Donovan, Alan Hill, Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Richard Parish, Mike Parkes (Minutes), David Pickhaver, Christine Watts, Anne Waite, David Watts (Chairman), David Wotton,

Apologies:

Angela Ainscough, Jim Bonfield, Ian Curror, Lorna Gardner, John Gibson, Richard Stevens, Louise Thompson.

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 13 July 2017 were then agreed a true record. Proposed by Maggie Loates and seconded by Roger Bristow.

2.b. **Correspondence:** The Chairman confirmed that, in accordance with the wishes of the Forum at the last meeting, the following two letters had been sent to the Council:

- Regarding the Torbay Economic Strategy Update 2017 - 2022: points included: demographic shift, net growth of jobs and misleading migration information.
- Regarding Devonshire Park and the developer's application to vary Condition 32 - Planning Application P/2017/0571. The Council has previously restricted the range of goods that could be sold in order to protect the vitality and viability of Paignton Town Centre. The reason remains valid.

2.c. **Kemming's Hill Linhay** (P/2016/0648). The appellant's appeal to the Secretary of State had been dismissed on the 15 August 2017. The site was deemed inappropriate for conversion to a building because of the large number Greater Horseshoe Bats in the area. They are a protected species under European legislation. DP was asked to convey back to the L.A. the thanks of Paignton Neighbourhood Forum for their support in this matter. DP also agreed to investigate why it was that the appellant's paperwork put before the Secretary of State could not be accessed by public. This was considered important as the S of S had made certain references in his Judgement to other buildings.

Action: David Pickhaver

2.d. **Development in Long Road.** (The old Yalberton Quarry).

- The meeting was reminded that this is the same area that had been discussed in a previous meeting about 18 months ago. At that time there had been concern about the felling of trees during the nesting period. The action resulted in the Local Authority placing a Tree Preservation Order on the area.
- This two acre site had since been sold and at the end of May this year residents were concerned that a 'low loader' had negotiated the lane in order to deliver a 'JCB type machine'. There then followed the breaking of quarry stone, clearing and levelling of the quarry floor and the erection of

a large wall made up of the quarry stone. A large shipping container had also been delivered on site and rumours existed about the development of several different business ventures. The L.A. Planning Enforcement Team had recently concluded its investigation into unauthorised development and required that the land as near as possible be restored to its original state and within one month.

- (iii) DP was thanked for his quick action in sending the Arboriculture Officer to investigate and he was also asked to convey thanks to Myra Spalding, the Enforcement Officer who quickly investigated the matter.
- (iv) The Chairman requested that the members keep an eye on the area and for the Forum to be willing to review the matter further as appropriate. (The site is approximately 300 yards north east of Kemmings Hill Linhay - see para 2c above). DW underlined the importance of residents nearby keeping a log and photographs in such situations.

2.e. **Clennon Valley - land disposal consultation.** The Chairman alerted members to the press notice that on 7 Aug 17 the L.A. proposed to lease Torbay Leisure Centre and the adjacent Velopark to Parkwood Leisure until 2029. Unfortunately it would seem that the Velopark users and operators had not yet been consulted. This was not really a planning matter but lay within TDA 's area of estate management responsibility. There appeared to be no change of use and it was agreed that the Forum just needed to 'note' the action.

2.f. **Eastern Esplanade highway closure consultation** (closing date 29 Aug 17). Referring to the 'Torbay Council Notice of Application' displayed on-screen, DW queried how it could be said that this road was 'unnecessary'? He pointed out that Local Plan had identified it as part of the Torbay/National Cycle Network' and referred to the old adage: 'Once a highway; always a highway!' Concerns were also expressed over possible future uses and maintenance guarantee of the land should it ever become 'private' access only. It was unanimously agreed the Chairman would speak for the Forum against the stopping up order when considered at the Magistrates Court Hearing due to take place on 11 September 2017. Proposed by MP and seconded by AH.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

3.a. Neighbourhood Plan Submission:

(i) The Chairman confirmed that the Plan Document Set had been submitted to the L.A. on 18 Aug 17 and that Brixham Neighbourhood Forum had submitted theirs on 21 Aug 17. Following a second consultation period, Torquay Neighbourhood Forum was aiming to submit theirs by the end of Sep 17. However, it was felt that it would be wrong if PNF and BNF were penalised by the L.A. in making progress of preparations because of this later submission by TNF.

(ii) The next steps would be for the Council to confirm receipt of the Paignton Neighbourhood Plan, arrange for the 6 week public consultation period and, in conjunction with PNF, appoint an Assessor. It was thought that the Assessment would last a full week and is likely to be held as a Public Hearing.

(iii) It was agreed that 12 hard copies of the Plan would be needed and at a cost of circa two and a half thousand pounds. Carried by a unanimous vote.

(iv) Referring to an on-screen slide, the Chairman referred to three typographical mistakes that had been discovered on pages 21, 28 and 63 and after the submission of the Plan. DP, on behalf of L.A. Planning agreed to accept the corrections by electronic means as they were minor in nature. He also offered congratulations on completing the Plan to all members and especially those involved with its physical production.

3.b. Renewal of Area and Forum Designations:

The Chairman reminded the meeting that the designated Neighbourhood Area and PNF came into being on 6 Dec12 and for a period of 5 years. There is now an obvious need to apply to extend its period of responsibility beyond the 6 Dec 17 in case there is any delay in the statutory stages of Assessing the Plan. (The L.A. has 13 weeks in which to review such an application and there are 15 weeks left). After referring to an on-screen draft application (which had also been displayed on the Forum's website) members were unanimous in their support of the wording and asked that it be submitted without delay.

3.c. Forum Meeting Dates:

Six new meeting dates were approved unanimously by the meeting and are additional to those already published. The new dates are: 14 Dec 17, 25 Jan 18, 22 Feb18, 22 Mar 18, 26 Apr 18 and 31 May 18.

3.d. Torquay NP - Further Consultation:

(i) Their second Regulation 14 Statutory Consultation period would expire on 17 September 2017. The Forum has been consulted on the changes since the first Reg 14 consultation in November 2016. It is not clear who else has been consulted regarding these changes. Referring to an on-screen slide, DW summarised these changes as mainly relating to:

- Re-defined Community Partnership draft policies
- Reformatting the plan
- Reworded introduction
- Additional Local Green spaces identified (some adjoining those in Paignton's area)
- Reworded Planning Policies relating to Maidencombe and Cockington
- Some Planning Policies renamed as Community Aspirations
- Some Planning Policies reworded to reflect better the Local Plan
- Justifications added to all Planning Policies
- Addition of glossary and references section

Members were unanimous in asking that a letter be sent by the Chairman from PNF to TNF to make them aware of.

- The typographical error apparent in Policy E4 relating to the NPPF and Local Green Space
- The Forum's support for Policy E8 (Protected Species) and Policy E9 (Greater Horseshoe Bats)
- The absence of information regarding the South Hams SAC in the HRA Screening Report
- The need for a phasing indication of the housing sites and the Forum's support for the change made to Policy H2 (qualifying persons within Torbay)
- The Forums continued support for including the Non-Technical Summary within the Sustainability Appraisal.

(ii) On a related matter ML raised concern about rumours circulating that the Council was proposing to remove the trees in Victoria Street and Torbay Road, which the Chairman agreed to investigate and if necessary write to the Council.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 28 September 2017 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

Thu 26 October 2017

Thu 23 November 2017

and with additional new dates as shown in para 3c above

The meeting closed at 20:40hrs.