

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 28 September 2017

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Angela Ainscough, Adam Billings, Jim Bonfield, Pam Bristow, Roger Bristow, Michael Clack, Anne-Marie Curror, Ian Curror, Eileen Donovan, Lorna Gardner, John Gibson, Alan Hill, Helen Kummer, Maggie Loates, Jean Morris, Richard Parish, Mike Parkes (Minutes), David Pickhaver, Louise Thompson, Anne Waite, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Richard Stevens.

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. (i) The previously circulated Agenda was shown on-screen. The draft minutes of the meeting held on 24 August 2017 were then agreed a true record. Proposed by Pam Bristow and seconded by Maggie Loates.

(ii) Kemming's Hill Linhay / query on why all appellant's paperwork laid before the Secretary of State could not be accessed by the public (para 2.c.). On-going action with DP.

Action: David Pickhaver

2.b. **Correspondence:** The Chairman confirmed that, in accordance with the wishes of the Forum at the last meeting, the following correspondence had been sent and were also displayed on the PNF website:

(i) Reg 5 & 8 renewal applications submitted to Local Authority.

(ii) Letter of objection to Eastern Esplanade highway closure - DW had attended Newton Abbot Magistrates Court and following his representation the proposal was withdrawn by the Council.

(iv) The Forum's response to the Torquay NP Sep 2017 Reg14 consultation.

2.c. **Letter from Plymouth and SW Devon JLP Inspectors.** As had been discussed at an earlier PNF Meeting, and amongst other points, the Inspectors had made comment on the lack of a housing trajectory. There was unanimous approval for the decision of the Chairman to attend the public hearing in January 2018 and a reply confirming attendance had already been received from the Programme Officer.

2.d. **Government consultation on Housing Need.** (Part of the current Housing White Paper). See also Government weblink:

<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

The consultation was in three parts consisting of: Proposals, Housing Need Data Table (OAN spreadsheets) and Priority Areas for Land Registration. Points emerging from the ensuing discussion included:

- i) Whilst welcome, it was unusual to seek a public consultation at this stage, prior to publication by the government of the results of the previous housing consultation.
- ii) Answers to the 19 questions had to be submitted online before 23:45hrs on 9 Nov 17.
- iii) It was agreed that PNF consider a response in detail at their meeting on 26 Oct 17.
- iv) DW asked that volunteers wishing to help should contact him direct.
- v) Land purchased prior to 1972 does not show on the Land Registry.
- vi) It was noted that only 54 Local Authorities had declared land owned by them.
- vii) DP pointed out that land owned by Torbay LA could be found via the following link:
<http://www.torbay.gov.uk/Gis/FindMyNearest/>
- viii) There was a need for a formula to show genuine 'housing need'.
- ix) Neighbourhood Planning groups needed greater certainty.
- x) A 'Statement of Common Ground' was needed between Local Authorities.
- xi) There was a need for transparency through 'Viability Assessments'. This included affordable housing needs. Any changes would be need to be proved in public view.
- xii) There would be a need to reconcile Community Need and Local Authority Need.
- xiii) It does not list 'Internationally' important designations e.g. South Hams SAC and Torbay Marine Conservation Area.
- xiv) ONS shows assumptions not trends.
- xv) Account needs to be taken of the North-South divide and of the skew presented by the needs of London / SE and the rest of the country.
- xvi) The Isles of Scilly had not been included.
- xvii) The 2nd Homes factor was important in our area. DP thought they accounted for 2.6% of the housing stock. It was felt that this factor should not be included in any formulation.
- xviii) It was pointed out that the letting of Holiday Cottages was a business and should not be regarded as 2nd Homes.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

3.a. **Letter sent to the Torbay Local Authority by all 3 Forum Chairs.** The content, which had been discussed at an earlier PNF meeting, had been agreed by all 3 Forum Chairs and could be viewed on the website. DW highlighted the joint chair's concerns regarding the LA 's request for certain personal details before the LA could send out the Regulation 16 letter. To release such information would place the Forum in contravention of the Data Protection Act and legal advice had been sought on both sides. (The Information Commissioner had recently fined Basildon LA one hundred and fifty thousand pounds for a similar contravention in May 2017!). DW reminded the meeting that the joint letter had been sent to the L.A. to enable all three Forums to plan ahead and included the following questions:

- i) When will confirmation be provided that the required information has been supplied with each Regulation 15 Submission ?
- ii) When will the Regulation 16 public notice be advertised in respect of the Neighbourhood Plans already submitted to the Council ?
- iii) What progress is being made on identifying the Independent Assessor (or Assessors) ?
- iv) When will the Regulation 5 and 8 Applications be published and determined ?
- v) Will it still be necessary for the remainder "Fronrunner funds" to be held by the Council on the Forum's behalf ?

Depending on the answers to the questions above, the meeting unanimously empowered the Chairman to take what action might be required in order to obtain answers in time for the October meeting.

3.b. **Budget Update:** (i) The Chairman reported that now the Plan had been submitted, it was appropriate to take stock of all costs so far incurred and of the balance available for the remaining stages. The totals were displayed on screen, and the balance had been verified with Council officers:

<u>Frontrunner held by Council on Forum's behalf:</u>	<u>£</u>
Stages 1-3	8,365
Reg 14 Pre-Submission	3,705
Reg 15 Submitted Plan	2,019
Balance, remaining stages	<u>12,911</u>
	<u>27,000</u>

<u>PNF Bank Account</u>	<u>£</u>
Hire of meeting halls	1,478
Balance as at 5 Sep 17	<u>1,522</u>
Reg 15 Submitted Plan	<u>3,000</u>

(ii) At this point, DWn pointed out that it was obvious from all the meetings that he had attended that the Chairman must have incurred considerable personal expenditure e.g. travel, phone, computer use etc and wondered why DW had never claimed for such expenses. The Chairman replied that it was something that he had never contemplated and regarded it as his contribution to this type of voluntary and community work. Following considerable pressure from members, the Chairman agreed to consider the matter and take guidance from Chairs of other Neighbourhood Forums.

3.c. Torbay - Latest Monitoring Results:

- i) Population – no change from ONS 2014 based projection
 - Jobs – unemployment down but net job growth still lagging
 - Housing – starts and completions falling

In summary – the conclusion remains that land supply will last longer than 2030

- ii) The Chairman asked members to note that Taylor Wimpey had asked himself, AH and RB to meet with them on 13 Oct 17. They would report back to members at the next meeting. DP said that he was not aware if an application by TW had been submitted but not validated.
- iii) DP also said that there was nothing to report on the 'Inglewood' proposal for Brixham Road and that no application has been submitted.
- iv) RP expressed concerns regarding earthworks in the area of Barton Pines and on the border between Torbay LA and the South Hams LA. DW said that he would investigate further for the next meeting.

3.d. Recent Media Coverage re Local Green Space designations: There was discussion on the local BBC TV and Radio programmes broadcast on 21 Sep 17. The item centred on the LA's total opposition to Torquay NF's proposed list of Local Green Spaces. Members were also concerned that it had been reported that the TDA said that it 'speaks on behalf of the LA as landowner' not wanting to have any constraint on public assets.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 26 October 2017 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

Thu 23 November 2017
 Thu 14 December 2017
 Thu 25 January 2018
 Thu 22 February 2018
 Thu 22 March 2018

The meeting closed at 20:30hrs.