

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 26 October 2017

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Angela Ainscough, Jim Bonfield, Carole Box, Pam Bristow, Roger Bristow, Michael Clack, Peter Collis, Eileen Donovan, Lorna Gardner, Helen Kummer, Maggie Loates, Leaf Lovejoy, Jean Morris, Sam Moss, Richard Parish, Mike Parkes (Minutes), David Pickhaver, Richard Stevens, Louise Thompson, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Helen Boyle, Anne-Marie Curror, Ian Curror, John Gibson, Alan Hill, Anne Waite,

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) DP referred to para 3.c.iii) of the last Minutes and suggested that for the sake of clarity the sentence should simply have read: "DP also said that there was nothing to report on the 'Inglewood' proposal for Brixham Road and that no application has been submitted". All agreed to this correction of sentence.

(ii) The previously circulated Agenda was shown on-screen. The draft minutes of the meeting held on 28 September 2017 were then agreed a true record. Proposed by Roger Bristow and seconded by Maggie Loates.

(iii) Kemming's Hill Linhay - this is an on-going query as to why all the appellant's paperwork as laid before the Secretary of State could not be read by the public. This is regarded as important because the Judgement alludes to certain proposed buildings that had obviously been referred to in the Appellant's submission. This appears to go against 'transparency' when all other documents can be freely accessed. DP agreed to pursue this matter

Action: David Pickhaver

2.b. **Letter re Trees in Victoria Street and Torbay Road:** The Chairman referred to the letter on the Forum website and of the email responses that he had received. The Council as Highways Authority have confirmed that there are no threats needing the removal of these trees and until there are such plans, they are unable to advise on the type of community consultation that would take place. It was noted that concerns regarding future harm to these trees have been raised by two Community Partnerships. As the trees are also within a Conservation Area, the meeting considered that the Council as the LPA has also to take account of references to them in both the Local Plan and Paignton Neighbourhood Plan. There was an understanding that trees and their root systems needed monitoring, and hence the importance of a tree 'Replacement Strategy' to ensure a satisfactory future for trees in these and other locations involved - it was unanimously agreed that a letter to this effect should be sent to the LA.

2.c. Torbay Economic Strategy 2017 - 2022:

(i) This strategy had been approved by Full Council on 19 Oct 17. As reported in the Herald Express on the 25 Oct 17 (page 5), at the Council Meeting, the point had been made in a debate about regeneration sites that "We've got to regain the momentum of regeneration. We've had a quiet period.

We've got to have the confidence to go forward. Our economic performance has actually been deteriorating since the completion of the South Devon Link Road."

(ii) Members contrasted this with a quote from the South Devon Highway website: "The improved access to Torbay and South Devon is expected to bring lasting economic benefits, leading to the creation of nearly 8,000 jobs in South Devon with around 3,500 of these in Torbay."

(iii) A FoI request reported to the meeting by DWn had showed that after 2 years and an expenditure of 120 million pounds on the SDLR, there was little change in Torbay's employment situation. The main success of the road has been to enable traffic to flow more freely and for Torbay to develop as a 'commuting town' which contradicts NPPF37. On its opening, there was also the hope that for every pound invested in the new road there would be a generation of nine pounds which the meeting felt remained unsubstantiated.

2.d. Planning Applications:

(i) Bay Tree Café (Falcon Park) P/2017/0934 - the application would see a development of 7 dwellings but would result in a net gain of 4 dwellings, therefore it can be regarded as a 'windfall' site. It was agreed to 'note' this application for the time being.

(ii) Blagdon Pines P/2017/0749 & South Hams (SH) 2482/17 - this application is for a new 'back of house building' with service vehicle access off Blagdon Lane and the change of use of an adjoining field to recreation space but situated in South Hams. The site is a holiday resort with barns for rent and an arboretum. The ecology reports appear to show due regard for the biodiversity of the area. However, RP highlighted concerns regarding the safety on approach roads and the creation of large spoil heaps that are now visible from Totnes and feels that the Highways Authority should turn it down. He has already written an objection to South Hams and agreed to also submit an objection to Torbay Local Authority. Noting that due regard was being given to habitat matters, it was agreed to monitor this application in view of the aspect of 'cumulative impact'.

2.e. Response to Government Consultation on Housing Need: the draft response had been displayed on the PNF website prior to the meeting for members to consider and was now shown on-screen as DW took members through each of the 19 questions. Following discussion on a few minor amendments, there was a unanimous vote in favour of the Chairman submitting the drafted response. DP drew attention to a Court of Appeal ruling that had been issued earlier in the day and that may be of relevance - DP offered to email details to the Chairman.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS

3.a. Letter sent to the Torbay Local Authority by all 3 Forum Chairs. This had been sent on the 18 Sep 17 to enable the three Forums to plan ahead. Though no reply had so far been received from the Council, the Chairman updated the meeting accordingly:

- i) Regulation 15 - now resolved.
- ii) Regulation 16 re public notice being advertised - start imminent.
- iii) Identification of the Independent Assessor(s) - meeting with LA has been held.
- iv) Regulation 5 and 8 Applications - consultation underway.
- v) Should the remainder of the "Frontrunner funds" be held by the Council on the Forum's behalf, reply still awaited.

3.b. Independent Assessor - Procurement Meeting with Council Officers:

- (i) All 3 Neighbourhood Plans have now been submitted.
- (ii) A Procurement Meeting was held with officers yesterday (25 Oct 2017).
- (iii) All 3 NF Chairs had agreed upon and submitted selection criteria for inclusion in the process
- (iv) As a result of yesterday's meeting, DW reported that there had been agreement on a joint selection process in principle to enable a search for Assessors to start their work early Jan 2018 with their reports to be available within 12 weeks of the start.
- (v) DW asked DP if he yet knew of any letters of support or objections to the Regulation 15 submission. DP thought that there had been a few of support and one of objection. When asked about the latter, DP thought it would be incorrect to divulge further details at the moment. DW

agreed this was appropriate at the moment but will need to be provided in due course to the Forum on the grounds of formal process and Natural Justice.

- (vi) DP confirmed that responses would be required electronically and that there was no provision made for hardcopy consultation notifications.
- (vii) The meeting agreed that a decision was needed as to who would represent PNF on the LA/NF Assessor Panel. It was proposed by RB and seconded by SM that this should be the Chairman. There was a unanimous vote in favour with an additional unanimous vote in favour that DW be empowered to confirm Assessor appointments on behalf of Paignton NF.
- (viii) At this stage, DP explained that he had just received an email from Adam Luscombe, his Head of Department, and thought that it would be relevant if he be allowed to read it out. This was agreed. In essence, points in the email disagreed with aspects of the Meeting Notes taken by the three Forum reps at yesterday's meeting. Some of the areas of disagreement centre on: the proposal that the Assessor be NPIERS approved and the Council not agreeing to the Interview process as discussed (wanting a one stage and not a 2 stage process). The meeting agreed unanimously that these were matters for the procurement process to resolve through the three appointed Forum reps.
- (ix) Referring to the Notes of the Meeting displayed on-screen, DW felt that at the heart of the disagreement was the LA's probable Regulation 16 response and on Local Green Space matters.
- (x) All three Forum representatives had expressed concern at the meeting that there seemed to be an attempt to stall progression of the Neighbourhood Plans. There was discussion on the possible reasons for this.
- (xi) The meeting felt that only those who had attended the whole procurement discussion were able to report on its outcome with any authority.
- (xii) Members attending were unanimous in their request that DW should reply to the concerns raised.

3.c. Meeting with Taylor Wimpey re Collaton St Mary site:

This was held on 13 Oct 17 and attended by DW, AH and RB. Points covered included:

- i) It was agreed the FGA (Future Growth Area) is not an 'allocation'
- ii) Concerns remain about drainage (both surface & foul)
- iii) The impact on protected habitat requires to be resolved
- iv) The impact on the landscape is not satisfactory
- v) The proposal is of poor layout and shows overdevelopment
- vi) There is an impact on the highway from the access shown
- vii) There is a lack of supporting net job growth
- viii) In addition, RB added that there were no facilities e.g. surgery etc.

3.d. Budget Update:

(i) At the last meeting, members asked that the Chairman submits a claim for essential items of personal expenditure so that the full cost of preparing the plan was as accurate as possible to help future reporting of the process to other emerging Neighbourhood Fora. At a meeting of the Executive Committee, DW provided receipts and details of the following items:

Chairman's expenses (since the formation of the Forum):

Stage 1 – Stationery & photocopying receipts	40.54
Stage 2 – Stationery & exhibition receipts	86.95
Stage 3 – TW appeal photocopying receipts	15.00
Stationery & plan printing receipts	16.48
- Delivery to Swindon Royal Mail of 24,000 leaflets	126.00
- Reg 14 stationery & postage receipts	115.49

£400.46

Excludes

- Website maintenance (sponsored)
- Meeting equipment used/projector (sponsored)
- Document drafting / record keeping (by volunteers)
- Personal computer use (by volunteers)

(ii) DP thought the claim modest and DWn proposed an honorarium of five hundred pounds be repaid to the Chairman. This was seconded by LG and passed unanimously.

(iii) There was discussion on other future expenditure e.g. hall hire etc and it was agreed to transfer two thousand pounds into the PNF Bank Account from the fund held by the Council on the Forum's behalf as repayment of the venue costs incurred since 2012 and the above Chairman's reimbursement. DP confirmed this was justified and was agreed by a unanimous vote.

3.e. Local Government Boundary Commission:

There was some concern about bringing this to the Meeting as it could be seen to be involving the Forum in party politics. However, after a short discussion it was agreed that the Forum should send a response as changes affected the Blatchcombe Ward. The main point being whether the number of councillors should reflect electorate numbers or emerging developments. It was agreed that only one councillor in the area stretching from Collaton St Mary to White Rock could not give sufficient time to planning issues in this area. Agreed unanimously that the Chairman will make a response to the Boundary Commission on this basis.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 23 November 2017 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

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

Please note that the following dates have been provisionally added:

Thu 26 Apr 2018
Thu 31 May 2018

The meeting closed at 21:30hrs.