

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 23 November 2017

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Angela Ainscough, David Barrett, Jim Bonfield, Carole Box, Helen Boyles, Pam Bristow, Roger Bristow, Michael Clack, Peter Collis, Michael Cullen, Sheila Cullen, Robert Davies, Eileen Donovan, Pete Fenwick, Lorna Gardner, Alan Hill, Helen Kummer, Maggie Loates, Leaf Lovejoy, Jean Morris, Sam Moss, Melvyn Newbery, Richard Parish, Mike Parkes (Minutes), David Pickhaver, Louise Thompson, Richard Tulley, Jean Vincent, Robert Vincent, C.A. Waite, Christine Watts, David Watts (Chairman), Robbie Winboan, David Wotton.

Apologies:

Anne-Marie Curror, Ian Curror, John Gibson, Paula Hermes, Andy Proctor.

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 26 October 2017 were then agreed a true record. Proposed by Lorna Gardner and seconded by Jim Bonfield.

2.b. As agreed at the last meeting on 26 Oct 17, the Chairman confirmed that the following correspondence had been sent:

(i) The Government's online Consultation on Housing Need. This consultation had been picked up by the media and resulted in the Chairman being interviewed on the 'Sunday Politics Show (South West)' and broadcast on BBC1 on 5 Nov 17. (Minute 2.e).

(ii) Boundary Commission Proposals for Blatchcombe Ward, Paignton. (See Minute 3.e).

2.c. Plymouth and South West Devon Joint Local Plan Inquiry. The examination starts on 30 Jan 18 and because of PNF's earlier submission, its attendance has been requested during: Week 1 - Housing, Week 2 - Economy Matters, Week 4 - Environment. Agreed unanimously that the Chairman will represent the Forum at the Hearing days.

2.d. Freedom of Information request / Employment issues. (Minute 2.c.(iii)). DWn reported that the following had been asked:

"The following is 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." Can you please say how many of the expected 3500 jobs have been created in Torbay that can be attributed directly to the opening of the South Devon Highway.

Can you please say how many permanent jobs have been lost from Torbay that can be attributed directly to the opening of the South Devon Highway."

The reply included the following:

*“This information does not exist. It is very difficult to attribute the loss of or creation of new jobs solely to the opening of the South Devon Highway, without considering other factors such as macro-economic conditions, availability of business space and business confidence...
In 2016, as part of the Torbay Business Barometer survey we received the following feedback: Has the opening of the new South Devon Highway helped your business? Yes 37%, No 33%, Don't Know 29%.”*

DWn said that he had contacted Galliford Try and they were unable to confirm where the jobs forecast figure of 3,500 had originated. Concern was also expressed that Torbay was developing into a commuter ‘town’ which was contrary to NPPF 37. It was suggested that traffic surveys might provide relevant evidence and that an approach to Devon County Council would be appropriate.

AGENDA ITEM – 3. PROJECT PLAN PROGRESS - NEIGHBOURHOOD PLAN SUBMISSION

3.a. Forum and Area designation renewals. The Chairman thanked all those who had submitted a response for renewal (133 in support; 2 objections) and also to those who had copied him in to their response. He then gave feedback on the meeting of the Council’s Policy Development and Decision Group (Joint Commissioning Team) (PDDG(JOT)) that he had attended on 6 Nov 17 along with the other two Neighbourhood Forum Chairs:

- They expressed their dissatisfaction with the officer report.
- It was a packed room and over an hour in debate, including input from Councillors who were not part of that Committee but who had turned up.
- The decision made was to ‘note’ the report with a requirement that the next officer report for the 7 December’s ‘decision meeting’ was to be sent first to the three Forum Chairs for comment and for each Forum to be given the opportunity to add an Appendix setting out why the Applications should be approved.
- The general tenor of council members comment was that the applications should be approved and that the Forums were a useful way of being in touch with community views - even where they were challenging. (n.b. the Secretary of State’s recent judgement on ‘Winslow’ in regard to the importance of community involvement).

i) A joint statement was submitted to the LA on 16 Nov 17. However, a Draft Officer report on 22 Nov 17 recommended no change to the 3 Forum areas and refusal to the application of all 3 Forums.

(ii) The matter will be debated at the next Full Council Meeting (with the Council acting in its capacity as the Local Planning Authority) on 7 Dec 17. The Forum Chairs have already requested to speak and are also working on a joint statement.

(iii) DCLG are aware of the situation as are others at National Level.

3.b. Torquay and Brixham Regulation 16 consultations. (i) The meeting was informed that DW had attended by invitation the Goodrington, Roselands & Hookhills Community Partnership Meeting on 21 Nov 17 where the Council’s (TDA’s) opposition to the identified Local Green Spaces had been discussed. It was clear there remained full community support for the submitted designations.

(ii) By a unanimous vote, it was agreed that Paignton NF should send letters confirming its support for the identified provision of LGS in the other two Neighbourhood Plans. The content would be discussed by the Chairman with the Executive Committee although the letter could also be held over until the next meeting in December.

3.c. Progress on Independent Assessor selection. There has been little progress by the Council officers. A copy of the promised ‘Procurement’ Power Point presentation had been received 20 days late. In an attempt to assist, DW had obtained and submitted a draft contract that had been used in other areas of the country and had then followed it up with an email raising concern at the continuing delay. A ‘first draft’ had also been provided with the assistance of the other two Forum Chairs but no reply had been received. It was considered that the whole situation was fast becoming very unsatisfactory and that there was a need to press for progress without delay.

3.d. Planning Applications:

i) LIDL (White Rock) (P/2017/1019). Concerns were expressed about the cumulative impact of another such similar retail outlet along Brixham Road and in such a short distance of each other: Asda - Sainsbury's - Aldi and the proposed M&S Foodhall at Devonshire Park. It was felt that this Lidl application would do little to support the regeneration of Paignton Town centre and seemed unnecessary when there was already a Lidl store in town. Should this latter one eventually close it would have an adverse effect upon the future of the town centre. Concern was also expressed about changes to the earlier proposed Lidl plan in that there was no longer provision for 2nd floor student accommodation and the car park had been enlarged to the detriment of earlier landscaping. Increased vehicular traffic and pollution was also commented upon. Despite the closing date of 1 Nov 17 having passed, It was unanimously agreed that PNF should still write a letter of objection and to especially raise concerns regarding any future closure of the Town Centre Lidl store and seeking a minimum 10 year period of continued operation of the store.

(ii) 'Inglewood' (Whiterock 2). This proposed Brixham development site had not been included in the new Local Plan. Therefore, the L.A. has no alternative but to declare it as a 'departure' from the LP. It was considered that any 'benefits' would be significantly outweighed by the 'harms' to the area e.g:

- The impact on biodiversity - see Appeal Judgement on nearby Kemmings Hill (P/2016/0848).
- The Secretary of State's previous refusal for development in 1997 with regard to biodiversity and great Landscape value was still extant.
- It is a known site for Cirl Buntings and Greater Horseshoe Bats and there is a requirement to enhance such sites and not merely to protect them.
- An increased volume of pollution and vehicular traffic on an already congested road.
- Unnecessary loss of Grade 1 agricultural land. (Against NPPF).
- Drainage constraints (foul and surface water).
- There is insufficient employment to support such an increase in housing stock added to the fact that there are now 2,000 new and empty houses in Torbay.
- The presumption in favour of sustainable development does not apply (NPPF119).
- The time period for response needs extending and for further consultation if additional information is provided beyond that currently submitted. (In response to questions, DP considered it likely that it would not go before Council until April 2018).

It was unanimously agreed that it would be appropriate for Paignton NF to write a letter objecting to this development and that the Chairman should write this in conjunction with the Executive Committee. Because of time constraints, DW undertook to display a draft letter on the website for 24hours in order for members to make any comment.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 14 December 2017 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

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 20:30hrs.