

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 7:00pm Thursday 22 February 2018

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Angela Ainscough, Jim Bonfield, Carole Box, Michael Clack, Bob Davies, Vanessa Davies, Eileen Donovan, John Gibson, Paul Hover, Helen Kummer, Leaf Lovejoy, Richard Mansup, Andrew Monner, Jean Morris, Sam Moss, Richard Parish, Mike Parkes (Minutes), Martin Rowbottom, Maureen Sawyer, Louise Thompson, Robert Vincent, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

David Barrett, Pam Bristow, Roger Bristow, Anne-Marie Curror, Ian Curror, Lorna Gardner, Paula Hermes, Alan Hill, Maggie Loates, David Pickhaver, Ann Waite.

AGENDA ITEM – 1. APOLOGIES RECEIVED AND WELCOME

1. The Chairman welcomed everyone to the meeting and thanked Gerston Chapel for the use 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 25 January 2018 were then agreed a true record. Proposed by Jim Bonfield and seconded by David Wotton.

2.b. As discussed and agreed at the last meeting on 25 Jan 18 (Minute 3.f.(i)), the Chairman confirmed that a response to the Collaton St Mary proposal (P/2017/1304) had been sent and was on the Forum's website:

- (i) The letter lists points of objection and further points out that there are no benefits or other material considerations that either alone or if taken together, would outweigh the harm that will result from the proposal submitted. It was also pointed out that that the proposal has been submitted as a "Full Application" for detailed approval yet has been given a fluid description in the application form and covering letter which states that it is for "Up to 97 dwellings". This needs monitoring by the Forum.
- (ii) DW drew attention to the letter from Natural England (NE). This letter can be found on the LA Planning website P/2017/1304. Amongst other points, it expresses concerns regarding the lack of a Habitats Survey. It was also noted that NE had copied this letter to the RSPB.
- (iii) Concern was expressed by the Forum that the application targeted a green field site when there was a brownfield site awaiting development less than half a mile away i.e. the old Motel site.

2.c. **Plymouth & South West Devon Joint Local Plan Inquiry.** The Chairman gave feedback on the Examination in Public that he had attended as a participant on behalf of the Forum in Plymouth on 30 Jan to 1 Feb and 6 Feb 2018. This was as a result of the Forum's submission to the P&SWD JLP Inquiry regarding housing and the lack of projections for future employment in the area. It was reported that discussion had centred on the growth rate of 70% in Plymouth with the remainder in the South Hams area. DW explained that he was unable to attend the next meeting on 20 March 2018 and asked for a volunteer to take his place. LL said that she was willing to attend and her offer was accepted by the Chairman and endorsed unanimously by those attending.

2.d. **Latest Torbay Job numbers.** These had been published by the Office for National Statistics (ONS) /National Online Manpower Information System (NOMIS) on 28 Jan 2018 and showed that in 2016 job numbers stood at 57,000. This was contrasted with 59,000 in 2012 (the start of the Torbay Local Plan period) - given the projected increase rate due to the opening of the 'South Devon Link Road', this should now be exceeding 60,000 jobs!

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

3.a. Question submitted at a Torbay Council Meeting.

(i) This had been submitted by the Chairs of the three Neighbourhood Forums on 22 Feb 2018.

(ii) DW displayed this question on-screen and reminded members that it had also been published on the Forum website. The question had been submitted because the three Forums shared a concern that Officers were not briefing the Council sufficiently and had further concerns about officers taking some decisions contrary to the L.A's Standard Operating Procedures. One such knock-on-effect was that, despite the three Neighbourhood Plans having been submitted 6 months ago, the LA had still to appoint Examiners for the Plans:

Question: "To repeat our original question we therefore wish to know this evening if the Council will agree that a meeting takes place of appointed Councillors from across the political spectrum with officers and Forum Chairs to consider and authorise the joint report to be produced for consideration by the Independent Examiners?"

DW reported that Cllr Mills had basically confirmed only officers were being involved.

(iii) A supplementary question was next put to the Full Council:

Question: "We thank Cllr Mills most sincerely for his response but the Question is addressed to the whole Council. Regrettably the answer does not address our question. We have asked how Councillors will have an input from across the political spectrum covering our three towns? The answer being given is that this will not be allowed. Is this correct and is this the view of all Councillors?"

His response was that he was unable to answer immediately and that "a reply would be given in writing."

3.b. **Examiner/Assessor Appointment:** the appointment of Examiners for the 3 Forum Plans had not developed as projected (see last Minutes para 3.c). DW explained that the three Forum Chairs had been forced to make it clear that if nothing had been actioned by 5.30pm last Friday (16 Feb 18), the three Chairs had decided to refer the matter to the Secretary of State. The matter was eventually resolved and the programme appears to be back on-track and using NPIERS to advertise for Examiners and with an anticipated return of names date of 5 Mar 18. There was a unanimous vote in favour of DW continuing as the representative of the Paignton NF at future meetings with the Council and Examiners to determine the selection.

3.c. **'Reference Group Meeting and 5 year land supply':** DW reported on the main matters discussed at the last meeting held on 21 Feb 18:

(i) The L.A.'s Regulation 16 response had stated that Torbay had only 3.9 yrs supply of housing instead of the 5 years required and that this lead to a shortfall of 590 homes. These figures had been challenged by all 3 Forum Chairs.

(ii) As a result of a decision at the last 'Reference Group Meeting', the information above had been removed from the LA website but had since been reinstated to enable a public consultation to take place with an end date of 5 March 2018.

(iii) Related to this consultation and the Inglewood proposal (P/2017/1133), the LA has arranged for a 'Closed Meeting' for the 28 Mar 18 and had agreed to Brixham and Paignton NFs taking part. A report will then be prepared by officers for consideration at a Special Meeting of the Development Management Committee (Planning Committee) to decide the application scheduled for 3 Apr 18.

(iv) **Related matters:** the meeting was reminded of current applications:

- White Rock 2 (Inglewood) current application is for up to 400 properties. (P/2017/1133).
- Taylor Wimpey application for up to 97 properties (P/2017/1304).
- Bloor Homes EIA for up to 150 properties. (P/2017/1239).

With regard to White Rock 2 (Inglewood), the meeting was advised that an outcome of 'Whiterock 1', was that the off-site mitigation was 'in perpetuity'.

CB urged the meeting to be aware of the relevance of the recent Countess Wear Judgement in Topsham: <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3179387>

3.d. **Announcement of £3.976 million for infrastructure in Paignton:** The Government has recently published details of its national 'Land Release Fund' (see Forum website for comprehensive breakdown). The following amounts are being made available to Torbay:

- (i) Victoria Square, Paignton - £900,000
- (ii) Preston Down Road, Paignton - £1,100,000
- (iii) Collaton St Mary, Paignton - £1,976,000

(iv) It is not yet known who in the L.A. authorised the original submission but a Freedom of Information Request has now been submitted in attempt to find out more details. It is thought that the intention is to use the Collaton St Mary grant to improve a section of the main sewerage.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 22 March 2018 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

Thu 26 Apr 2018
Thu 31 May 2018
Thu 28 Jun 2018
Thu 26 Jul 2018

and monthly thereafter

The meeting closed at 20:30hrs.