

# 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 22 March 2018

[www.paigntonneighbourhoodplan.org.uk](http://www.paigntonneighbourhoodplan.org.uk)

[www.torbay.gov.uk/neighbourhoodplanning](http://www.torbay.gov.uk/neighbourhoodplanning)

### **In Attendance:**

Angela Ainscough, Christine Batton, Jim Bonfield, Pam Bristow, Roger Bristow, Michael Clack, Peter Collis, Anne-Marie Curror, Eileen Donovan, John Gibson, Alan Hill, Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Richard Parish, Mike Parkes (Minutes), Robert Vincent, C.J. Waite, Christine Watts, David Watts (Chairman), David Wotton.

### **Apologies:**

Ian Curror, Lorna Gardner, Paula Hermes, Melvyn Newbury, David Pickhaver, 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 22 February 2018 were then agreed a true record. Proposed by Angela Ainscough and seconded by Michael Clack.

#### **2.b. Responses to 5 year housing land supply consultation:**

(i) As a result of the three submitted Neighbourhood Plans, the L.A. Planning Department considers that they lack a 5 yr supply of housing. Relevant calculations have been discussed previously in Forum Meetings and the three Forum Chairs have also met with Councillors and officers to show that there is in fact a 6.9 year supply! Disparities include: the L.A. having not factored in the suggested homes contained in the Neighbourhood Plans, not considered the number of vacant homes left empty for over 6months and have overlooked the negative net job growth figures. This is considered to be 'irrational' and relevant case law has been submitted to Anne-Marie Bond.

(ii) A Freedom of Information Request has confirmed that there were only 3 related responses to the Council and these were from: the Joint Forum (a detailed response), Stride Treglown (Inglewood) (very generalised) and WYG (Cavanna Homes) (based on historic delivery).

(iii) It was unanimously agreed that the Joint Forum Response stands. (See also Forum website).

#### **2.c. Draft Revised NPPF:** (see also website) - in outline it relates to:

- Explaining changes - with 43 Questions
- Proposed revisions to NPPF (2018)
- Proposed PPG "Viability" guidance
- Proposed Housing Delivery Test "Measurement Rule Book"

The response deadline is the 10 May 18 and DW requested members to read the documents in time for the next meeting in order that a Forum response can be prepared. (The revised NPPF would not be introduced before 18 Nov 18 and the current NPPF would be extant until that time).

(v) There was discussion on 'prematurity' as it related to the proposed development at "Inglewood". Additionally, RB brought up concerns regarding a proposed Taylor Wimpey site at Collaton St Mary. It appeared that Hal Bishop (L.A. Historic dept) had concerns about the heritage of the area especially regarding 'plot 67' that was similar in size to "Diggers Patch". SM queried whether the matter had gone out to consultation and the Chairman agreed to find out more.

(vi) RP raised concerns regarding bore holes being made in the area of Devon Hills. DW advised that this could be discussed at the next meeting and this was agreed to.

2.d. **Plymouth and SW Devon Joint Local Plan Examination**. An awareness of this is important as it borders our area. LL had attended on behalf of PNF and Stoke Gabriel and outlined the points she had made, especially with regard to the environment and protected European species. The meeting had been top heavy with Planners! She had made the point that 'enhancing' as opposed to 'protecting' the environment was now the order of the day (cf. last year's decision from the Appeal Inspector on Kemming's Hill Linhay). A vote of thanks was given to LL for attending on behalf of the PN Forum. A South Hams slide was shown on screen that detailed the biodiversity designations for south Devon - this included the area known as 'Inglewood'! (South Hams supporting doc ENV18A Appendix page 6 refers).

2.e. **Land South of White Rock** (P/2017/1133).

(i) Members expressed complete dissatisfaction with the shortage of consultation time resulting from this re-submission, especially as it spread over the Easter holiday period.

(ii) The development was regarded as being overcrowded, not needed and environmentally damaging. Furthermore, it was a departure from the Local Plan and conflicted with the submitted Neighbourhood Plans that had already proven that there was adequate housing land in other areas without adding to the transport, drainage and environmental issues associated with this area. There had already been over 400 letters of objection and there was some uncertainty as whether people now needed to re-submit their letters of objection. It was thought best that people be advised to either re-submit their objections or to request that their original letter be brought forward.

(iii) DW explained that the L.A. had asked the Brixham and Paignton Forum Chairs and 6 objecting Parish Council outside of Torbay to meet in private with them on 28 March 2018. A further report will be made at the next Forum meeting.

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

#### **3.a. Examiner Appointments:**

- (i) **Mrs Deborah McCann** for Brixham NP and Paignton NP. (She has examined 25 other Neighbourhood Plans including those of nearby Ugborough and Ivybridge).
- (ii) **Mr Nigel McGurk** for Torquay NP. (He has examined 50 Neighbourhood Plans).
- (iii) It is thought the Reports will be produced before end of May / early June 2018, all subject to any clarification or hearings being needed.

3.b. **Reference Group Meeting:** this had been held on 21 March 2018 and covered the following areas:

- (i) Progress on Statement of Common Ground / Position Statement - L.A. was not changing its stance.
- (ii) 5 year land supply responses - Kevin Mowat was maintaining that there was only a 4.1 year supply.
- (iii) Working relations with the 2 Examiners - there was to be no L.A. contact with the Examiners without notifying the Forums.
- (iv) Relevance of 'prematurity' and the 'Inglewood' application.

3.c. **£3.976 million from Land release Fund for Paignton sites:** As discussed at the last PNF Meeting, a Freedom of Information request was submitted in an attempt to gain further information and a reply was due by 19 March 2018, however, the following had been received by email from Torbay Council on 22 March:

*"I have now received a response from the relevant department however there is information contained within the documents that needs to be considered under the Public Interest Test and therefore there is going to be a further delay in providing you with our response."*

3.d. **Torbay Open Space Strategy Review:** John Gibson has kindly agreed to be our volunteer link.

**AGENDA ITEM – 4. DATE OF THE NEXT MEETING** The date of the next meeting is Thu 26 April 2018 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

Thu 31 May 2018

Thu 28 June 2018

Thu 26 July 2018

Thu 30 August 2018

Thu 27 September 2018

Thu 25 October 2018

Thu 29 November 2018

The meeting closed at 20:40hrs.