

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 26 April 2018

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Angela Ainscough, A. Blyth, P. Blyth, Jim Bonfield, Pam Bristow, Michael Clack, Peter Collis, R. Davies, V. Davies, Eileen Donovan, Peter Fenwick, John Gibson, Alan Hill, Maggie Loates, Leaf Lovejoy, Sam Moss, Richard Parish, Mike Parkes (Minutes), Richard Stevens, Louise Thompson, Robert Vincent, Ann Waite, A. Watson, Christine Watts, David Watts (Chairman), David Wotton,.

Apologies:

Carole Box, Roger Bristow, Anne-Marie Curror, Ian Curror, Lorna Gardner, Helen Kummer.

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 March 2018 were then agreed a true record. Proposed by John Gibson and seconded by Maggie Loates.

2.b. 'Inglewood' (White Rock 2) P/2017/1133:

(i) The Chairman reported that there had been a two hour Closed Council 'Briefing' on 28 Mar 2018. It had been chaired by Cllr Kingscote and attended by other councillors, the Applicant/Developers, representatives from 6 Parish Councils adjoining Torbay and the Chairs of Brixham and Paignton Neighbourhood Forums. The developers were invited to make a 30 minute presentation followed by the invited Forum and Parish Councils who gave a combined 30 minute presentation.

(ii) A further Forum letter of objection had been sent on 11 Apr 18 and can be viewed on the PNF website.

(iii) The L.A. re-scheduled the Planning Meeting due to be held on the 30 Apr 18 to 9 Jul 18. The former Case Officer has now left Torbay Council and been replaced by David Pickhaver.

(iv) DW also reported that he had attended a 'Reference Group' Meeting on 25 Apr 18 where NF Chairs had expressed their concerns regarding the L.A. holding 'Closed Meetings'. Additional concerns were made regarding the delay in publishing the AONB representation on the Planning website.

(v) Officers were now seeking legal advice on the situation regarding the 5 year housing supply and were also studying relevant case law.

2.c. Torbay Motel, Taylor Wimpey, Devon Hills and Collaton St Mary:

(i) Torbay Motel (P/2015/0709) - there has been no change to the application on the L.A. Planning website since March 2016. However, it is understood that the site is now under new ownership.

(ii) Taylor Wimpey site (P/2017/1304) - there have been recent changes to layout, drainage & transport arrangements. An FoI Request follow up has been submitted in regard to the Design Review Panel report. Members were asked to acquaint themselves with this planning documentation, especially the back part of the Peter Brett Report, as it will be discussed at the next meeting.

(iii) Devon Hills (P/2014/0997) - this was originally for 42 touring pitches and conditional permission was granted on 27 March 2015. It is understood that observed work has been part of preliminary work and it was questioned whether the application was now time expired. However, it was noted that the Forum was not in opposition to the development of the tourism offer.

2.d. Draft Revised NPPF - Minutes of the Last Meeting 22 Mar 18, para 2.c. refers. It was unanimously agreed that the PN Forum could submit a letter stating they have nothing to object to but subject to the final outcome. Of relevance to this decision is the Supreme Court's ruling that NPPF can never be law but is for guidance only. Additionally, HRA and 'Localism' is now enshrined in law.

2.e. **South Hams SAC proposed SPD:**

(i) Suggested points in the draft SPD are that no EA nor HRA screening would be considered necessary under this proposal. (A Supplementary Planning Document (SPD) does not carry the same weight as a NP).

(ii) This change has been proposed by 5 LPAs and would replace Natural England's (NE) advice (2010) as a Material Consideration. There is concern the proposed change is an attempt to unseat NE?

(iii) There is a drop-in information event on Tue 1 May 18 between 2 to 6pm at the Dartmoor National Park Office. The closing date for submissions is 5pm 30 May 18 and should be sent to: planning@devon.gov.uk

(iv) Relevant maps were displayed on-screen which showed the strategic flight paths - these will also be published on the Paignton NF website.

(v) The following points were discussed:

- Is the Draft Supplementary Planning Document clearly structured and legible?
- Do you agree with the proposed approach to replacing Strategic Flyways with the Landscape Connectivity Zone?
- Do you agree with the proposed boundary of the Landscape Connectivity Zone and Sustenance Zones shown on Figure 1 (also available online at: <http://map.devon.gov.uk/DCCViewer/>)?
- Does the Flow Chart help in clarifying which planning applications will require a Habitat Regulations Assessment?
- Does the document help to clarify the information which the Local Planning Authority require from the developer?
- Are the proposed arrangements for monitoring and review of the SPD clear and appropriate?

(v) It was unanimously agreed that the Chairman write a formal letter of response on behalf of Paignton Forum.

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

3.a. **Examination Progress:**

(i) The Examiners had decided that there would be not be an "Exploratory Meeting" or "Hearing" for Brixham NP, that there would be an "Exploratory Meeting" for Paignton NP (1pm 10 May 2018, Paignton Library) and that there would be a "Hearing" (14 May 2018, The Imperial Hotel) for Torquay NP.

(ii) Paignton NP - "Exploratory Meeting" 10 May 18: Although the Meeting will be held in public, only representatives from the Paignton NF and the Council can speak.

Quote from the Examiner: *"The meeting is to assist me in assessing whether the Plan meets the Basic Conditions in particular that it is in general conformity with the Development Plan and National Planning Policy objectives..... The main focus of the meeting will be to explore how the housing need of the area is to be met across the plan period, this will include a discussion relating to the following policies:*

Policy PNP1 Area Wide Policy

Policy PNP 13 Housing opportunities within the Town Centre

Policy PNP 19 Safeguarding open countryside

Policy PNP 20 Great Parks

Policy PNP 21 White Rock and nearby areas

Policy PNP 22 Western Corridor

Policy PNP 23 Yalberton to Blagdon Valley

Policy PNP 24 Collaton St. Mary Village

The meeting will take the form of a structured exploration of the issues identified and based on an agenda which will be circulated in advance."

3.b. **Reference Group Meeting 25 Apr 18:** DW reported that the following points had been discussed at the Reference Group Meeting held on 25 Apr 18:

(i) The timetable re 'Inglewood' going before DMC. The 9 Jul 18 was decided upon. Because of its importance, RP suggested that the Chairman write to all Councillors and not just those on DMC before the 9 Jul 18.

(ii) The figures relating to the 5yr land supply.

(iii) The SAC consultation at the Dartmoor National Park Office on 1 May 18.

(iii) The timetable for Neighbourhood Plans post examination reports.

(iv) CIL 25% decision arrangements – the L.A. would welcome Forum views

3.d. **£3.976m Land Release Fund for Paignton Sites:**

A reply to the FoI Request was due by 19 Mar 18 but is still outstanding - connect Minutes dated 26 Apr 18, para 3.c. As it was considered the bid incorrectly referred to allocated sites it was unanimously agreed that the Chairman should not wait any longer and should now write accordingly to the relevant Government department pointing out the discrepancy.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 31 May 2018 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

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 20:45hrs.