

# 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 31 May 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, Jim Bonfield, Carole Box, Pam Bristow, Roger Bristow, Michael Clack, R. Davies, V. Davies, Lorna Gardner, Adrian Gee, John Gibson, Alan Hill, Helen Kummer, Maggie Loates, Leaf Lovejoy, Andrew Morrell, Roz Morrell, Sam Moss, Mike Parkes (Minutes), P.K. Prior, D. Thompson, Louise Thompson, Robert Vincent, Ann Waite, Christine Watts, David Watts (Chairman), David Wotton,.

### **Apologies:**

Helen Boyles, Anne-Marie Curror, Ian Curror, Eileen Donovan (Treasurer), Paula Hermes.

### **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 April 2018 were then agreed a true record. Proposed by Jim Bonfield and seconded by Maggie Loates.

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

i) Noted the L.A. have again changed the date for the proposed Planning Meeting from 9 July to either 13 August or more probably the 10 September 2018.

ii) Attention was drawn to related documents recently published on the LA Neighbourhood Planning Website e.g. 4 May 18 - a letter on behalf of the applicant which seemingly sought to delay progress of the 3 x Neighbourhood Plans.

iii) In particular, it was noted on 29 May 18 an unsigned LA report had been added to the application website regarding Habitat's Regulations.

iv) Noted that the Brixham NP rejects the Inglewood proposal and that this is supported by a 54 page letter from London solicitors acting on behalf of objectors to the proposal.

v) It was felt that surface water run-off is a problem that continues to be a major concern in what is a 'Critical Drainage Area'.

#### **2.c. Taylor Wimpey site (P/2017/1304):**

(i) It was noted the housing density of 97 homes has not been amended and remains unacceptable, even the Collaton St Mary Masterplan indicates only 40 dwellings. It was further noted that communities are expressing concerns about the impacts arising from high density housing emerging on approved sites.

(ii) There was further discussion on the area being in a recognised 'Critical Drainage Area'. It was noted that a Terrain Study may have been recently completed and additionally the Council are thought to be attempting to clear ponds on a regular basis.

(iii) Reference was also made to the amount of traffic using the road and the number and nature of road accidents - there had recently been two motor cycle accidents that in each case it is understood had left the riders with serious injuries. It was thought the road has been classed as one of the six worst for accidents in Devon. It was suggested that work could be done with the Highways Authority in order to analyse statistics relating to the number of 'Killed, or Seriously Injured' on this section.

(iv) There was unanimous support for the Forum writing a further letter of objection following receipt of the Examiner's Report.

**2.d. Bloor Homes, Collaton St Mary:**

i) A letter from the prospective applicant and dated 23 May 2018 had been previously circulated with the agenda for this meeting. The NPPF encourages developers to have early discussions with Neighbourhood Forums.

ii) It was thought that the owner of the land might be an individual residing in the West Midlands. It appeared that the development outlined was greater than that shown in the Collaton St Mary Masterplan. Further, there was no apparent reference to the issues of jobs, infrastructure or HRA issues.

iii) Although the letter suggested a meeting with Paignton NF, it was unanimously agreed that before this could happen, a letter needed to be sent requesting further information.

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

i) This had been discussed at the previous meeting on 26 Apr 18 (Minute 2.e.) but since then DW and other Forum representatives had attended the meeting in Bovey Tracey on 1 May 18. Several observations had been fed back to the authors including the fact that: their document should be classed as a DPD and not an SPD, their document lacked sound supporting evidence, there was no representation from Natural England etc. In fact, so serious were some of the omissions that it may have important implications for the Planning Inspectorate examining the Joint Local Plan for the Plymouth and South West Devon JLP area.

ii) It was unanimously agreed that the Chairman should write a letter to this effect as the Forum's response to the consultation before the expiry of the extended deadline subsequently announced.

**AGENDA ITEM – 3. PROJECT PLAN PROGRESS - NEIGHBOURHOOD PLAN EXAMINATION**

3.a. A full audio recording of the Exploratory Meeting of 10 May 18 can now be found on the PNF website.

3.b. The Examiners 'update' letter of 16 May 18 can also be found on the website – it was agreed that not allocating sites is not 'fatal'. Additionally, the Examiner had sought other 'clarifications'.

3.c. In reply, the Chairman's Clarification letter was sent 22 May 18 and a copy placed on the website. By a show of hands the meeting unanimously supported and endorsed the reply submitted.

3.d. There was a Reference Group Meeting on 23 May 18 where it was agreed that Full Council will make the decisions upon receipt of the Examiner's Report. Much will depend on:

- Option 1 – LPA accepting the Examiners recommendations or
- Option 2 – LPA not accepting the recommendations

**AGENDA ITEM – 4. DATE OF THE NEXT MEETING** The date of the next meeting is Thu 28 June 2018 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

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.