

# 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 28 June 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, Philip Chapman, Michael Clack, Nina Cooper, Anne-Marie Curror, Ian Curror, John Gibson, Jane Holloway, Helen Kummer, Leaf Lovejoy, Sam Moss, Mike Parkes (Minutes), Richard Parish, Christine Watts, David Watts (Chairman).

### **Apologies:**

Helen Boyle, Pam Bristow, Roger Bristow, R. Davies, V. Davies, Eileen Donovan, Lorna Gardner, Paula Hermes, Alan Hill, Maggie Loates, Louise Thompson, Ann Waite, David Wotton,

### **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 31 May 2018 were then agreed a true record. Proposed by Jim Bonfield and seconded by Angela Ainscough.

#### **2.b. Correspondence since last meeting:**

(i) A reply had been received from Bloor Homes and published on the PNF website regarding land to the North of Totnes Road, Collaton St Mary. They are arranging a meeting in the Parish Rooms for 23 July 2018 between 6 to 8pm (Subsequently deferred to later in the year). Points raised by members included: approval of Bloor Homes making this approach to the Paignton NF - however, concern that their Indicative Plan does not conform to the boundary shown in the LA Masterplan - their Plan does not respect the Rural Character Area shown in the Paignton Neighbourhood Plan - they are seemingly hoping for an access road around the hill - the proposed dwellings exceed anything before - and concern was raised about Churchyard capacity.

(ii) DW confirmed that a letter had been sent to Devon County Council regarding the South Hams SAC / proposed SPD on the flightpaths of the Greater Horseshoe Bats. This letter had been sent on the 13 June 2018 and also circulated on the PN Forum website. The letter and its wording was endorsed unanimously. (Minute 2.e.i) of 31 May 18 refers). It was agreed that the position would need reviewing when the Plymouth JLP Inspector's Report is published.

#### **2.c. 'Inglewood' ( P/2017/1133) - 2nd opinion to Council re impact on AONB**

Torbay Council had sought a second opinion on any impact upon the AONB. This 'Jacobs report' can be found on the L.A. Planning website. Their conclusion is that there would be an adverse effect on the AONB.

#### **2.d. Proposed Developments:**

On planning applications notified to the Forum for views:

##### **(i) Luscombe Rd proposal (P/2018/0522):**

- The L.A. has previously granted approval under P/2014/0938 and subject to the completion of a S106 agreement that was not immediately signed! The site was also 'allocated' in the previous 1995-2011

Local Plan. Given this background, the site was included in Paignton Neighbourhood Plan (Table 8.1, PNP7) for 68 units due for development in 2022/27.

- NC explained that local residents were very concerned about access on to King's Ash hill especially as there are already severe traffic problems in the area. She went on to explain that it was proving almost impossible to arrange a meeting with the developers or LA. JH expressed concerns about the wildlife habitat and the poor design of the proposed development and overcrowding. She said that Cllr David Thomas was aware of their concerns. DW referred to the "liveability issue" associated with its design.
- The proposed development plan was studied 'on-screen' and members were unanimous in agreeing that the design and housing density in the rigid grid form proposed was inappropriate for the area and that a letter should be sent from the Forum to the L.A. to this effect.

(ii) Overspill Car Park former Half Moon Public House 188-190 Torquay Rd (P/2018/0618)

This application is for 9 units at the rear of the conversion currently underway on the Torquay Road frontage. After studying the plan 'on-screen', members expressed their concerns over T.P.Os, access and parking and it was unanimously agreed that a letter should be sent from the Forum to the L.A. to this effect.

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

3.a. **Reference Group Meeting 13 June 2018:**

- (i) Councillors and officers were unable to attend at the last minute due to the 'call-in' of Oldway matters by the 'Overview and Scrutiny Committee' at 5:30pm
- (ii) However, the Forum representatives continued with the Reference Group Meeting and completed all business before 5:30 and then attended the Oldway 'call-in' meeting as well!
- (iii) When the Neighbourhood Plans are approved, the Forum Area will get allocated 25% of all CIL monies instead of 15%. It was agreed that the Forums are best placed to progress the 25% NP element of CIL income and that the Chairman of Paignton NF has been asked to draft a proposal.
- (iv) It was noted that a check needed to be made of when the L.A. start to receive monies after they introduced the current CIL table.

3.b. **Update on further submissions to the Neighbourhood Plans:**

- Torquay NP - the 'Fact-check' of Examiner Draft is underway
- Paignton NP - No change since the last meeting (i.e. Clarification response sent to Examiner)
- Brixham NP - Clarification request from Examiner received 1 June and reply sent 18 Jun 18. Noted that 'Inglewood' Agents were still sending submissions to the Examiner.

3.c. **Flowchart of Next Steps:**

This had been circulated prior to the meeting and was displayed 'on-screen'. It can also be found on the Paignton Forum website. Noted that updates will emerge as the process unfolds.

3.e. **Scheduled 'Briefing Meeting' with Councillors:**

The next Reference Group meeting has been called which it is understood will also be a 'Briefing' attended by all Councillors at 5pm on 12 July 2018. Further details were currently unknown (Meeting later postponed to 25<sup>th</sup> July 2018).

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

Thu 30 August 2018  
Thu 27 September 2018  
Thu 25 October 2018  
Thu 29 November 2018

The meeting closed at 20:30hrs.