

# 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 July 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, Pam Bristow, Michael Clack, Peter Collis, John Gibson, Helen Kummer, Maggie Loates, Leaf Lovejoy, Jean Morris, Sam Moss, Richard Parish, Mike Parkes (Minutes), Cllr Di Stubley, Roland S., Cllr John Thomas, Louise Thompson, Christine Watts, David Watts (Chairman), David Wotton,

### **Apologies:**

Roger Bristow, Eileen Donovan, Lorna Gardner, Paula Hermes, Alan Hill, Ann Waite.

### **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 28 June 2018 were then agreed a true record. Proposed by John Gibson and seconded by Angela Ainscough.

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

As agreed at the last meeting, the Chairman confirmed that letters had been sent regarding Luscombe Road ((P/2018/0522) and the former Half Moon public house (P/2018/0618) - copies had been placed on the PNF website prior to the meeting and members gave their unanimous approval.

2.c. **Breaches of Planning Control.** DW showed on-screen photographs of what are believed to be two recent examples of breaches of planning control on different sites within a designated conservation area: one relates to the removal of a large Douglas Fir Tree the second the removal of a prominent rooftop structure. Members were in complete agreement with the submissions made to the Council as local planning authority.

2.d. **'Inglewood / White Rock 2' (P/2017/1133):** The Chairman had been informed at a Reference Group meeting the Council's Development Management Committee will not now be considering this application on 13 Aug 18 and it seems unlikely that they will be considering it at the meeting on 10 Sep 18. This is understood to be due to the fact that the Examiner's Report on the Brixham Neighbourhood Plan has only been published today, 26 July 2018. ('Inglewood' lies within the Brixham Plan area).

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

#### **3.a. The Independent Examiners' Reports:**

(i) The Examiner's Report on Torquay NP was published on the 12 July 2018. 17 policies are recommended to be modified, 42 policies deleted together with certain sections of supporting text. 98 out of 100 LGS sites have been supported.

(ii) The Examiner's Report on Paignton NP was published on 18 July 2018. It has confirmed that there is no requirement for the Forum to 'allocate' further sites. No policies have been deleted but 23 policies are modified together with a recommendation that 4 be classed 'community aspirations' and moved to a non-policy part of the plan. No sections of supporting text have been deleted. 53 out of 62 LGS sites have been agreed - these include Parkfield and Oldway.

(iii) Although only published today (26 July 2018), a quick perusal of the Brixham NP indicates that: there are no changes to 11 policies, 24 policies have been modified, with one paragraph deleted. 1 LGS has been deleted - Churston Golf Course

### **3.b. Flowchart of Next Steps:**

DW displayed on screen the previously circulated flowchart showing the 'next steps' plus an updated version in more simplified form. Also displayed on-screen was an initial breakdown highlighting the variances between the PNF Plan and the Examiner's findings / comments . These documents provided the basis for the meeting discussion and points raised included:

- i) PNP1: examiner suggestion that 9 x sub policies replace Annexes 1 to 3.
- ii) Town Centre & Sea Front – nearly all policies have been modified that improve clarity and to ensure they meet the basic condition requirement with 2 being listed as 'Community Aspirations' (PNP11 – Old Town & PNP12 – Getting around).
- iii) Core Tourism - RCAs supported and strengthened.
- iv) Western Area - Yalberton, Blagdon and Preston classed as a 'Community Aspirations'.
- v) CIL money - Possible inconsistency between the two Examiner reports (Brixham and Paignton Plans).
- vi) The Examiner for Paignton Plan noted 'Open Space' as different to Local Green Space and has taken a stronger line on large LGS sites than the TNP.
- vii) Areas not considered by Paignton Examiner to be LGS: Occombe Valley Woods, Primley Woods and Meadow, Clennon Valley, Great Parks, Westerland, Yalberton, Little Blagdon, Brake Copse, and Collaton Heath.
- viii) Cllr JT expressed concerns regarding Yalberton Valley and DW stated that all points listed in 'red' on-screen (including YV) needed further discussion with the LPA.
- ix) Regarding Redwell Road where it was pointed out that this had been listed as a LGS in the PN Plan although the Council had recently proposed its development! The Chairman undertook to investigate further.

### **3.c. Reference Group Meeting 25 July 2018:**

- i) The Chairman confirmed that amongst others Anne-Marie Bond was in attendance as the Council's Solicitor and Monitoring Officer. There was discussion on the Examiner recommendations for Torbay and Paignton Plans. As the Brixham Plan had not then been published, it was agreed to discuss all three reports at the same Council Meeting in late September as it would be far more cost effective to have 1 meeting instead of 3.
- ii) There was discussion on how the Modifications will be made before the referendum. The Officers had indicated they would make all necessary changes. Concern was raised by all Forum representatives that this was not the best way forward given the capacity problem the Council currently has.
- iii) The LPA has to consider the Plans within 5 weeks unless the Qualifying Body (the Forum) agree a different date. It was unanimously agreed that the Chairman be empowered to agree this date in conjunction with the other two Forum Chairs.
- iv) The Council had 3 options: to agree that no plans had been refused or the Council decide to accept the Plans with the modifications or that the Council don't accept the Examiners' recommendations in full. The Council as the LPA will then have to publish a 'Decision Statement' and to show how and why they have reached their decision.
- v) During this 6 week period, and if all parties agree, then the plans can proceed to Referendum. Should there be remaining differences then these might go before Examination again, the

cost being borne the Council. Should parties not agree, the Qualifying Bodies have the right to go to the Secretary of State.

- vi) Within 6 months of an election, a decision could be made by the Returning Officer to consider combining this Referendum with the forthcoming Local Election on 2 May 19. This would save a considerable amount of taxpayers' money and would focus minds on the NPs.
- vii) Cllr JT asked if the Chair would include with the Minutes a copy of the displayed Flowchart in its simplified form and also suggested that it would be helpful if DW could make a presentation on these matters to all Councillors.
- viii) It was unanimously agreed that DW and the Editorial Sub Group be empowered to rewrite those policies the examiner had classified as 'Aspirations' with the aim of having them remain as Policy documents through discussion with the Council.
- ix) Finally, it was noted that the new NPPF had been published on 24 July 2018. It will not have an effect on the works of the Forum because of the advance stage reached by the PNP.

**AGENDA ITEM – 4. DATE OF THE NEXT MEETING** The date of the next meeting is Thu 30 August 2018 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

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

The meeting closed at 20:50hrs.