

# 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 30 August 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, Chris Batten, Jim Bonfield, Carole Box, Helen Boyles, Pam Bristow, Roger Bristow, R.E. Carpenter, Michael Clack, Peter Collis, Nina Cooper, Anne-Marie Curror, Ian Curror, Mike Dixon, Bob Down, Gill Drew, Freda Dwane, John Gibson, Alan Hill, Dave Holloway, A. Jeavons, Helen Kummer, Maggie Loates, Leaf Lovejoy, J. Melling, Sam Moss, Richard Parish, Mike Parkes (Minutes), David Pickhaver, M. Stewart, V. Snow, Louise Thompson, Robert Vincent, Anne Waite, Christine Watts, David Watts (Chairman), C. Wharton, Annette Williams, David Wotton,

### **Apologies:**

Eileen Donovan, Lorna Gardner, Paula Hermes, Cllr Di Stubbley

### **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 July 2018 were then agreed a true record. Proposed by Maggie Loates and seconded by Peter Collis.

2.b. Matters arising:

(i) **Luscombe Road (Minute 2.b.)** - in answer to a query from NC, the Chairman said that he was unaware of any update but advised NC to keep an eye on the L.A. Planning website - P/2018/0522.

(ii) **Breach of Planning Control (Minute 2.c.)** - in answer to a query from SM, the Chairman reported that no response had been received to date.

#### **2.b. Revised NPPF (24 July 2018) & Related Documents:**

DW confirmed the Forum is expected to continue to work to the 'old' NPPF but will need to take note of the revised one especially in regard to future Planning Applications. ONS has noted Housing Projections are likely continue a downward trend and it was thought that there might be a review this coming November by a further government consultation. It was also noted that the new NPPF gave extra protection to trees, especially those classed as 'Ancient' and 'Veteran'. SM and DW agreed to examine this further.

#### **2.c. Plymouth and SW Devon Joint LP.**

The Examiners are asking the joint authorities for points of clarification and although the Joint Inspectors Advice Note has been published the implications are not yet clear but there seems to be a growing importance on AONB protection and less emphasis on housing in South Hams NP areas. The Main Modifications will be the subject of consultation in due course

2.d. **'Inglewood / White Rock 2' (P/2017/1133)**: it was noted this application is not now being considered by the Council's DMC on 10 Sep 18.

2.e. **Bloor Homes - Collaton St Mary**: The Chairman reported Bloor Homes had made a tentative enquiry regarding the hire of the Parish Rooms for a public meeting but there is no further information at

present. There was some discussion regarding a large tree that had been felled in the area and the fact that a digger had recently appeared on adjacent land. Residents were asked to keep an eye open for any other 'developments'.

2.f. **Park Hotel, Esplanade Road, Paignton:** The meeting noted there are two applications associated with this site:

(i) The original one of P/2018/0632 – involving 'prior approval' for demolition with views required by 19 Sep18.

(ii) Plus a new app P/2018/0804 for the demolition and rebuild. The Consultation period on this second application has not yet commenced but views are expected to be required by 26 Sep 18.

The meeting unanimously agreed that a letter of objection should be sent from the Forum expressing concern that there was insufficient information provided in the first application e.g, what was the effect on the Torbay SAC, the flood risk, combined sewers etc and that a full and complete application was required. Ensuing discussion brought out the following additional observations on the second application that it was agreed to incorporate into a Forum response by the Chairman:

- there is a need for a sewerage assessment especially as it is within the area served by a single Victorian pipe system.
- the area is prone to flooding
- There should be no re-build until there is a rebuild contract in place.
- Whilst not a listed building, there was strong support for retaining its facade as it would help retain the heritage identity of the area.

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

#### **3.a. Reference Group Meeting 8 Aug 18:**

(i) No Council Officers had attended the meeting (DP on Leave of Absence). The Chairman reported that Councillors who attended were keen to establish a way forward that all could agree and believed that the LPA could offer its support.

(ii) There were several concerns raised at the meeting by the Chairs of all 3 Forums on the 3 Examiner Reports which it had been agreed merited further discussion.

(iii) 27 Sept 2018 was agreed as the date for a special Full Council Meeting to consider the Examiner reports and hopefully a jointly agreed set of recommendations that resolved the concerns raised.

(iv) The next Reference Group meeting will be 31 August 2018 - which is expected to concentrate on the progress made across the 3 NF plans and to discuss individual plan issues. The Chairman displayed on screen the NP circulated prior to the meeting that incorporated all modifications as recommended by the Examiner. The Meeting was unanimous in agreeing that the 4 PNF policies considered to be aspirations by the examiner were not aspirations and should be retained as policies with modifications where necessary that reflected other changes by the examiner. The Chairman was authorised to seek and agree support for these by the LPA.

3.b. **The Referendum Plan:** members were reminded that details of the latest version were on the PNF website. Discussion points included:

- (i) PNP 1 annexes become policy Numbers
- (ii) Inconsistencies regarding LGS size between Examiners e.g. 270 hectare size was acceptable in the Torquay Plan but not smaller sites in the Paignton and Brixham NPs!
- (iii) Electors who vote in the Referendum will only be allowed to vote in their Plan area i.e where they are registered to vote.
- (iv) The revised Fig 6.3 general location index map appeared to show PLGS 43 and PLGS 46 slightly out of place.

(v) The Examiner accepted wording of PNP6 is useful as an exemplar to modify the 4 policies classed as Aspirations by the examiner (i.e. PNP11- Old Town, PNP12 - Getting Around, PNP23 - Yalberton to Blagdon Valley, and PNP27 - Preston).

(v) Appendix 4 – a Policies Map would be challenging to reduce to a single sheet and consideration should be given to a folded sheet by the LPA that had requested it.

(vii) All the above points will be raised at the reference Group Meeting on 31 Aug 18.

(viii) On related matters:

- DP was referred to an email from an ex Senior Planner and asked to investigate the whereabouts of outstanding Section 106 money for Long Road. This amounted to £5k plus an extra amount for signage.
- DP was also asked to investigate previous queries relating to Luscombe Road i.e. whilst planning permission has already been granted in outline there were serious Forum concerns regarding the housing density in the detailed application.

3.c. **Forum Meetings for 2019:** it was unanimously agreed that future dates should follow the cycle already created and continue to be held in Gerston Hall. Details will be displayed on the PNF website.

**AGENDA ITEM – 4. DATE OF THE NEXT MEETING** The pre-set date of the next meeting is Thu 27 September 2018 at 6.30pm in the Gerston Hall which is the same date as the currently proposed special Council meeting (3(a)(iii) above). The Chairman confirmed that if the special Council meeting date changes, the Forum meeting will continue to be held with further dates agreed as:

Thu 25 October 2018

Thu 29 November 2018

The meeting closed at 20:40hrs.