

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 27 September 2018

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Angela Ainscough, Chris Batten, Adam Billings, Jim Bonfield, Pam Bristow, Roger Bristow, Phil Chapman, Michael Clack, Peter Collis, Anne-Marie Curror, Ian Curror, Mary Darby, Lorna Gardner, John Gibson, Helen Kummer, Maggie Loates, Leaf Lovejoy, John Moore, Sam Moss, Richard Parish, Mike Parkes (Minutes), Louise Thompson, Robert Vincent, Anne Waite, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Helen Boyles, Eileen Donovan, Paula Hermes, Alan Hill, David Pickhaver.

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 30 August 2018 were then agreed a true record. Proposed by Maggie Loates and seconded by Peter Collis.

2.a.(i) Matters arising: SM felt that Minute 2.b.(ii) could better have reflected the two points made regarding 'Breaches of Planning Control' highlighted at Minute 2.c Minutes 26 Jul 18). The Chairman was able to report that to date: 1) the building roof in question was being re-instated and 2) there was still no further information regarding the felled tree that was protected under a TPO. SM went on to provide information about the location of several veteran and 'notifiable' trees that needed recording. The Chairman requested that SM email him the information.

2.b. Correspondence:

The Chairman confirmed that letters regarding the demolition of Park Hotel (P/2018/0632) and the rebuild of Park Hotel (P/2018/0804) had been sent as agreed at the last meeting (Minute 2.1(ii)). Copies could be found on the PNF website as circulated prior to the meeting.

2.c. NPPF 2018:

DW asked the meeting to note that aspects of the new NPPF (published 24 July 2018) were already being challenged in the courts, especially in regard to the lack of SEA.

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

There has been no further movement on this application and it is understood that the applicant may be considering a delay until the review of Local Plan. The Council's Officers have agreed to keep both Brixham NF & Paignton NF informed instead of having to enquire at each Reference Group meeting..

2.e. Bloor Homes - Collaton St Mary:

Representatives of Bloor Homes have requested a meeting with Paignton Forum representatives on 1 October 2018 in the Parish Rooms, Collaton St Mary (6-8pm). Their Indicative Plan of 150 units conflicts with the 70 agreed in both the Masterplan and Paignton Neighbourhood Plan. Additionally, their plan intrudes on the NP's Rural Character Area.

2.f. PLGS 46 / Smallcombe Rd Scout Field, Redwell Lane:

The Council Meeting on the 20 Sep 18 had raised development of this land. It would appear that Councillors were unaware that the area had been allocated as a Local Green Space. Residents attending the meeting expressed their concerns and said that a petition was being organised. They understood that the area had been bequeathed for the benefit of residents under the terms of a covenant. It was also understood that the area had its own private water supply and sewerage system. Following discussion, residents indicated they will be making a check with the Land Registry, track details of the covenant, check house deeds and contact the Scouting Association for any further information. It was unanimously agreed that a letter should be sent to the LA pointing out the concern raised as a result of the Council Meeting on 20 Sep 18.

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

3.a. Reference Group Meeting 18 Sep 18:

The 3 NF Chairs had identified a fundamental difference of view on how Examiner Reports need to be considered: Forums believe it is the role of the LPA to look at each of the Examiner recommendations and reason given and if something is not right, to change it wherever possible to meet the basic conditions in line with the policy intent; the Officers view is that the LPA only looks at the overall result in relation to the basic conditions.

3.a.(i) An initial decision has been made jointly with officers that the Reference Group would work on a 'document set' that would be submitted to Council that will comprise:

- a covering report
- each Independent Examiner Report in full
- a "Decision Statement" on each NP
- each NP in full as modified

3.a.(ii) The agreed timetable is now:

- Receive the requested blank template (blank) from the Council by 28 Sep
- Two further progress meetings arranged for 3 Oct and 10 Oct
- Receive the draft set of documents from Officers by 31 Oct
- Publication on the Council website by 7 Nov
- Special Council meeting arranged for 15 Nov 2018 to consider the Document Set.

3.b. The Referendum Plan:

In summary, progress so far has centred on finalising the modified 'Referendum Plans':

(i) Torquay Neighbourhood Plan - there has been a review of 43 policies.

(ii) Paignton Neighbourhood Plan - there has been a review of 4 policies together with minor text amendments. This is being progressed via a 'discussion document' which is now nearing completion, there is one matter awaiting resolution relating to PNP27 (Preston).

(iii) Brixham neighbourhood Forum - there has been a review of 3 major concerns together with text amendments.

(iv) Officers are now becoming more aware of the graphic challenges faced because of changes called for to the Policies Maps by the Examiner.

(v) DW displayed the updated modifications plan on-screen and members debated textual alterations. SM expressed concerns regarding Food Production and wished to introduce a number of policy changes. However, it was pointed out that all the key Food policy elements had been retained in the Examiner's recommendations and that it was too late in the process to introduce changes at such an additional level of detail. When put to a vote the proposal to seek further policy changes was unanimously defeated. The Chairman confirmed he would continue discussion with David Pickhaver on where adjustments for clarity could be made. All other amendments were carried.

3.c. Assistance from 'Locality' (Government funded):

(i) 3 meetings have been held to date to progress achieving a jointly agreed outcome with the LPA:

- 5pm 24 Sep - with all 3 Forum Chairs.
- 10am 25 Sep - with Council portfolio holder and Officers.
- 5pm 25 Sep - with all 3 Forum Chairs.

(ii) Key messages from these meetings:

- Where the Examiner's reasoning is clear, follow it.
- Where it is not being followed, be careful.
- It is for the LPA to consider, not TDA.
- LPA needs to check that Basic Conditions are met; it is not a repeat of Reg 16.
- Locality was happy with the PNF Draft "Decision Statement" template (see para 3.c.(iv) below) that was sent to Officers on 23 Sep18 (their version awaited by 28 Sep 18).

3.c.(iii) Draft Decision Template sent by PNF to LA on 23 Sep 18: (In consideration of Schedule 4B para 12 of Town & Country Planning Act 1990 (as amended by Localism Act 2011)), which indicates the LPA should:

- consider each recommendations made by the examiner
- the reason given for each
- the LPA 'decision' on each and the reason for each

3.d. **Next Step: Special Council Meeting 15 November 2018:**

- It will be a Special meeting with no other agenda items.
- It will be held at the Riviera International Conference Centre, Torquay at 5pm but t.b.c.
- A report is due to be published on 7 Nov 2018 (see 3a(ii) above).

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 25 October 2018 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

Thu 29 Nov18
Thu 17 Jan 19
Thu 28 Feb 19
Thu 28 Mar 19
Thu 9 May 19
Thu 13 Jun 19

The meeting closed at 2035hrs.