

# 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 25 October 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, Helen Boyles, Richard Boyles, Pam Bristow, Roger Bristow, Phil Chapman, Michael Clack, Marilyn Corps, Peter Corps, Bob Davies, Jim Foster, Lorna Gardner, John Gibson, Alan Hill, Helen Kummer, Maggie Loates, Leaf Lovejoy, Sam Moss, Mike Parkes (Minutes), David Pickhaver, Susan Pugsley, Vanessa Snow, Louise Thompson, Jean Vincent, Robert Vincent, Anne Waite, Christine Watts, David Watts (Chairman), David Wotton.

### **Apologies:**

Anne-Marie Curror, Ian Curror, David Leigh, Jacqui Leigh, Eileen Donovan, 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 27 September 2018 were then agreed a true record. Proposed by Anne Waite and seconded by Maggie Loates.

2.a (i) Matters arising: referring to the Minutes of 27 Sep 18 para 3.b.(ii), DWn wished to know if there had been a resolution to the matter relating to PNP 27 (Preston). The Chairman confirmed this to be the case and felt that this would be adequately covered later in the meeting under Agenda item 3.c.

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

DP said that the LPA had received a letter from the applicant agreeing to a time extension until 1 March 2019 for a decision to be made by the LPA. DW felt that this needed closer examination by the LPA. DP confirmed there had been no extension beyond the previous letter that required the LPA's decision to be made by no later than 30 April 2018 as previously reported, which rendered the application a 'deemed refusal' from that date and noting that no appeal had been lodged against the LPA's non-determination.

#### **2.c. Bloor Homes - Collaton St Mary:**

The Chairman reported that 'Boyer' representing Bloor Homes had held their meeting with representatives of the Paignton Neighbourhood Forum on 1 October 2018 in the Parish Rooms, Collaton St Mary. Many Collaton residents who were Forum members had also attended. PNF had sent their 'Notes of the meeting' to Boyer but had received no acknowledgement or exchange of Boyer's 'Notes/Minutes of the meeting'. It was agreed to publish the PNF Meeting notes on the PNF website after a decent time interval.

#### **2.d. Future housing need assessments:**

The new National Policy Planning Guidance (Sep 18) defines the meaning of housing need and states that the first step is the process of deciding how many houses need to be planned in any given area. Recent ONS figures (based on 2016 projections) now indicate a lower need to that first thought. Latest CPRE Research documents recently published similarly show sufficient numbers have already been provided for in approved plans across Devon. Concerns are now being expressed regarding 'dogmatic

figures versus actual needs'. As a result, it is the quality of evidence that is becoming increasingly important; there is now an emerging need to show the genuine local need. These points will become increasingly important as Torbay LA has to review its Local Plan by no later than 10 December 2020.

**2.e. Verbal report presented by Roger Bristow on a Council Meeting of 18 October 2018** - relating to the Compulsory Purchase of Land at Little Blagdon Farm, Collaton St Mary (CSM) and Land at Preston Down Road (PDR), Paignton.

2.e. (i) The relevant Council document had been circulated prior to the meeting and can be found on the Council's website or via the PNF link at:

<http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2018-10-18%20CPO%20Report-Council.pdf>

2.e.(ii) Torbay Council has been awarded nearly £4m of Land Release Fund (LRF) grant aid by the Ministry of Housing, Communities and Local Government on 8 Mar 18 for the purpose of securing early release of land that includes both CSM and PDR for residential development. It is understood that if the grant is not used for this purpose by March 2020, then the money will have to be returned and that the cost of acquiring alternative land cannot be met via the LRF.

2.e.(iii) RB confirmed that discussion at the Council meeting had been whether authority should be given to the Chief Executive to continue negotiations with the Torbay Coast & Countryside Trust to acquire the land at Preston Down Road and Collaton St Mary in consultation with the Elected Mayor and Group Leaders. It is thought the TCCT have a number of years still to run on both leases and attempts to find alternative areas for them, both within Torbay and the South Hams areas have so far proved unsuccessful.

2.e.(iv) The meeting expressed considerable disquiet about the situation. It was noted that the LRF grant application had been discussed at earlier meetings e.g. Minutes: 27 Feb 18 at para 3.d and 22 Mar 18 at para 3.c and that an FoI request had even been submitted - which it was noted had not been replied to satisfactorily and an early reply had stated that it would have to be considered under a 'Public Interest Test'. The meeting felt that as there had been no planning application, no consent for development existed and the next round of Monitoring Reports required by MHCLG from Torbay L.A needed to give the accurate picture.

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

3.a. **'Locality' Report:** The Chairman reported on the latest position. The report circulated prior to the meeting was compiled by Dave Chetwyn from 'Locality' with the aim of helping facilitate progress of all 3 NPs through the next step. The full report can be found on the PNF website at:

[http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2018-10-12%20Locality%20\(D-Chetwyn\)%20Report%20Torbay.pdf](http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2018-10-12%20Locality%20(D-Chetwyn)%20Report%20Torbay.pdf)

3.a.(i) This report is based on the result of three meetings with all 3 Chairs and then separately with the Lead Councillor and officers and with follow up feedback to all 3 Chairs.

3.a.(ii) The Key messages of the Report are:

- Each of the Examiner recommendations must be considered by the LPA
- There is support for the progress so far being made

3.b. **Reference Group Meetings:** The Chairman reported four intensive meetings have so far been held since the last Forum meeting and these were on the 3rd, 10th, 17th, 24th Oct 2018.

3.b.(i) At the meetings, each of the three NP were considered in terms of:

- Each Examiner's Report (in full)
- Each draft Decision Statement
- Each NP as modified (Referendum version as Appendix 3 to the covering report proposed

3.b.(ii) Progress to date by Torquay, Paignton and Brixham NPs:

- TNP – nearing completion except for Maidencombe situation

- PNP – good progress being made, the overall ‘policy map’ is in production
- BNP – 2 key policy problems remaining i.e. BH3 & E4.

3.b.(iii) The final drafts for all documents are expected by 31 Oct 18 and their completion is vital in order to have all the paperwork necessary for the Extraordinary Council Meeting being held on 15 Nov 18. All three NF Chairs have requested a 5 minute speaking slot at this meeting. Following debate by the full Council, on all three NPs, they will next have to be published for the statutory period of 6 weeks before the required Referendum.

**3.c. The Referendum Plan (Draft Appendix 3):**

This had been circulated prior to the meeting and now displayed on screen. Previously approved amendments were highlighted in yellow and some final amendments were highlighted in green. These latter amendments were approved by a show of hands unanimously.

**3.d. Next Step: Extrordinary 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 5.30pm.
- Forum Members were encouraged to attend if possible.

**AGENDA ITEM – 4. DATE OF THE NEXT MEETING** The date of the next meeting is Thu 29 November 2018 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as:

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

The meeting closed at 20:40hrs.