

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 17 January 2019

www.paigntonneighbourhoodplan.org.uk

www.torbay.gov.uk/neighbourhoodplanning

In Attendance:

Angela Ainscough, Jim Bonfield, Carole Box, Pam Bristow, Roger Bristow, Michael Clack, Peter Collis, Anne-Marie Curror, Ian Curror, Lorna Gardner, John Gibson, N. Jenkins, Helen Kummer, Maggie Loates, R. Mansup(?), Sam Moss, Richard Parish, Mike Parkes (Minutes), L. Thompson, John Thurl, Anne Waite, Christine Watts, David Watts (Chairman), David Wotton.

Apologies:

Bob Davies, Vanessa Davies, Eileen Donovan, Paula Hermes, Alan Hill, Leaf Lovejoy.

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. MP pointed out two typographical mistakes that he had made: at para 2.b.(v): "Q4 / footnote 37" - this should have read "**Not** Agreed". and under 'Land Release Fund', the 1st line of Page 3 of 3 should read "**(iii)** Strong concern..." The draft minutes of the meeting held on 29 November 2018 were then agreed a true record. Proposed by Maggie Loates and seconded by Peter Collis. The Chairman took the opportunity to remind members that the 'Regulation 18' period (approval by L.A.) had now been completed in respect of all the individual Torbay Neighbourhood Plans and that they would now pass to the Referendum Stage.

2.b. Consultation Responses sent:

(i) **Plymouth and SW Devon Joint Local Plan** - a letter of support for the Main Modifications had now been sent and could be viewed on the PNF Website (Last Meeting Minute 2.c. refers).

(ii) Consultation response to NPPF+PPG Revisions proposed:

The preferred electronic response had now been made. This included a query on the NPPF status given that a Judicial Review concerning Sustainability and Environmental matters was awaited. (DW said that he was aware of a recent letter on this subject that had been sent to all national Planning Officers).

(iii) Revised Taylor Wimpey Proposal:

The meeting unanimously endorsed a letter sent by the Chairman on 31 Dec 18 to the L.P.A. in regard to P/2017/1304. This letter is on the PNF website and includes such points as: it being over development, its impact on: biodiversity, landscape, transport, drainage & flooding. Further, there is no gain that would outweigh the harm caused.

(iv) Demolition of Little Blagdon Farm:

The meeting unanimously endorsed a letter sent by the Chairman on the 17 Dec 18 to the L.A. in regard to P/2018/1183. This letter is on the website and was sent because: it is not 'permitted development' ('General Development Order 2015' refers), it departs from both the Local Plan and Neighbourhood Plan, its impact on protected species has not been sufficiently considered and it is not appropriate for decision by officer delegation. (The L.A. is the 'Applicant'). SM and others said that it had attracted media attention and it was thought that a media reporter would be on site the following morning).

2.c. Land Release Fund:

(i) At the last meeting, the Chairman had been requested to investigate LRF matters further (Minute 2.e.(iii) refers. DW reminded Forum members of the circumstances regarding the Extraordinary Council meeting held 18 December 2018: it had been convened at less than the required notice period, the Public's ability to raise a question was therefore denied and the apparent reason for its 'urgency' was simply to meet LRF monitoring requirements. (The letter sent on behalf of the Forum on 17 Dec 18 can be viewed on the PNF website).

(ii) MHCLG award conditions expect such application land to be 'fully owned' by the Council and capable of securing release by no later than 2020 and that funding is not available from any other source.

(iii) Further points of concern in regard to Collaton St Mary are: that in the submission there is no mention that it is provisional based on resolving habitat constraints, there is no mention of current demolition problems and there is mention found of volume house builders as a potential alternative funding source.

(iv) Further points in regard to Preston Down Road are: that the submission says that the land is 'allocated' for development in the Local Plan and goes on to quote a level of 150 dwellings on a 4 hectare site which it was felt would be at a density similar to White Rock.

(v) The proposal appears to be solely housing led and with no balance and regard to the need for the creation of a net increase in employment growth as required by the Local Plan.

(vi) Members unanimously endorsed a 2nd Fol submission and the need to monitor the concerns raised to date.

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

3.a. Preparing for the Referendum:

(i) All 3 NPs now have to be treated as material considerations in planning decisions as confirmed on the Council website and in planning committee reports.

(ii) Natural England's response to the L.A. post Examination HRA has raised similar concerns to those already made by Forum. It was agreed that the Chairman will progress matters as necessary with LPA and NE.

(iii) Printing of hard copy Referendum PN Plans: it was thought that the cost would be approximately £25 per copy and there was discussion on how many copies were required and where they should be placed in order for the public to view them, the obvious place being libraries. It was unanimously agreed to leave these decisions to the Chairman in consultation with other Executive Committee members.

3.b. Crossways:

(i) In order to understand the progress being made by the Council, there had been a Paignton Town Centre Community Partnership meeting with the TDA on 10 Dec 18 attended also by the Chairman.

(ii) It was found that there was inconsistency between proposals in the LP and TC Masterplan and that there was no agreed viable appropriate alternative development. Additionally, it was considered that there was a need for community support of a way forward.

(iii) DW said that he had been invited by the Paignton Town Centre CP to give a presentation on Crossways at the Winner Street Baptist Church at 6.30 pm on Wednesday 6 Feb 19.

AGENDA ITEM – 4. DATE OF THE NEXT MEETING The date of the next meeting is Thu 28 Feb 19 at 6.30pm in the Gerston Hall, Paignton with further dates agreed as below, It was unanimously agreed that further meeting dates be added after June at a similar interval:

Thu 28 Mar 19
Thu 9 May 19
Thu 13 Jun 19

The meeting closed at 2045hrs.