PAIGNTON NEIGHBOURHOOD FORUM

- Clifton with Maidenway
- Collaton St Mary
- Goodrington with Roselands
- Kings Ash
- Preston
- Roundham with Hyde
- and Hookhills

Paignton neighbourhood plan

DRAFT MINUTES OF FORUM & STEERING GROUP MEETING
held electronically via Zoom at 7:00pm Thursday 30 October 2020

www.paigntonneighbourhoodplan.org.uk www.torbay.gov.uk/neighbourhoodplanning

In Attendance: Freda Bamford-Dwane, Pam Bristow, Roger Bristow, Darren Cowell, Anne-Marie Curror, Ian Curror, David Edmondson, Catherine Fritz (Chair), Joanne Hadley, Chris Harvey, Karen Kennedy, Leaf Lovejoy, Maggie Loates (Secretary), Mike Parkes, Cleo Widdicombe, David Wotton

Prior to the start of the meeting, David Edmondson (**DE**), the Responsible Officer for Planning with Torbay Council (**TC**), reported that David Stewart of the Torbay Development Agency was unable to be present at the meeting, and thus **DE** would be providing a presentation on the planned flood defence scheme. **DE** will be dealing with planning applications relating to the flood defence structures. He showed a coastal defence study video demonstrating the effect of a 1-in-200-year storm event at Paignton and Preston Green. What is needed is to restrict outfall amid the problem of rising sea levels. Freda Bamford-Dwane (**FD**) mentioned the storms of 2004 and 2018 bringing more intense rainfall. **DE** showed images of Storm Emma, and how 50-year climate change would affect Torbay.

He said there were 5 options which had been considered, but the preferred option was a new sea wall of between 1.2m and 1.5m in height providing a secondary defence to the existing sea wall. There would be gaps in the wall for ingress and egress which could be boarded up in the event of a storm. The wall would be made of concrete and TC would employ a local artist to design features in the wall. The wall would follow the line of the Esplanade next to the beach huts at Preston and along the Eastern Esplanade next to Paignton Green. Catherine Fritz (**CF**) asked about the artist and **DE** said he thought the artist has already produced drawings. Karen Kennedy (**KK**) asked about the priority of Livermead and Brixham Harbour. **CF** asked what the capacity of the existing system was but **DE** did not have that information. **CF** suggested that a Devon bank would be nicer and more inviting but **DE** said that was not feasible as a reinforced structure was required. Mike Parkes (**MP**) mentioned the recent presentation by Groundwork on Westerland Valley and the warning given regarding excess rainfall flowing through Clennon Valley and mixing with abnormally high tides. He went on to also highlight flooding risks within Yalberton Valley, which is in a flood risk area. Water from Blagdon and White Rock flow down into the Valley and on to Stoke Gabriel. **DE** said all was dependent on climate change factors. He reported that historic photos had been reviewed in connection with textures for the wall. Also reviewed were the designs on the Morecombe Bay flood defence system which was a similar wall to that proposed for Torbay. He said there would be community engagement work in November. **CF** asked whether the proposed project would be on view at the Geopark. **DE** said there was no mock-up but the project might be on view at the library, or in empty shops. A planning application will be made in January. He agreed with **CF**'s suggestion that David Stewart could make a presentation to the Forum at the December meeting, who would be able to provide more detailed information about the project.

Darren Cowell (**DC**) said that TC would consider public reaction to the project and how to mitigate the impact. Maggie Loates (**ML**) asked whether the proposed height of the wall would be sufficient to prevent overtopping. **DE** responded that there would be a gap between the new wall and the existing wall so overtopping of the new wall was unlikely. **DC** said that environmental experts had been consulted and approved of the proposed height of the new wall. Leaf Lovejoy (**LL**) suggested a glass wall and a wave return structure. **CF** referred to the map showing the flood zone and **DE** said further survey work would be performed next year. Roger Bristow (**RB**) asked where the water would go and **DE** said that had all been taken into account. David Wotton (**DW**) noted that Paignton was built on marsh land and floods occurred under the sea wall. **ML** noted that basements in the hotels on the Esplanade were frequently flooded and there was a river running under the sea wall which flowed out to the sea next to the pier. **DE** said TC was aware of all this and it had been taken into account. **LL** asked if there could be a combination of features. **CF** noted that flooding was an important issue with sea levels rising. **DE** replied that local knowledge of conditions was very valuable. The Chair thanked **DE** for his presentation and looked forward to hearing from David Stewart at the next meeting.

Agenda Item 1: - Welcome: The Chair welcomed everyone to the meeting, in particular Joanne Hadley and Cleo Widdicombe from Churston Grammar School. The Chair declared that a quorum was present. Everyone present introduced themselves.

Agenda Item 2: - Apologies: Jane Barnby, Alan Hill, Helen Kummer, Andrew Lavey, David Leigh, Jacquie Leigh, Andrew Morrell, Roz Morrell

Agenda Item 3: - Ratification of the minutes from the last meeting – 30 September 2020: The draft minutes of the meeting held on 30 September 2020 were ratified by the Forum.

Agenda Item 4: - Matters arising from the minutes, not elsewhere on the agenda:

- **Pavement parking in Torbay. CF** noted that it was permitted everywhere except near Penwill Way.
- **David Wotton's Freedom of Information Request (FOI). DW** reported that the response to his FOI regarding the amount in TC's Section 106 (**§106**) account was in the tens of thousands of pounds. **DC** said that it was probably in the millions of pounds. It needed to be spent and TC's website should be more transparent on the subject. Searches by postcode were being introduced. **DE** said that a task force was looking into this, in which **KK** was involved. **DW** asked if the money was invested and was earning interest but **DC** said he did not have that information. **CF** noted that it was good this catch-up work was under way. Anne-Marie Curror asked about the White Rock §106 money. **MP** said some §106 money had been ring fenced for traffic calming but still not spent. **KK** noted that §106 money was for specific projects. There had been two recent zoom meetings and a traffic regulation order together with new signage had been agreed. £6,500 had been allocated and the work would probably be carried out in the New Year. **DC** agreed and said the Community Infrastructure Levy (**CIL**) Panel would be in place in the first quarter of 2021. **CF** said that the three Fora need to work together on CIL allocations. **DW** said that a report from TC showing the §106 and CIL projects and the amounts allocated to each needed to be put in the public domain. **DC** noted that FOIs involved a lot of work and TC had only one §106 officer. Chris Harvey (**CH**) suggested using a spreadsheet, with which **DC** agreed. **CF** pointed out that TC staff had been considerably reduced. Refreshing the Paignton Neighbourhood Plan (**PNP**) would make it easier for TC staff to use in reviewing a planning application (**PA**).
- **Land Release Fund sites outcome at extraordinary Council meeting. CF** reported that the Little Blagdon Farm (**LBF**) site was to be sold to a developer. The Preston Down Road site was to be sold to Tor Vista, a wholly-owned entity of TC, so there would possibly be some social housing built. **DC** stated that marketing had already started for LBF. **CF** said that PAs were coming through. A site assessment by AECOM would be carried out as part of the PNP refreshment. **DC** said TC would encourage the purchasers of both sites to engage with the Forum. **PB** asked why the LBF fields had been ploughed but none of the councillors had that information. **MP** suggested it might be to facilitate drainage. **FD** asked about the objection to the LBF PA. **MP** noted the LRF was government funding and the TC Planning Committee (**PC**) had overruled earlier community objections. **CF** stated that the Forum will file an objection at the PA stage. **DE** noted that material considerations could override plans. **DC** stated that any PA would have to be policy compliant with the PNP and Torbay Local Plan (**LP**).
- **Monitoring and enforcing developers' agreements. MP** said that as a project, he had recently reviewed PC minutes and PAs for White Rock. He noted that the recently filed §106 agreement dated 2013 had only recently appeared on the PA website and queried why it had not been filed earlier. Obviously future monitoring of larger sites was needed and it was queried how the Forum could help with this very complex task. **DE** acknowledged this and

indicated that TC needed help to hold developers to account. He suggested it should be a joint effort to mitigate the complexity of the task. **DC** noted that Torquay got people in each area to monitor PAs. **KK** reported that she had looked into the play park; it was built but fenced off. She will look again. Ian Curror asked if there were defects in the building. **DE** responded that there were issues with building control. It was not all done by the Local Authority (**LA**). **CF** asked whether the LA has authority to monitor building. **DE** responded that was not really correct. **RB** again raised the issue of the building site entrance onto Stoke Road, the excessive height of some of the houses, and provision of a cycle route, and asked who will enforce the PA conditions. **CF** asked if the LA could get an enforcement order, and **DE** said the developer could get retrospective planning permission. **CF** then asked what would happen if the developer failed to apply for this, and **DE** said the LA could then take action, but such action would discourage purchasers.

Agenda Item 5: - Report from the Chair: The Chair said that since previous business had consumed a large amount of time, and her report contained nothing which required immediate action, she would not present a report at this meeting.

Agenda Item 6: - Secretary's Report: The Secretary reported that as of as of 29 October 2020, the Forum has 304 members and associate members; 282 members receive documents and communications by email; 44 members who do not have email receive documents and communications by post; 38 envelopes are sent out by 2nd class post to members without email.

Agenda Item 7: - Treasurer's Report and Financial Statement: The Treasurer was not present at the meeting. **CF** reported that she was informed that the Forum currently has £9,256.09 in the bank and has expended approximately £570 this year, comprised of printing costs and stamps. The question was put to the Forum as to whether we should ask postal recipients to contribute £10 each year to offset these costs as the Forum has no regular source of income. It was agreed that postal members would be asked to provide email addresses, or if not possible, to donate £10 a year to cover postal costs. Members would be given until 15 January 2021 to respond.

Agenda Item 8: - Progress on review of our Paignton Neighbourhood Plan: **CF** stated that the Forum needs to set up a working party for this task. A request for volunteers would be put on the Agenda for the next meeting.

Agenda Item 9: - Torbay Local Plan Review (LPR): **CF** reported that there had been one meeting of the LPR Working Group (**WG**), which had produced a consensus that the LP is good except for the sections on housing. **DE** said that the next meeting of the WG will be on 5 November 2020. The LPR will help with refreshing the PNP. **CF** noted that councillors will make recommendations, with which **DC** agreed.

Agenda Item 10: - Consultation on Mr Jenrick's White Paper "Planning for the Future": **CF** stated that she is putting together a draft response to the Consultation, which she will ask the Forum to endorse. She said that David Pickhaver had provided a draft of TC's response and had been very helpful and supportive of the PNP, with which **DC** agreed. **DE** said he would send the final version of TC's response to **CF**. **LL** asked that it be disseminated to active Forum members.

Agenda Item 11: - AOB: **CH** raised the issue of the Lidl planning application. However, due to time constraints, this was continued to the next meeting.

The meeting closed at 9:10 pm.

Agenda Item 12: – Next Meeting: The next meeting will be on **Wednesday 25 November, starting at 6:45 pm via Zoom**. The room will open at approximately 6:30 pm.