

**Minutes of Brixham Neighbourhood Forum – 18<sup>th</sup> March 2015**

ITEM	DISCUSSION	ACTION/ WHOM
<p><b><u>Present</u></b></p> <p><b><u>Apologies</u></b></p> <p><b>Review of draft Minutes from February meeting</b></p> <p><b>Update on the Sustainability Appraisal Scoping Report</b></p>	<p>Adam Billings (AB), Jackie Stockman (JS), Katherine Fallon (KF), Cllr Rosemary Clarke (RC), Cllr Brian Harland (BH), and 17 members of the public.</p> <p>David Giles</p> <p>RC to be added to apologies. The proposed minutes were passed as an accurate reflection of the February meeting.</p> <p>The Brixham Peninsula has a number of protected areas for various reasons and as a result the forum needs to ensure that the decisions we make are sustainable.</p> <p>The Sustainability Appraisal comes in two parts; the first is a scoping report which gives us information about any issues we may come across, for example Bat habitats. This document is now at the consultation stage and can be accessed via the council website. Emails can be sent to Strategic Planning.</p> <p>Roger Richards (R.R) asked if the environmental aspects might hold us back.</p> <p>TB responded that because of the different categories of land in the Brixham Peninsula, there would be more need than in other areas for a scoping report to be carried out. Sites already put forward have been assessed, but new sites will need to have Habitat Regulation Appraisals. The size of the proposed development will also impact to what degree the scoping is carried out.</p> <p>A.B clarified that this would mean a potential delay, however he reminded the group that we will be hearing back from Natural England in 5 weeks which might help clear up any issues.</p> <p>Rachel Bush (RB) asked for the proposals put forward at the last meeting to be clarified, these were;</p> <p><b>Proposal to make a representation on behalf of forum regarding the local plan modifications that the 1320 dwellings in the forum area is too high.</b></p> <p><b>Proposal to work with Paignton and Torquay forums to see if they could take additional houses or if not work with us on a combined formal representation.</b></p> <p>RB then asked whether we might possibly have the plan thrown out if we did not completely follow the Inspectors guidance targets.</p>	

<p><b>Review of housing numbers</b></p>	<p>A.B Clarified that we only have to be in general conformity with the Inspectors guidance of 10,000 homes.</p> <p>At the last meeting a discussion was had about whether the 1320 target for housing was achievable. A smaller working group met to discuss this further. Based on work by Will Baker and other suggestions a new figure of 831 was devised.</p> <p>J.S suggested having a blown up map of the peninsula area, to make it easier to see where areas of development are and how the sites fit into these areas. The newly proposed sites, with employment sites highlighted, will be put on the plan to see how they fit in with Torbays plans.</p> <p>Information about the sites will need to be added to these maps. Marilyn Everett Roger Richards volunteered for this. T.B will supply the base maps.</p> <p>B.H asked if the Neighbourhood Forum successfully put forward enough sites for development would this mean further development could be hindered.</p> <p>A.B answered that no, this will not prevent further development, but windfall sites have been taken into consideration and make up around 25% of sites in the plan.</p>	
<p><b>Local Plan Consultation</b></p>	<p>A.B has drafted a suggested response to the Inspector reflecting Brixham Peninsular Neighbourhood Forums feelings that, the Inspectors guidance to increase the number of housing to be developed in the Brixham Peninsula to 1320 was incongruous with what they felt could be delivered.</p> <p>A.B has circulated this letter to the forum, the points in the letter are: We will support Paignton Neighbourhood Plan in their argument for why 10 000 is too high a figure.</p> <p>Other areas have had numbers reduced due to environmental constraints, but Brixham targets have increased which makes no sense as Brixham has so many land designations making it difficult to find space to develop.</p> <p>The housing projections are based on an out of date report, the most recent Local Plan projections actually show a decrease in housing need and this should be reflected in the Brixham figures.</p> <p>As of this date we have not seen the HRA.</p> <p>Ian Russell showed concern over whether the road capacity at White Rock to support the extra 800 homes would be sufficient.</p> <p>J.S informed the group that Torbay has been granted 7-10 million to be spent on this road but only up to Windy Corner.</p> <p>R Swindells explained that she was concerned about road safety near</p>	

<p><b>Funding Opportunities</b></p>	<p>her home in terms of road access for any development (Hookhills Cottage). A.B suggested that she should get together with her neighbours to make representation. At the allocation stage things such as road safety are not considered.</p> <p>A question around how the Community Infrastructure Levy (CIL) for Churston, Broadsands and Galmpton would be held arose, would it be paid to Brixham Parish Council or Torbay.</p> <p><b>A proposal that Brixham Parish Council will hold the CIL for Churston, Galmpton and Broadsands was put forward by A.B, seconded by B.Payne. J.S Abstained. Everyone agreed.</b></p> <p>£14000 is available to the Neighbourhood Plan through the Community Development Foundation, £8000 in cash £6000 assistance in kind. J.S will discuss with Tracy Hallett and the manager from Lupton House in order to put in a funding bid. T.B reminded the group that the funders would take into consideration our report from the last lot of funding received; this has not been submitted to date.</p>	
<p><b>Employment Sites plan</b></p>	<p>The Neighbourhood Plan needs to have 2700 sq m of employment space, this is the equivalent to 30 large houses or twice the size of the estate off Neville Avenue. The employment space will be split into two different categories depending on the type of industry the land is suitable for.</p> <p>The group were informed we will need to identify sites for employment.</p> <p>R.R suggested the Old Paintworks on New Road and the Car Park on New Road owned by Mr Gershums these are 5000 and 3000 sq ft respectively.</p> <p>Celia Kean (C.K) suggested the Old Coastguard site – this is already on the list. Also the car parking spaces by the quay.</p> <p>Oxen Cove would provide 2500 sq m for mixed use; Ruth Bolton (R.B) shared concerns over the future of the car park at this site. B.H replied that both Torbay Council and the TDA were in discussion and had so far agreed that any development would need to take into consideration parking and an additional sum of money would need to be set aside for this.</p> <p>B.H asked if using multi storey facilities would be classed as increase floor footage. T.B answered that it would really depend on the usage.</p> <p>A.B suggested a working group be put together to look at a map of all the suggested areas including more information on the industrial site.</p> <p>S.D B.H and R.R will be in this working group.</p>	

<p><b>Town Centre plan</b></p>	<p>Areas suggested for both housing and employment will be investigated and their usage decided at a later date.</p> <p>J.S explained to the group that for the last 10 years people have been trying to develop the Town Centre. The Forum took a vote agreeing to work with BrixhamFuture to develop the Town Centre Masterplan, taking into account evidence from consultations going back to 2008 of what Brixham residents want.</p> <p>Some Brixham Architects offered to create some conceptual drawings of how extra space could be found around the Harbour for Public Space, for example a stage. These were shown to the group. J.S informed the group that arts funding could be obtained to support the project.</p> <p>Threshers site update is that the road widening will occur at the end of the Summer Season.</p> <p>The money available from the Community Development Foundation can be used for the Town Centre Masterplan. If we get the money.</p> <p>Jonathon the architect from MTA will be invited to the next BrixhamFuture meeting on Wednesday 2<sup>nd</sup> April.</p> <p>Janet the manager of Lupton House will be contacted to see if she can assist in the funding bid for the Neighbourhood Plan.</p> <p>The next update on the Town Centre will be in May.</p> <p>J.S asked T.B out of the £15,000 of Torbay funds how much is left for the Neighbourhood Forum to draw down. T.B will find out.</p>	
<p><b>AOB</b></p>	<p><b>Date of Next Meeting:</b></p> <p><b>Wednesday 15<sup>th</sup> April 2015 7pm @ Lupton House</b></p>	

