

From: philip redfem [redacted]

Sent: 20 February 2017 21:18

To: Planning

Subject: objection to planning proposal for moving Torbay School to Parkfield

Dear Sir,

I am writing to object most strongly to the planning application to build more buildings at Parkfield, Lower Polsham Road, Paignton.

I am writing to object to Parkfield being used as a school for the local yobs and troublemakers.

Since the Cycle track opened, all promises made about 24 hour security at Parkfield have been broken. We were lied to by councillors at public meetings prior to the cycle track being built and we were assured it would be well run & supervised and there would be no anti social behaviour.

Since then we have today alone seen teenagers on skateboards coming down Lower Polsham Road in the road & often there are gangs of them & I have seen them refuse to move for cars travelling up & down the road.

Cyclists leave Parkfield and cycle the wrong way up the one way street under the railway on a regular basis numerous times a day and cyclists ride illegally up Lower Polsham Road up from the seafront and there have been several near misses with vehicles travelling towards the seafront. Cyclists ride illegally at speed on the pavement in lower Polsham Road frightening pedestrians and dog walkers. They climb the fences near the railway and go to the loo.

I had a laser light shone at my car once from kids leaving Parkfield, then there is music and noise & rough sleepers in Parkfield at night.

The entire running of Parkfield has been appalling. What happened to all the young gardeners councillors promised us for Parkfield. We were told there would be 40; I have not seen one.

Now you want to open a school for yobs to terrify the residents even more & do not tell me it will be well run.

This is a residential area & this has & will further impact on the peace & quiet of what was a nice residential area and will affect property values.

We do not want more yobs hanging around here especially as street lighting has been dimmed.

Crime will increase & anti social behaviour will again increase. There are no Police.

Parkfield is in a preservation area. This preservation area should be respected

When the council were sold Parkfield for £10, it was to be kept in its original condition not built on & not used for schools or industry.

I propose, the cycle track should be removed and Parkfield be used for sports such as tennis, cricket and public gardens.

In the UK we have lost most of our wild flower meadows, you could use Parkfield for that and make it a beautiful place for residents & all visitors to sit and the existing buildings demolished as the rooms are too small. Parkfield should not be further developed.

At the moment, Parkfield is a no go area for many people because of yobs and anti social behaviour.

The preservation area should be respected & no more building. We have to live here and we want this to be a nice quiet desirable area, safe to live in with no crime.

I object to the proposal.

Yours Sincerely,

Philip Redfern

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 16 February 2017 11:05
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:04 AM on 16 Feb 2017 from Mrs Nicola Tucker.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mrs Nicola Tucker
Email:
Address: 8 brownings end, Ogwell, Newton abbot Tq12 6yz

Comments Details

Commenter Type: Local Business
Stance: Customer objects to the Planning Application
Reasons for comment:

- Impact on local area
- Noise
- Not in keeping with local area
- Over development
- Privacy / overlooking

Comments:

I strongly object to the loss of the Parkfield my space centre and believe it will have a negative impact on young people and the area

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 16 February 2017 10:36
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:35 AM on 16 Feb 2017 from Mr Frank Sobey.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr Frank Sobey
Email:
Address: 11 Southfield Avenue, Preston, Paignton, Torbay TQ3 1LJ

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Impact on local area
- Not in keeping with local area
- Over development
- Sets precedent
Comments: This change of use will have a negative impact upon the

area and is not in keeping. I doubt whether the school actually want to be there. It will be an over-development and will set a precedent. Parkfield has been mismanaged from the outset and it really is a case of getting that right. It should be a community hub and the very beating heart of Torbay for our young people.

TORBAY CIVIC SOCIETY

C/o 137 St. Marychurch Road, TORQUAY TQ1 3HW

Torbay Council Planning Department,
Town Hall,
Torquay

Delivered by hand

February 22nd 2017

Proposed move of Totrbay School to the Parkfield site – Esplanade Road Paignton.

Please be advised that the Torbay Civic Society oppose the proposed move of Torbay School to Parkfield, on the grounds that of safety. For the school to be relocated to this site would require quite complicated security measures for the safety of the children while denying public access to large parts of the grounds. It is our understanding that the property and its grounds were givenm to the local community on the basis that it would remain open to the general public and that to ensure this strict covenants were laid down to be effective in perpetuity.

Having put the plans before our membership at a public open meeting and received support for our present stance. We should be grateful if you would now place our comments before the relevant Committee at the appropriate time.

Yours faithfully - Ian L Handford JP - Torbay Civic Society Chairman



Saving Our Heritage and Beds at Paignton Hospital

In understanding that Sir Mortimer Singer KBE together with seven local benefactors donated Paignton Cottage Hospital (using an Enrolled Deed) to the community, our Society say it would be both unethical and immoral for the NHS to sell the site to developers for profit. Yet this is exactly what the Clinical Commissioning Group (CCG) are proposing should their consultation report "Into the Future" be adopted.

Patients attending the Paignton Cottage Hospital from 1891 had to pay into a voluntary scheme with quite stringent conditions in order to be admitted and this continued even after the extension was added and opened by Sir Mortimer on July 27th 1928. In spite of what the CCG may say, our community hospital has successfully treated thousands of patients before, and indeed since, the free NHS service commenced in 1947, and there has never been any suggestion (until now) that our hospital was "Not fit for Purpose". With literally thousands of patients having to attend elsewhere if the Church Road hospital was closed, we say this would spell disaster for Paigntonians who live alone or those with family or friends who might previously have assisted, but being unqualified are now less likely to offer home care on a permanent basis.

The Chairman of Torbay Civic Society (TCS) Ian Handford says CCG state that they wish to "reshape our community based health services" and by this they mean reducing our hospital beds at Paignton and relying on more home care.

They seem oblivious to the fact that this will create even more reliance on general practitioners and the current state funded carers.

Bearing in mind all current clinical based services are finding it difficult to cope within the financial constraints placed on them by the NHS, it seems ridiculous to close an existing town centre hospital and lose vital beds.

Where on earth do the CCG see money coming from to create new Minor Injuries Units, dozens of Clinics and new "Wellbeing Centres" etc. The Society have always believed that the cost of providing any new centres would far exceed the £2million (quoted by the CCG) to make our community hospital "Fit for Purpose". In promising to deliver an "improved service" the CCG are fully aware there is no additional Government money available, and we can only assume they hope to address this by profiting from the sale of hospital sites regardless of covenants.

The CCG document also suggests that existing hospital care would be replaced by a greater emphasis on home care services, in spite of the fact that the percentage of our local population requiring this service, is growing at a far higher percentage than the national average, taking no account of the substantial new homes having to be built under Government targets.

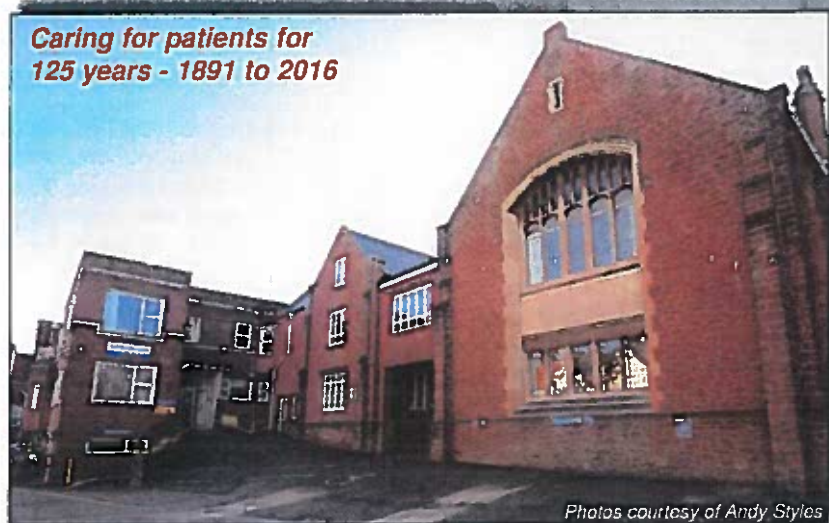
One question being constantly avoided is – If Paignton Hospital closes and thousands of patients/visitors are all forced to travel to Brixham, Totnes or Newton Abbot, what happens when these outlying centres become overwhelmed, bearing in

mind that the social and community care service is already known to be failing?

The Civic Society having aligned itself to the League of Friends of Paignton Hospital, has always stated "This is a fight that can be won provided the community are fully in support" and we now repeat, it would make absolutely no sense whatsoever for the NHS to demolish our hospital and lose beds if they were unable to profit from the sale. Closure of Paignton would mean additional cost to patients, visitors and NHS expenditure on a continuous basis, which we maintain will far exceed a ONE OFF cost of £2million to bring an existing town centre hospital up to the CCG standard.

Paignton Hospital was donated by local benefactors for the local community and this 'heritage of benefit' must NOT be lost. If you agree with our conclusions please continue to attend all public meetings and meanwhile add your name/s to the League of Friends petition.

Editor



Paignton Cottage Hospital in Church Road, Paignton

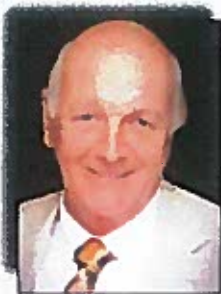


Our Chairman at Foundation Stone

Find us on the Web at:
www.torbaycivicsociety.co.uk
or email us at:
office@torbaycivicsociety.co.uk



Preserving the past...
for the future!



Chairman's Open Letter to members:

Since we celebrated our 40th Anniversary at Livermead Cliff Hotel, our President and dear friend Peter Brown has sadly died after his long illness. We were so pleased Peter was able to be with us at this occasion in July and now our sympathy and thoughts go to Pat and the family, after their loss of this special "gentleman".

Since my last "letter" James Brent has walked away from the Oldway Estate project, five years after we joined the Torbay Council Working Party (at its invitation) to help appoint a developer for this project. Sadly, with no plan "B" in place Oldway now awaits its fate. We assume Council is instructing its Officers to start the whole bid process again, although we have gleaned Councillors have officially "walked the derelict building" to try and assess its current condition. In a

similar vein they have also "walked" our beloved Pavilion which is also closed of course. In January Councillors should be making their final decision on its future as part of a plan for the redevelopment of the Torquay harbourside site.

These huge projects are particularly relevant when you learn that Councillors and Officers have attended a two-day MIPIIM exhibition in London recently. Promoted as the major UK Trade Show for property developers, some 500 + advisory, development and investment experts were in attendance. This gave our people a most wonderful opportunity to promote our three town centres, as well as Stoodley Knowle, Oldway, Claylands Cross Business Park and the Churston land as being potentially open for development.

We constantly state that new investment is the only way Torbay will ever rid itself of the increasing dereliction that we see all around us, and hope their attendance at the exhibition at Olympia eventually yields good news for Torbay. In recent weeks the SOS - Save Paignton Hospital fight went live (see our front page article) and by December the consultation period ends.

RECENT PLANNING MATTERS

- A massive development project at Noss Kingswear could bring a new hotel, more homes and an Academy School plus Marina being built. This project on our doorstep is likely to cost £100 million and create 200 new jobs. All good news for South Devon.
- The purchase of Imperial Hotel Torquay by the Brownsword family (known for operating quality hotels) is also good news, although we have to assume the re-instatement of Royal Clarence Hotel Exeter (also owned by the family) will take priority. We hope new investment in the Imperial will not be too deferred.
- Churchills - Babbacombe Downs. Council turned down redevelopment of this site (which we had supported). The owner has put his future plans on hold and has arranged to lease out the ground floor area of the hotel.
- Council has also refused redevelopment plans for the Blue Conifers Hotel at Babbacombe by Renaissance Ltd, who are likely to go to appeal.
- The possible rebuild of the old "B & Q" at Torre Torquay, Rossiters at Paignton and South Devon Hotel St Margarets Road Torquay, all await approval for a variety of reasons. I hope to be updating you on these at our next Coffee Morning with a Difference on the last Friday of the month at Redcliffe Hotel.
- Parkfield - The Society and others lodged objections to Torbay School being transferred to Parkfield, and now Councillors have refused planning permission. The Society is concerned that covenants would be broken hence our objection. We must await the outcome of the negotiations between the Council and the National Trust before making any further comments.
- Claylands Cross - Paignton. A further 10 acres on the Brixham Road are to be made for the TDA to build a further business hub. Completion by 2019.



Members of the committee and a special guest attending the Noss at Kingswear.

Finally, the renamed Kistor Hotel has been fully restored to become the Belgrave Sands Hotel and my hope is that we will be one of the first groups to enjoy an afternoon event on January 19th. (See our forthcoming events)

Meanwhile, I wish you all a very Happy Christmas and a prosperous New Year.

Ian L Handford
(Chairman)

Committee News:

Well summer has gone and winter is now upon us with the Festive Season fast approaching. Our last Newsbrief was in July and since then we have unveiled two plaques. The first was a stainless steel plaque which was unveiled at Torquay Museum on August 31st to honour Percy Henry Fawcett, the explorer who disappeared in the Matto Grosso region of Brazil while searching for the 'Lost City of Z'. His granddaughter travelled from Bristol to unveil the plaque and our chairman gave a brief history of the explorer.



Pat Handford

We unveiled our latest Blue Plaque at Brixham slipways on October 3rd to celebrate the 150th Anniversary of the RNLI in Brixham. On a lovely day we were pleased to see so many members and friends there to hear about the history of the RNLI in Brixham and to meet Tim Wonnacott (Bargain Hunt presenter) and his wife who are patrons of the RNLI. In the evening some of us attended the dinner and auction at Berry Head Hotel where Tim auctioned donated items to raise money for the RNLI the Charity that saves life at sea and is totally funded by donations and manned by volunteers.

On September 22nd we had a cream tea at the Palace Hotel Paignton when our chairman gave a presentation entitled 'Torbay is a Myth'. 52 members and friends sat down to enjoy the company, the tea and Ian's talk.

It was with great sadness that we learned of the death of our President Peter Vernon Brown on the 22nd October. As one would expect from a retired naval man he had fought his illness bravely for a year with the devoted care and support of his wife Pat. Always a gentle man he had given a great deal of his time to Torbay Civic Society, joining us for functions and trips. Indeed he was able to be with us for our 40th Gala Dinner in July. He will be very sadly missed. Our condolences go to Pat and his family.

Our Annual Festive Lunch at the Redcliffe Hotel is on 4th December. This will be Ian's 16th Christmas as Chairman and we are already fully booked for the occasion. Many of the societies that used to join us have folded so the number attending is reduced but we still have 65 booked with us for the lunch.

The last event of 2016 will be the 'Coffee Morning with a Difference' on 30th December at Redcliffe Hotel at 10.30 am.

Pat Handford
(Hon. Secretary)

Forthcoming Events 2016-17

2016

December 30th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

2017

January 19th (Thursday) **

Visit to Belgrave Sands Hotel Belgrave Road Torquay. Arrive for 2.15 pm and join us to walk this newly refurbished hotel followed by a short presentation and a cup of tea and a toasted teacake at 3.15 pm. Cost £5.50 per person.

January 27th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

February 11th (Saturday) **

Tour of Paignton Picture House Torbay Road Paignton. This tour especially arranged for the Civic Society will commence promptly at 9.30 am and will take approximately 90 minutes to view the various areas within the building and learn about the Trust's plans for the full restoration of the cinema. Cost £7.50 per person - no refreshments.

February 24th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

March 3rd (Friday) **

Mystery Guest Night: One of Ians "Dimbleby style" Interviews of an important person in the Bay.

The evening will be held at Torquay International Riviera Centre (ERC just off the Seafront) and will commence 7.30pm. Parking will be FREE. Tickets a nominal £5.00 to include refreshment which will be served during the interval.

March 31st (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

April 5th (Wednesday)

Our Society ANNUAL GENERAL MEETING will be held at the Redcliffe Hotel Marine Drive Paignton starting promptly at 2.30pm. The meeting will include an update on the events of the past year and what is planned in 2017. Tea will be served at the close of the AGM free, courtesy of the Society.

April 14th to 17th - Easter Weekend

April 26th (Wednesday)

WALK TORMOHUN WITH IAN: A walk together with some history of the Tormohun area. This walk will start at Lymington Road Car Park at 10.00am, (adjacent to Torquay Library) and will take about one hour, with refreshment at the conclusion. Tickets £5.00pp. Allow a maximum 2hrs if you are purchasing a car park ticket.

April 28th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

May 26th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

June 17th (Saturday)

This is "National Civic Day" organised by Civic Voice.

Annual Torbay Swim from Meadfoot to Brixham and return usually occurs this month. At the time of publication date unknown.

June 28th (Wednesday) **

Coach trip to Tynesfield nr Bristol. National Trust Victorian House & Garden, previously the home of the Gibbs family. Leave from the rear of Torquay Station at 9.00 am. coffee stop at The Old Well Garden Centre. Lunch can be purchased at Tynesfield Cafe. Arrive back in Torquay at approx 6.30 pm. Cost per person £19.50 includes entrance to house and garden. If you are a National Trust member please bring your membership card with you so that we may reimburse part of the entrance fee.

June 30th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

July 5th (Wednesday)

Palace Avenue Paignton Theatre event. Our annual visit to see the Agatha Christie play, which this year is "And Then There Were None". Tickets at a special price of £10.00 which includes meeting the cast and enjoying some free refreshments after the performance, as in previous years. Car parking in Palace Avenue is usually free. (Check the Parking Meter).

July 28th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

August 28th (Friday)

Coffee Morning with a Difference at Redcliffe Hotel, Paignton - 10.30 am prompt. Everyone welcome to this fun morning of events & a coffee - why not bring a friend?

** PLEASE NOTE **

Where events are marked with **advanced tickets are all on a 'first come first served only basis' & early booking is recommended to avoid any disappointment. The attached booking form should be completed and sent with a cheque made payable to:

Torbay Civic Society

139 St. Marychurch Road, Torquay TQ1 3HW
enclosing your-

Stamped addressed envelope to ensure a quick and accurate return of your tickets.



Saving Our Heritage and Beds at Paignton Hospital

In understanding that Sir Mortimer Singer KBE together with seven local benefactors donated Paignton Cottage Hospital (using an Enrolled Deed) to the community, our Society say it would be both unethical and immoral for the NHS to sell the site to developers for profit. Yet this is exactly what the Clinical Commissioning Group (CCG) are proposing should their consultation report "Into the Future" be adopted.

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Where on earth do the CCG see money coming from to create new Minor Injuries Units, dozens of Clinics and new "Wellbeing Centres" etc. The Society have always believed that the cost of providing any new centres would far exceed the £2million (quoted by the CCG) to make our community hospital "Fit for Purpose". In promising to deliver an "improved service" the CCG are fully aware there is no additional Government money available, and we can only assume they hope to address this by profiting from the sale of hospital sites regardless of covenants.

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Paignton Hospital was donated by local benefactors for the local community and this 'heritage of benefit' must NOT be lost. If you agree with our conclusions please continue to attend all public meetings and meanwhile add your name/s to the League of Friends petition.

Editor



Paignton Cottage Hospital in Church Road, Paignton

Photos courtesy of Andy Styles



Our Chairman at Foundation Stone

Find us on the Web at:
www.torbaycivicsociety.co.uk
or email us at:
office@torbaycivicsociety.co.uk



**Preserving the past...
for the future!**

From: Mr. C. J. and Mrs. E. A. Hannant,
San Remo Holiday Apartments,
15 Marine Drive,
Paignton,
TQ3 2NJ.

To: Mr. Alexis Moran, Planning Officer,
Spatial Planning,
2nd Floor, Electric House,
Castle Circus, Torquay, TQ1 3DR.

20.02.17.

Dear Mr Moran,

Planning Application reference P/2017/0121.

With reference to your letter dated 13.02.17, we are the resident proprietors of San Remo Holiday Apartments. We are writing to object to the above application in the strongest possible terms.

We did not register an objection to the previous application in 2016. We realise we were wrong not to object then. Certain adverse facts came to our attention after the deadline date.

We have over the weekend viewed the latest plans on the internet. These plans are no different from the ones rejected at the end of 2016 by councillors and members of the Development Management Committee.

The proposed new buildings, the caged playground in the middle of what looks like a prison cell block - all this is still the same and was the reason for rejection by those sensible councillors who regarded it as a hideous over-development of the area. Nothing has changed with these new proposals. Is this an attempt by the Council to slip these so-called new proposals in without the councillors and the area's residents noticing?!

TORBAY COUNCIL PLANNING	
REC'D	23 FEB 2017
TO	AM

1.

Our objections:-

1. PRIVACY.

One of the buildings is going to be inches away from the boundary of our property. Our privacy would therefore be adversely affected.

2. NOISE.

The caged prison-like courtyard will be a few feet away from the rear of our property. The noise from the courtyard occupants is likely to be intolerable.

3. OUR BUSINESS.

Our holiday apartments business will be adversely affected - a business which we have built up in our 20 years here. It is highly likely we will lose customers. Under "Visual Impact of the Proposal" on page 24 of the internet plans is a statement "The prime period for the occupation of the holiday let properties on the adjoining site will be during the school holidays". This is a completely wrong statement! Our holiday apartments are open all the year round, and our occupancy by holidaymakers averages 8 months a year - far more than the number of weeks comprising school holidays! Furthermore, as proprietors we reside here 52 weeks a year, and the inference of the statement on page 24 is that things will be alright during the school holidays, which implies that things (i.e., disturbance and noise levels) will not be alright during school term times!

Our trust in the Council and the producers of the internet report which we have examined is further eroded by errors which demonstrate a lack of professionalism by those concerned.

Two examples:-

1. On that same page 24, "-----properties at the end of Marine Park cul-de-sac and the rear gardens of properties on the Esplanade".

Whoever wrote this cannot even get an address right! The rear gardens referred to relate to properties in Marine Drive - the Esplanade is a totally different road!

2. Page 24 again, "Marine Park is set approximately 2.0 metres lower than the site level". 2 metres is completely wrong - somebody cannot even measure the difference in levels properly!

These may seem fussy little points, but if the writers of the report cannot get basic things like addresses and measurements right, it puts into question that there may be more important things in the report which may be misleading or incorrect.

We trust that you will register this as a serious objection to the proposals, and that you will show this letter to the councillors and anybody else who needs to see it in the Council. We hope that those councillors who objected to the original proposals last year will again see this as a proposal which should not be implemented. We hope that common sense will prevail and that this scheme will not go ahead.

Residents in Marine Park, Colin Road and much of Marine Drive will be adversely affected if these proposals are implemented. For those of us who have businesses, there is highly likely to be an adverse effect on business. This is a tourist area. The distance between the prison-like courtyard/playground and the main Marine Drive thoroughfare where tourists go to the Paignton and Preston beaches is merely the same distance as the length of our property. The school would be far too close to the Marine Drive tourist route.

We would welcome any councillor to visit us here, and to see just how close this over-development is going to be to our property.

On the wider view, how can the expense of new buildings and teaching costs (a very high ratio of teachers to pupils for this type of school) be justified when it is proposed to close Paignton Hospital largely because of funding issues? Obviously there are already

teaching, etc., costs for the present Torbay School site, but the building costs for the proposed new buildings, in what is a very cramped space behind Myplace, will run into millions of pounds - how can this be allowed? Parkfield/Myplace should be left as it was intended - for all the youth of the Bay to enjoy the good facilities currently on offer.

Yours sincerely,

C. J. Hannant (Mr) and E. A. Hannant (Mrs).

ENCs. 2 PHOTOGRAPHS, WITH ACCOMPANYING
CAPTIONS.



TELESCOPIC PHOTOGRAPH
SHOWING (NEAR BIG TREE)
OUR WIRE FENCE AND
IMMEDIATELY BEHIND IT
THE COUNCIL'S WOODEN
FENCE (APPROX. 6-7 FT.
HIGH FROM OUR SIDE).

PHOTOGRAPH FROM
CONSERVATORY DOOR
SHOWING REAR GARDEN,
OUR CAR PARK AND
GREENHOUSE UP TO
THE BOUNDARY FENCE.



Moran, Alexis

From: planning@torbay.gov.uk
Sent: 01 March 2017 14:51
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:51 PM on 01 Mar 2017 from Mr simon sinclair.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr simon sinclair
Email:
Address: 11 Colin Road, Preston, Paignton, Torbay TQ3 2NR

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Impact on local area
- Loss of light
- Noise
- Not in keeping with local area
- Over development
- Privacy / overlooking
- Traffic and access
- Trees and wildlife

Comments: I object to this proposal.

1. I object on the grounds that building a school entrance is going to make living in my house unbearable.

The design has the arrival point for the school, which will also be the point at which groups of children will congregate facing the bedroom windows of my house. There in close proximity, will be my children dressing for school. Unless I brick up those windows they will be the focus for all waiting in busses or dropped off. I cannot think of a more distressing situation to threaten a householder with. I know these kids will have emotional and behavioral problems. Looking into the bedroom windows of my girls every day there could be huge danger with any group given every day voyeurism. The

noise will be immense, I have lived near a school before at a much greater distance and there is no peace in the morning, break, lunch, second break followed by the end of day. At this distance for me or any neighbor, there is no way a person could get rest if their hours don't match a school day. This is going to affect all those in proximity to this site on Colin road, Marine park and Marine Parade. The small spatial concession given after the last application really is so tiny as to not make any appreciable difference. At the last hearing the impact was I think described as minimal on local residences and dismissed. I have to say as strongly as I can that this is not the case. None of the details in the drawings show clearly that the ground sloping down to the residential/guest house properties. This means the fence and slight withdrawal from construction right up to the boundary give no protection from the visual line of sight or sound protection. This fence would have to be so high to stop the gaze of the pupils it would need to be so tall that it in itself would constitute a massive loss of light to my and others property.

On top of this the site should not be developed to its edges, its over development. Parkfield itself is a very large building and has a massive impact. Developing from that building in a low level to the boundaries of the north and east is overdevelopment. Parkfield currently is designed to have no overlooking windows onto other properties and is built with space from the boundary to the building. This is what the site is meant to be.

Architecturally its unique to this area. Extensions would be an eyesore. There will be a large loss of natural space. Traffic access will be hugely increased and parking will become more of an issue if those working at the school park all day on the few free spots in Colin road. I have to ask again why when residents were consulted a plan was put to us which bears little resemblance to the plans put to this application. The proposal plan was hugely more acceptable in comparison to this.

2. I also object that the placing of this school in this position will have a hugely detrimental effect on the ability of the businesses in its locality to remain viable.

If built to the rear of so many guest houses and hotel, these businesses who rely on giving customers some peace and quiet on holiday or resting from working in the area, will struggle to survive. Without offering guests peaceful enjoyment on their stay they will not get the repeat business that sustains them. Without families left to live in peace in their homes or good guesthouses for holiday makers to enjoy in one of the best spots of this holiday destination, it is going to become an eyesore supporting only the cheapest bedsit and hostel style accommodation. This at a time when so many are seeing this as a real opportunity for a quality destination in the UK. Just when we are looking much more affordable to home and overseas visitors. I have plans to join the tourist trade at this address, I have associates that are looking into buying and making quality accommodation right here. This is a town and an area that has been long

overlooked for any investment but things like the Geopark and Parkfield are what will attract families to this place. A short walk to Torbays one huge asset, the beach, facilities like the Geopark for pre teens and Parkfield to teenagers, this is an area of opportunity. Only if the council is behind tourism. We don't need to shoehorn a school for kids that need extra help into the centre of our tourism area. The school does not need to be here, tourism does. Build this and you will kill this area. Kill off this part of the seafront and it will have a knock on effect on all the seafront. Loose the family orientated tourist trade and we are on the way to following many other seaside towns. We could see it turn into the dumping ground for every social problem that central government need to house cheaply. Put the school in some space. Give these kids an environment that will nurture them. I love Oldway House as so many of us do but why leave buildings abandoned, use them if we have nothing else. But give the seafront its chance to drive the holiday market. It will be a better investment in the long run.

'Effective educational provision for young people with social, educational and mental health needs (SEMH) requires a site that combines flexible, configurable areas with small group learning spaces. SEMH educational provision is delivered via a broad curriculum combining academic and vocational elements, alongside alternative educational approaches to ensure students remain engaged in learning. Students will be supported by a range of educational social care and health professionals. The Parkfield site is highly suited to SEMH provision having a combination of flexible multi-use areas alongside vocational and academic spaces conducive to small group learning. The external and internal spaces and their configuration represent a considerable improvement over the current site and the potential for this to develop further as practitioners adapt and innovate within the new site.'

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