MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group
Tuesday 3rd May, 7.00pm
At CDT Offices plus Zoom

Officers of the Steering Group: Rodney Horder (Chair), Cllr Darren Cowell (Vice-Chair), Pat Bishop (Treasurer),
Steering Group Members: Nigel Goodman, Chris Davies, Margaret Forbes Hamilton, John Rawson, Sue Kenway, Julie Brandon, Roger Carter, Sarah O'Connor, Alan Griffey, Len Short, Tracey Cabache (Minutes)
Apologies: Cllr Steve Darling

Item	
1.	**Minute taker** Tracey Cabache
2.	**Apologies for absence** Cllr Steve Darling
3.	**Presentation: Ed Brown TDA, former Debenhams proposals** Ed Brown from the TDA and Chris Kenny from Kay Elliot shared the plans for the redevelopment of the former Debenhams building. Torbay Council bought the site in 2020, fear of the property being brought and 'land banked'. Now an empty store. 12-14 The Strand – commercial units downstairs – likely food use or retail - Class E use. First floor and above housing. TDA are not a typical developer – driven by the regeneration not profits that could be made. Council will retain the freehold. Planning submission – May 2022 Tender – October 2022

	Construction – January 2023 Completion – Summer 2024 Len asked questions re the buses and congestion during the construction. Ed said that the square will double up as a construction compound. Public realm improvements will come before the Debenhams development – we have included the needs of the infrastructure in the Public Realm construction tender. RH pointed out the need to coordinate construction of the two schemes. Heritage Considerations The building is not listed but has Grade II listed buildings nearby – Boston Tea Party building and former HSBC bank, and The Terrace behind. The canopy, plus Janes and the small Debenhams building – are considered structures of historic interest with a positive impact on the conservation area There is an original internal staircase of note. The harbour area is an eclectic mix of architecture. Public Realm plans were shared and the linkages with the developments explained. NB Site is South West facing Flood risk = 1/100 year which is the most high risk – so the ground floor needs to be raised 850mm – this will be partially addressed by creating a square 18mx18m to avoid steps and ramps to the heightened floors. Left hand side – extending the cottages – narrower smaller units Right hand side – grander building – in line with the Boston Tea Party proportions, recesses to provide some depth. Neighbourhood building in between at the back of the square – replication the 3 existing apartments Introducing street trees and ironwork street lamps – using the original uprights from the canopy Not going higher than the existing at the back of the site but 1.5 stories higher at the front. 150 sq. m units for small retail/cafes, one 4 apartments per floor – 16 in total – following the line of the existing apartment building Rear entrance from the terrace with 16 parking spaces. Square created to extend the public realm, seating steps and ramps for access, greening of the square Views up to the Terrace are to be retained – and opened up further. Environmental considerations: • Raised floor level to reduce flood risk • Rainwater collection draining to the harbour

	• Marine source heat pump • Mechanical ventilation/Heating system • Biodiverse roof garden • Charging points • Recycling provision Canopy – horizontal sections are in a poor state, functional use is no longer needed as buses have moved, Historic England have advised not to retain if the building behind is to go. Have gone back to the original design. Following the public consultation last week there is an aspiration to retain or reuse the finials Questions: Margaret questioned the environmental elements – solar panels ?, triple glazing?, rainwater harvesting ? Most are still on the table – but harvesting the water from a green roof makes the water brown which can be difficult. Has to be considered against viability. If the Marine source heat pump is not possible then air source heat pump will be explored. Plans for the demolition materials – will these be used and/or disposed of sustainably Too early to say at the moment. Strand link – does the development need to come to planning for the infrastructure be able to included in the public realm contract. Pat – can you clarify the intended businesses Likely to be food units but could also be a demand for retail. One the planning application is submitted we will start testing the market. Will this include bars? No not bars with no food. Council will retain the square and the commercial units so we can control hours of operation. Darren – Public Realm works are well advanced – but there could be some slippage due to the lack of contractors. There may end up being some overlap. Julie – Who will hold the freehold? Torbay Council

	Security of the square area – activity will reduce the likelihood of rough sleeping. Are there plans for gating? Activity will probably deal with this and natural surveillance from the residents above. Gating could be considered. Nigel – parking for the businesses? Just a loading bay. Amenity space? Being provided by the terraces and the square. Is it too blocky? Hard to keep everyone happy, but so far the results of public consultation were supported. Advise that we keep an eye on the Environment Agency flood requirements. Rodney – thank you. Please look how this relates to the policies in the Torbay Local Plan and the Torquay Neighbourhood Plan. When we are consulted we will respond in line with the Policies Consultation can be found at Redevelopment of 12 - 14 The Strand - Torbay Council and is open until midnight on Thursday of this week (5th May)
4.	**Minutes of meeting 12 April 2022** Agreed as a correct record
5.	**Matters arising** Alan has decided not to go to the top of St Marychurch church. The rest of the actions are covered in the agenda.
6.	**Bank accounts** No movement in the account.

7.	**Membership of the Forum** Hele and Lower Barton have asked for more information which TC has provided. Barton, Watcombe and the Willows have also now looked at their chapter. Roger has been confirmed as the representative to the TNF for Cockington, Chelston and Livermead. **ACTION: Tracey to follow up with Hele and Lower Barton, Barton, Watcombe and the Willows CPs**
8.	**AGM** Venue? **ACTION: Darren to follow up with Simon Jolly at RIC** We need to change the focus from AGM to a wider topic to avoid deterring attendance. Advertising of the AGM? TCDT can help but need content from the Forum. Jim Parker should be contacted – but a press release needs to be prepared and a photo provided. Date has been muted as 25th May – can we still make this? Agreed to delay to be better prepared and have more crowd-pulling topics Could we focus on the Pavilion, Torquay wider plans, also invite Jim Parker (NB. Business awards are Friday 18th July) Do something in partnership with Torbay Place Leadership? Could we launch the Fleet Street consultation? Highlight the fact that we will lose the Greenspace protection if we do not get a new plan. Need marketing expertise – need help. Could the Council Comms team be able to help? Could have display boards up Defer to the end of June. **ACTION: Rodney to contact Jim Parker** **ACTION: Rodney, Darren, Julie, Tracey to work out a marketing plan for the AGM**
9.	**Planning Committee**

	• Solar panels, Nightingale Park – supported by the Forum. **ACTION: Rodney will do a response** • Municipal Chambers, Union Street – validated but we have not yet commented. Margaret shared that she felt that they were doing the best they can with the limitations re parking and outdoor space. They are being sensitive re the history of the building **ACTION: Rodney will draft a response**
10.	**Planning Applications** <u>Review of new applications</u> i) Bamflyde Rd – Conversion of terraced house to 4 flats – issues re parking bins etc. Julie has written a response **ACTION: Rodney to submit** <u>Current specific Applications:</u> ii) Lincombe Keep Rodney, John and Nigel met the owner and neighbours. More research has been done on 3 key elements re a High Court Ruling, the permitted development criteria, loss of privacy. Wellswood CP have submitted an objection today – focusing on the affect on the amenities of the 4 adjoining properties. **ACTION: These elements will be added to the response by Rodney** iii) Lucius Street Not changing the look of the street. The shop will still be there albeit smaller. But there is a longer term problem as to who will rent this space in the future? The current retail element has never been open. Catering kitchen at the back. Utilised for creating food parcels during the pandemic. It is bringing anything to the street? It is a delegated decision. Can we object on planning terms? **ACTION: Julie to draft a response** iv) MDL Will present at the next Forum meeting

	v) Land at the bottom of Sladnor/Sladnor Park Rd **ACTION: St Marychurch and District and MRA developing a response.** vi) Langley Manor Maidencombe **ACTION: St Marychurch and District and MRA developing a response.**
11.	**Housing supply** HELAA follow-up Ongoing. Meeting with Forum reps next week. Options 1 preferred as a result of the, but will not deliver the housing.
12.	**Neighbourhood Plan update** Need to add a policy to the plan for conversions. And consider Nutrient Neutrality Dave Chetwyn will be asked to do a health check. Nigel suggested to add a bit to the draft first **ACTION: Rodney to organise the health check**

13.	**Torbay Together Partnership** TCDT are to make a recommendation of the community representation with the agreement of Jim Parker who chairs the Board. **ACTION: Tracey meeting Alan Denby and Mark Hammett later this week**
14.	**Section 106/CIL** • CIL Applications • Tracking payments • P/2017/0888 Livvy Dean <u>CIL Applications</u> Resubmitting the Wellswood and Maidencombe applications together Also still not clear on the process **ACTION: Rodney to follow up with Dave Edmondson** <u>Tracking payments</u> It has been tricky to track what CIL is available. Darren feels the 2 pilots have been torturous. The system needs to work better. **ACTION: Darren still to progress** <u>P/2017/0888 Livvy Dean</u> The money seems to move! Leon Butler has expressed concerns. **ACTION: Darren still to get an update**

15.	**VCSE Levelling Up representation** Not covered, no further interest
16.	**Torquay Neighbourhood Plan Forum website** In progress. **ACTION: Julie to chase the website designer**
17.	**Any other business** <u>Water pumping at Cockington Valley</u> Len has noticed this and enquired, but was unable to get any information. **ACTION: Roger to contact Chris Widdicombe to get an update.** <u>Corbyn Head</u> Alan raised concerns again re the development at Corbyn Head. <u>Tourism</u> Len raised concerns that older tourists were not being appreciated by the powers that be in Torbay.
18.	**Next meetings** Second (usually) Tuesday of month 14 June 2022, 12 July 2022, 09 August 2022.