MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group
Tuesday 8th June, 2021 7.00pm
By Zoom

Present:
Officers of the Steering Group: Rodney Horder (Chair), Cllr Darren Cowell (Vice-Chair), Julie Brandon (part)
Steering Group Members: Margaret Forbes-Hamilton, Nigel Goodman, Alan Griffey, Roger Carter, Sally Baglin, Cllr Steve Darling, Tracey Cabache (Minutes).
Apologies: Sue Kenway, John Rawson, Pat Bishop, Chris Davies, Julie Brandon (part)

Item	
1.	**Minute taker** Tracey Cabache
2.	**Apologies for absence** Sue Kenway, John Rawson, Pat Bishop, Chris Davies, Julie Brandon (part)
3.	**Minutes of meeting 11th May 2021** Approved as a true record

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4.	**Matters Arising** **Actions carried over:** **Bank Account** ACTION Pat to Investigate best way for sign up for Darren and Rodney ACTION: Pat to give Rodney full access to the account **NEW ACTION: Rodney to follow up with Pat** **Ashfield Gables** Action: Darren will chase, email Anne-Marie and get some feedback, re Ashfield. **Housing supply** Action: Christine to send Darren John Buxton's contact details. **Updating the plan** ACTION: TRACEY to chase CPs look into their chapter and invite them to comment **Torquay Town Deal** ACTION: Rodney/Julie to do a summary and then feedback here **Torbay Together Partnership** ACTION to discuss representatives to sit on the meetings at the next meeting **AOB** New community partnership maps **ACTION: TRACEY to send boundary maps to Nigel** Darren said maybe worth asking Dave Edmundson. **ACTION DARREN/RODNEY** to ask him in the next planning meeting tomorrow. If need to come back to Tracey will do. The rest of the actions had been completed. The rest of the matters arsing are covered by the agenda.
5.	**Membership** Rodney has circulated the current membership list. We still need to confirm some community partnerships reps. It was noted that John had fed back that Torwood needed to be deleted from the Wellswood CP title due to the changes in the ward boundaries. The 2015 List will be circulated

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	for information.
6.	**Planning Applications** • Planning Committee representations Rodney shared concerns that the Chair of the Planning Committee was proposing that there could be only one speaker objecting against an application at a planning meeting, plus the Forum has a right to speak. There are occasions where there are local residents and local groups (like a Community Partnership) that want to speak, as well as the Forum. Rodney had flagged this to Cllr Steve Darling. This needs to be further discussed. • Current specific Applications: o St Helens, Higher Erith Road, Wellswood P/2021/0027 has been withdrawn o Dawn, Brim Hill, Maidencombe P/2020/1044 (Committee 14 June) Rodney to draft response and circulate. Nigel is due to speak on behalf of the Maidencombe Residents Association and Rodney for the Forum o Ashfield Gables P/2021/0460 (Committee 14 June) Roger briefed the Forum on the unauthorised extension. Why was this not picked up by TorVista's solicitors? Roger would like some questions to be asked about this. Again the secrecy has been extraordinary. Roger also cited a similar issue with a TorVista purchase in Torre Marine. Issue of exceeding the capacity of HMOs in Chelston. Darren shared the view that TorVista should not be held responsible for the mismanagement of other HMOs. Emily Elliot of planning has mentioned in her report that Neighbour notification letters have been sent. We cannot find any evidence that this has actually be done. Roger called for the planning determination be deferred so effective consultation can take place. Work has already been carried out on the unauthorised structure. Social impact of HMOs is covered in the Neighbourhood Plan. Steve Darling clarified that TorVista has assessed where the HMOs are currently and have sought to avoid concentrations. **ACTION: Request for Roger to draw up a response and present at the Planning Meeting – Roger wishes for the application to be deferred so due process can be followed.** o Cherry Trees (Committee 14 June)

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Leon has looked at this. The space allocations are right on the limits, and the parking is really tight, but we do not think we have grounds to oppose.

ACTION: Rodney to write a response and circulate

- Mayfield School P/2021/0357 (Committee 14 June)

Support in principal, comment re construction mitigation. Parking will be tight - suggest that if more pupils are added to the roll this might be an issue. Steve shared the challenge of parking in that area. Possibility of using part of Steps Lane as parking for construction vehicles and for parking in the long term.

- Pier Point Café P/2020/1288 (Committee 17 May)

Supported by the Forum and approved.

- Torre Abbey Sands containers P/2021/0300

Rodney, Julie and Steve have met with the business owner, and the Forum's issues have now been addressed. They have been moved, are partially clad and a water supply set up. Not sure if they are to be fully clad. They are still visible above the wall. It was felt there was little to be gained by objecting, due to the overall benefit to the beach environment. The fact that they are there will enable the Beach to possibly gain a Blue Flag.

ACTION: Revised statement to be submitted by Julie tomorrow

Margaret raised the issue of a digger authorised by TDA digging on Torre Abbey Meadows (scheduled monument). Darren confirmed the work was actually commissioned by Harbours and Beaches. Kevin Mowat stopped the works.

- Ashfield Lodge

Solar panels – what is our role in respect of this? Renewable energy is govt policy.

Action: CCLCP to have a look at this

ACTION: Sally to share the guidance and it was agreed to incorporate something on solar panels in the refreshed plan

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	○ Beacon Cove P/2019/1023 Is it likely to come to a committee soon? Application has been in since 2020. Worries about slow progress – but developer will not be able to go for non-determination. An environmental assessment on the sea bed is still outstanding. **ACTION: Rodney to email planning officer (Wendy Ormsby)** Julie updated that there is also a container at the Cove leased by the Yacht Club – rubbish is accumulating behind it. This needs to be sorted. **ACTION: Darren to get Clean and Green Ambassadors to have a look (3 in post so far)/Steve Darling to get Simon Pinder to investigate.** ○ Edginswell P/2021/0100 Parking plan does not meet planning requirement and Forum has submitted an objection to this. Decision is overdue under delegated powers. Darren has chased. Nigel suggested that as it has been turned down before perhaps it should go to the committee. ○ Imperial Hotel P/2021/0120 Expected to go to committee in July. Wellswood CP dealing with this. ○ Kerswell Gardens P/2020/1298 Supported by the Forum. Committee date not known.
7.	**Housing supply** • Confirm current sites. Not much progress. Rodney, with other Forum Chairs, has asked for a meeting with Kevin Foster and Anthony Mangnall to try to get the Government to set targets based on Consents rather tan Delivery. No reply so far **ACTION: Rodney to chase for a meeting** • Call for new sites

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	Rodney called again for possible new sites (min 6 or more dwellings). Planners still assessing the current land supply, expecting an update in early July. NB Planners have confirmed the drive for more allocated housing comes from government policy rather than local need. Deliveries rather than consents are now being counted. Would be helpful to know the number of consents. SHLAA (Strategic Housing Land Availability Assessment) is gathering evidence that the standard needs assessment is not appropriate for Torbay. Also in discussions with nearby authorities. Margaret suggested Abbey Rd cinema development – Rodney had already added 8 to the spreadsheet. ? re new homes as part of the Town Deal in the Town Centre. Not yet confirmed. Hatchcombe 60 possible homes. Total on spreadsheet currently 415 **not** in the Neighbourhood Plan which is a good number. BUT more changes in legislation to come. Julie suggested Maycliffe and Brampton – could be bought relatively cheaply. Whole site could deliver 30 affordable flats. Need to check if they are already included. Rodney noted he had received an update from Adam Billings – Vice Chair of Brixham Peninsula Neighbourhood Forum (BPNF).
8.	**Neighbourhood Plan update** Nigel said it is gradually being updated – need to have some feedback from more CPs on aspirations. **ACTION: Sally to have a look at Maidencombe chapter and see if this can be adapted for Edginswell – another village envelope?** Need to add some wording on 2nd homes (ref St Ives Neighbourhood Plan) Re: Permitted Development Rights Article 4 i) Change of use ii) Housing – this could run roughshod over the Neighbourhood Plan. Nigel suggested Article 4 is a good route to strengthen the plan in this respect, limited to conservation areas. This was agreed by the Forum. Roger flagged the issue of compensation which needs to be checked out. **ACTION: Nigel to check, draft something and bring back**
9.	**Torquay Town Centre** Town Deal Shadow Community Board meets tomorrow. Expecting an update on the Strand. Noise testing on Princess Gardens. Plans for the Fleet Street events on way (Sept/Dec). Expecting an update on the Pavilion – MDL engaging engagement consultants – meeting planned with TNF and CPs. Survey work is also under way – restoration costs to be shared by MDL and Council. (NB would be good to keep WeSup on site)

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10.	**Torbay Together Partnership** Thinking Place outcomes now shared. Next meeting will look at wider engagement with other groups.
11	**CIL – community infrastructure Levy** No update. **ACTION: Darren to get an update from David Edmondson on the amount in hand.** NB c£129,000 CIL in hand in Paignton.
12.	**AOB** **Section 215 – Compulsory purchases - we have been asked what are our top 4-6?** Shedden Hall Bancort Dairy Crest site (NB. good engagement through the CP) Old Laundry Site, Rock Rd Reserves…. Roebuck House? Trecarn Hotel? **Membership of the Steering Group** Put on agenda for next meeting. Suggestions – Hospital, WeSup, Martin Cavanna

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	Next meeting face to face subject to restrictions confirmed - Tuesday 7th July at Temperance St. Zoom if not. Then 10 August, 14 September, 12 October. It was agreed to keep the start time at 19:00

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