Torquay Neighbourhood Plan
Community Led Planning

Torquay Neighbourhood Plan Forum Meeting
09 March 2021 19:00 via Zoom

MINUTES

Present: Rodney Horder (Chair), Darren Cowell (Vice Chair), Pat Bishop (Treasurer), Nigel Goodman, Chris Davies, Julie Brandon, Alan Griffey, Sue Kenway, and John Rawson

	Topic & Decision	ACTION	
		BY	DEADLINE
1.	**Minute taker** It was agreed that NG & CD would take minutes		
2.	**Apologies for absence** Margaret Forbes-Hamilton,		
3.	**Minutes of meeting 01 February 2021** Minutes for 1 February meeting were not available until the meeting had concluded & were therefore not voted upon or approved.		
4.	**Matters arising** N/A		
5.	**Planning Applications**		
	Review of new Applications: It was agreed that the Forum will comment on specific applications, both in support of & against, as requested by the Community Partnerships. CNo specific Applications were identified during the meeting.		
	Current specific Applications:		
	Beacon Cove P/2019/1023: This is waiting to go to committee with a date TBA. JB will speak on policies and others on ecology matters. There are ongoing concerns re the proposed pumping of sewerage to the main sewer & sustainability. JB will pass her presentation to the NF for comments.	JB	1 week prior to Planning Committee
	Edginswell P/2021/0100: Unanimous support for the report drafted by DC. NG queried whether PD rights might apply to the height of the building. DC to submit response	DC	10 Mar 2021

	Topic & Decision	ACTION	
		BY	DEADLINE
	30-34 The Terrace P/2020/0999 & P/2020/1000: RH presented NF support to Planning Committee, Application Approved.		
	Imperial Hotel: JR raised the fact that there has been no opportunity to see the proposed plans which planners currently have sight of. We have no confirmation on the number of houses to be built. Kay Elliot are looking to arrange a Zoom meeting to discuss these and other points. JR to maintain watch.	JR	Next meeting
	Dawn, Brim Hill, Maidencombe P/2020/1044: Despite the planning permission being lapsed, construction continues apace. Enforcement have forced a new planning application and the NF & others have submitted comments. Councillors have asked that the application go to the Planning Committee. NF will present to Committee after review.	RH	1 week prior to Planning Committee
	Birds Haven: A new build on Avenue Road where the owner is asking for the removal of 10 planning conditions in order to alter parking at the site. There was some discussion concerning the fact that there is no proof that other Conditions have been met and a site visit has been arranged. JB to monitor. It was proposed that the NF object to any removal of Conditions where it is not clear that all conditions have been met. PB raised that this should be common practice on ALL Conditions.	JB	12 March 2021
	Maycliffe & Brampton: JB raised the issue on these properties. Maycliffe had consent for flats and Brampton currently house students as an HMO. JB to monitor.	JB	Next meeting
6.	**Housing supply**		

	Topic & Decision	ACTION	
		BY	DEADLINE
	Confirm current sites: RH shared a spread-sheet of housing sites (Appendix 1) which are not included in the LP/NP figures. These account for > 10% of our NP figures. There was some discussion regarding the Hatchcombe site for 60 dwellings under the auspices of TorVista. RH & NG to have Zoom meeting 30 April. PB expressed concerns regarding the retention of allotments and the number of units for the size of the proposed space to be developed. DC confirmed that the site had been sold to Sanctuary Housing. He also confirmed that part of Nightingale Park was earmarked for the Solar Development. Much of the area around Beechfield Avenue & Browns Bridge Road was either Greenspace, or boggy and unsuitable for development. RH confirmed that Andrew Gunther and David Pickhaver are producing a Housing and Employment Land Availability Assessment (HELAA) document, will work with them to ensure all sites are included, and obtain a copy to send to SG members for verification. DC said that there is work on-going to monitor & improve planning performance and speed of validation.	RH/NG Hatchcombe RH HELAA	30 April 2021 31 March 2021
	Call for new sites: PB has identified 3 sites in SMC and will forward details to RH. JR asked for clarification regarding numbers on the council list, as without this number we are fighting in the dark. He also identified a site in Asheldon Road for 9/11 flats & 2 houses, and will supply details All CPs to update RH with sites having current or Approved Applications not included in Neighbourhood Plan, and to identify additional potential sites, both Brownfield and Greenfield.	PB St M sites JR Asheldon All CPS	17 March 2021 17 March 2021 25 March 2021
7.	**Neighbourhood Plan update** NG is working on identifying where the original NP aspirations should be now made policies to strengthen the NP. RH requested that each ward take the same action for their area. Concern was raised that Hele & Ellacombe are not in contact with the NF and SK has agreed to contact Ellacombe. DC will speak to Roger Carter regarding Cockington. First draft to be reviewed at next meeting	NG/JB	Next meeting

Torquay Neighbourhood Plan
Community Led Planning

	Topic & Decision	ACTION	
		BY	DEADLINE
8.	**Torquay Town Centre** JB has a Shadow Board Meeting on Friday 10 March but awaiting agenda documents. Items under discussion will include Upton Park, Rock Walk, Princess Gardens. Fleet Walk pedestrianisation and improvements to The Strand were discussed as was the situation regarding Stagecoach. JB said there were plans for 6 public events involving closure of Fleet Walk during the forthcoming year. The NF should respond to the Transport Consultation. As the closing date is 14 March, RH will ask Andrew Gunther for more time.	RH	12 March 2021
9.	**Torbay Together Partnership** RH has met with George Pye and there was a desire to build on both the attraction of new high-end business as well as the tourist offering. JB advised that 3 workshops are scheduled and she will distribute information on this. She was concerned that all 3 Forums should be represented on the board to better include the needs of each area.		
10.	**CIL** There is a pot of £3500 available and DC encouraged CPs to have "shovel ready" projects available as money comes through.	All CPs	Next meeting
11.	**Any other business** • JB confirmed that the update of the NF website is underway. • DC confirmed that a new admin assistant was being recruited to support Tracey Cabache as she is under extreme pressure of work. • DC advised that the Debenhams building was to be discussed on 23 March with a view to mixed use retail & flats.		
12.	**Next meetings:** Second Tuesday of month: 13 April, 11 May, 08 June at 19:00		

Meeting closed at 20:40

Torquay Neighbourhood Plan
Community Led Planning

Appendix 1

New housing sites - Torquay

Location	PA ref	Number	Ward	NP listed
9 St Margaret's Road	P/2021/0158	3	St M	No
30-34 The Terrace	P/2020/0999	12	Torm	No
Palace Hotel, Babbacombe Road	P/2019/0716	38	Wells	No
Stoodley Knowle, Ansteys Cove Road	P/2019/1330	90	Wells	No
Watcombe Hall Watcombe Beach Road	P/2020/0627	12	St M	No
Former Electricity Substation Adjacent Charlwood Court Chilcote Close	P/2019/0966	6	St M	No
The Former Bakery Barn Chilcote Close	P/2019/0141	9	St M	No
Hatchcombe Lane	Future	60	Ship	No
Former Conway Court Hotel Warren Road	P/2020/0925	14	Torm	No
Tor Manor 11 Tor Church Road	P/2016/0348	9	Torm	No
86 Abbey Road Torquay	P/2020/0915	7	Torm	No
Maycliffe Hotel St Lukes Road North	P/2015/0715 and later	10	Torm	No
Central Cinema Abbey Road	Future	8	Torm	No
Former English House, Maidencombe	P/2011/0361	6	St M	No
213, St.Marychurch Road.	P/2018/0962	17	St M	No
Exmouth View Hotel, St Albans Road	P/2018/1283	12	St M	No
South Devon Hotel, St.Margaret's Close	P/2017/0888	30	St M	No
Brunel Surgery, St Marychurch	Future???	6	St M	No
	TOTAL	349		