MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group
Tuesday 11 January, 7.00pm
By Zoom

Officers of the Steering Group: Rodney Horder (Chair), Cllr Darren Cowell (Vice-Chair), Pat Bishop (Treasurer)
Steering Group Members: Nigel Goodman, Alan Griffey, John Rawson, Sue Kenway, Julie Brandon, Roger Carter, Steve Darling, Margaret Forbes Hamilton, Tracey Cabache (Minutes).
Apologies:, Sarah O'Connor, Chris Davies
Guest: Mark Hawkins, Rowcroft Hospice; Jan Tribble, Kay Elliot Architects

Item	
1.	**Minute taker** Tracey Cabache
2.	**Apologies for absence** Sarah O'Connor
3.	**Rowcroft Hospice – presentation by Mark Hawkins** Mark outlined to the Forum the plans for redevelopment at Rowcroft – the aim is to improve the service that Rowcroft provides and enable them to meet future need, enable some income generation to support their work and to open the site up more to the community. Rowcroft purchased their site in 2020 and this has allowed for the development. The existing buildings are form the 19th century so need to be upgraded, to include the latest technology and provide patients with greater dignity and independence at the end of the life. The development will include: i) Remodelling of the inpatient unit ii) Establish 60 bed specialist dementia and complex nursing home – commercial proposition and will bring funds to the Charity. iii) Incorporate a Horticulture element to the grounds, allotments etc iv) Intergenerational care – incorporate a nursery onsite.

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	v) Develop an elderly assisted living provision of 53 units – including restaurants etc. vi) Open the site up to the wider community – village hall vii) With the aim of being a carbon neutral site It is, however, important to maintain the tranquility of the site – and over development is to be avoided. It is a 22 acre site so more could have been built. The public consultation started in December. An outline planning application will be submitted in May 2022. Expecting an outcome by Nov/Dev. The construction stage is expected in 2024/5. The site needs to remain open throughout. Question were asked about access. Mark outlined that studies were atken place on road flows. An electric bus is planned to link the site with the local facilities. There will be different entrances for volunteers, staff etc. Shift times will be set to avoid peak times. Access from Shiphay Lane will remain one way. More research will be undertaken in the coming months. Mark was praised and thanked for his presentation. He confirmed he would be happy to work alongside the Forum as the plans developed.
4.	**Shedden Hall – presentation by Jan Tribble (Kay Elliot)** Jan shared the plans for the Shedden Hall Hotel. A pre application had been submitted in July 2020 and now an application has been submitted but not yet validated. Jan jas come to explain the background to the design. Utilise the villa principle – and increase the density. Two villa masses has been supported by planners in line with the existing. In conservation area B of Belgravia – Hotel area with quite important looking buildings Carparking out of site with apartments above in a familiar massing. Have done a view analysis – ie the key locations where this development can be seen and look at the impact Pre-app submitted in July 2020. Concepts were supported. Comments were: • Reduce the density – from the proposed 35 units to 25 • Look at the overlooking other properties • Car parks – now in access of 1 per apartment, 2 for the penthouse and visitors too Application has now been submitted TPO Turkey Oak tree which has to remain No change to access Ques: Height – seems higher than nearby buildings – half a story higher than the original building

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	Villa? Do not look like villas look like modern boxes. Lower block close to Applebys. Have you looked at noise generation? Is there a danger that complaints will then lead to a closure of that business. No assessment has been done – it is already a residential area with Warren Rd and Abbey Sands. The future impact needs to be considered. Noise from a pub is not a design related planning concern. Is it likely to be more noticeable than the previous hotel? The hotel was a Victorian villa. It was visible. The new buildings will be more visible. The roofs will be flat roofed and slated, but it will look like it is a mansard roof. Traditional architectural style – with a modern design. Julie – the TTCCP were happy with the 2 separate buildings, it is a brown field site, providing housing near existing facilities. It does seem to fit in better. Generally supportive. Roger - Excellent scheme – the previous application was quite dense. This looks about right. Thank you for the presentation and engagement. We are really happy to have these issues discussed earlier.
5.	**Minutes of meeting 09 November 2021** Thanks to Tracey for doing the minutes. Approved.
6.	**Matters Arising** To be covered in the agenda.
7.	**Bank Accounts** We have been assigned a case worker to progress the application. One signature has not transported correctly. The balance remains the same £6,322.51
8.	**Membership of Forum** Roger still to find a replacement. His CP will meet later this month. Representatives are still being sought from Hele and Lower Barton CP and the Barton, Watcombe and the Willows CP who are now meeting regularly again.

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	ACTION: Tracey to help identify representatives
9.	**Planning Application** *Steve and Darren declared an interest as they from time to time are having to be substituted into the Planning Committee. Their comments are therefore restricted to basic principles and not details and not pre-determination.* **Planning Committee update** <u>Solar Panels, Nightingale Park</u> Was approved. The Forum statement was read again at the last meeting. <u>Tennis Courts at the Riviera International Centre</u> Was approved. NB. John Dudley – Vice Chair of the Planning Committee thanked Rodney for the TNF contributions **Review of new applications** <u>Windmill Hill</u> Waldon Athletic have plans to rebuild their changing rooms. Some years ago this met with concerns from local residents who were worried that this might turn into a 'club house' and cause a disturbance. Covenants have now been put on the land restricting the sale of alcohol to try to ally these fears. The Club have been in conversation with the local residents association and the club. **ACTION: Tracey to ask the Hele and Lower Barton CP to comment using the check list.** <u>MMA Building/Gospel Hall</u> Instead of 3 Town Houses now 3 Town Houses and 2 apartments. Flat roof to allow for outdoor space. No separate parking **ACTION: Margaret to draft a statement of support** <u>Old B&Q</u> The 2 shops what were created – no interest. Covert to 2 2 bedroom flats, but no external space or parking. Worried that these will not be

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attractive.
Steve added that this is a very sustainable location so could get away without parking. Margaret confirmed that they are very generous size flats, but this might price them out of local ownership. Margaret advised best not to comment.

Current specific applications

Lincombe Keep

Modifications are somewhat cosmetic. Under permitted development rights they are going for a 4th storey which makes it a 5 storey building – but the owners have made the case that as the first floor is a garage it does not count. The tower has been removed. CP will object again. Building also now incorporates an office. Is this a change of use? NB Now a new application so all of the previous objections have gone. What can be contested has now been confirmed by David Edmonson – Sue has the list in an email.
ACTION: Wellswood CP to add draft their objections and the Forum will add to it.

NB Nigel suggested that as a Forum we need to get better versed re permitted development.

Grand Hotel

Preapplication advice – The garage area is being converted to 16 units.
Rodney has sent it to Roger Carter, Leon Butler and the 2 Cllrs. Concerns expressed re the lack of parking. On the basis of this Rodney submitted a response.

Corbyn Head

Seems a good use of the site.
Rodney has asked for advance discussions asap
Alan raised the issue that the additional pathways are also a loss of green space.
Darren suggested we await the actual plan rather than the conceptual plans. This will be a Council development and the site will then be leased to WeSup. Project that needs fine turning. Would be good to have an additional offer in that area providing it fits in and making sure there are public toilets and showers there to enhance the beach offer. Need to make sure that we are not swayed by the toilets issue – need to exercise caution until we see the plans. Fistral Beach dev is really good – but we need to make this proportionate.
Could the gatehouse be made into a toilet – it is grade 2 listed.
ACTION: Bring back to February meeting – Julie has confirmed their participation.

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	Land adjacent Maidenfields Additional 6 buildings planned – site too small. Being dealt with by the Residents Association. Abbey Sands (old Palm Court) To convert some of the holiday accommodation into residential (1st 2 floors). Last time turned down. Problems marketing. S106 contribution would be a substantial gain of £600,000. Currently stuck empty. Still awaiting officer recommendation. Only refused on the Chairman's vote last time. Community were very supportive of the change. Need to make sure that the contribution is still made. Steve – can they evidence the lack of demand given the current tourism uplift? Good to see the facts. But also happy to support. **ACTION: Julie to write a letter of support.**
10.	**Housing supply** HELAA follow-up Consultation has now gone live. NB. Members need to look at the map and list of site names to determine what Greenspaces are proposed for development. We need to make some noise about this and raise public awareness. Awaiting the confirmation of a meeting with Kevin Foster and Michael Gove. Issue of delivery locally rather than allocation. Steve and Darren happy to attend the meeting if invited. Darren shared that the Herald Express is pursuing a line of enquiry that is not accurate on this issue. Darren has sent a response to outline what this process entails and how every option needs to be look at and difficult decisions will need to be made. Julie shared govt response: **https://petition.parliament.uk/petitions/600577?reveal_response=yes** NB We can add into our allocations the Rowcroft development. Has there been any feedback on the numbers needed. Have the sites that were not in the previous plan now been added?
11.	**Neighbourhood Plan update** Additional Green Spaces Parkfield Cres to be added Protected views Only Maidencombe photos have been provided to date

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	<u>Swift Nest boxes</u> Need to add to the environmental part of the plan as swifts are endangered.
12.	**Torbay Together Partnership** The Torbay Story is being launched on the 12th January and this is now a virtual meeting. It was noted the community was conspicuous by its absence in the proposed Torbay Place Leadership Board. Everyone was encouraged to register for this event. But it is now clear that there will not be a question and answer section. The link is: https://www.eventbrite.co.uk/e/join-us-for-the-official-launch-of-the-torbay-place-story-registration-219910356797?fbclid=IwAR1HLfXksnnaNiOIqJKNiu-Hlc46Zqi0ADn5bn0V0Qdi3gWwINUTGNL3nCA **ACTION: All those to register if they would like to attend** Jim Parker will be attending the next Forum meeting – but he cannot make a Tuesday. Steve added that we are on a journey – the partnership is getting closer to being community-led. We need to continue to feed back into this process. We need to get a positive agenda in Torbay. All agreed we need to make sure the process is bottom up It was agreed previously that we should propose 4 reps from Neighbourhood Forums – one from each Forum. **ACTION: We need to make this request**
13.	**CIL - Review applications** Application form has been drafted by Rodney based on the Cornwall version. Darren commented that we need to include the CPs in the decision making. We also need to align with the criteria the TNF designed previously. **ACTION: Tracey to recirculate the criteria**

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	Re the Maidencombe request for the beach steps and handrailing repairs we need to establish ownership – Council or TCCT **ACTION: Rodney to send an email to Kevin Mowat copied to Steve Darling.**
14.	**Civic Voice/Civic Societies (MFH)** National Civic Voice movement is very useful. Margaret encouraged members to sign up to their messages. The link is Civic Voice
15.	**Solar Panels and power generation (NG)** Seeming lack of benefit to the community and the possible risks. Nigel met with Liam Montgomery of the TDA last week. He confirmed that the Council will be borrowing the funds to contribute to the solar panels. Selling to Hospital (Nightingale) and South West Water (Brokenbury). Why are we setting up as a power company. Why is the Council getting involved in this. No transparency on where the income is going. Brokenbury land could be used for alternative uses. Thin edge of the wedge. Council has an obligation to make best use of land. Public would be much happier if there is more transparency on these commercial enterprises. It was noted that the TDA has been asked to be more transparent. Steve confirmed that the Council has to make money because the income from Central Govt has declined so much. Currently we have a £3.5 million income from these commercial schemes. Using this land to help tackle climate change and shore up 2 vital services – hospital and sewage – seems a good use. Pat added that the benefit should go to the residents. Steve explained that to do that we would have to set up a power company. Selling back to the grid does not yield a great return, but selling eg to the Hospital does yield more. Our alternative supply helps to keep process lower.
16.	**AOB** There were no items.

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	Next meetings all at 7pm and on zoom until notified otherwise. • 8 February 2022 • 8 March 2022 A separate meeting will be arranged to meet Jim Parker. The meeting closed at 9.26pm

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