MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group
Tuesday 14th Sept, 2021 7.30pm
By Zoom

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

Item	
1.	**Minute taker** Tracey Cabache
2.	**Apologies for absence** Sarah O'Connor, Len Short, Sally Baglin
3	**Formal presentations** Seabury Hotel P/2021/0520 Toby Peters (TP) of Empery & Co was in attendance to present the plans for rebuilding at the Seabury Hotel, St Marychurch, ran through the plans in detail for those present. The principle of the change of use from a hotel to flats had been agreed by the planners prior to the application. The development seeks to retain and improve the original villa – removing the newer extensions as they add nothing to the building, and building a new extension in line with the villa. The existing access will be retained, and the boundary wall. Two trees will be removed and 3 retained. The outbuildings will be removed. The number of proposed flats had also been reduced to 14. AG thanked the presenters and commented that he was pleasantly surprised. The develop looks to be very much in keeping with the existing building and in line with the conservation area. Not too high and with a pitched roof. Looked good.

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PB flagged that consideration needed to be taken into account re the refuse bins. TP responded that the bins will be held in underground storage, and will be accessed by the refuse vans from the pavement. Pat was happy with this response.

NG raised the issue of drainage, and then need for an increase in the permeable area (cedum roofs were not possible). TP responded that there are on-going discussions with South West Water.

RH thanked the presenters for their helpful overview which will enable the Forum to submit a response to the planning application.

Solar Panels East of Nightingale Close

Sarah DeRenzy-Tomson of Fischer-Germann and Edward Brown of the Torbay Development Agency (TDA) were in attendance to outline the plans for the solar panels. The TDA have been instructed by Torbay Council to implement this project in line with the authority's Climate Change strategy. The site will be 13 hectares in size with 5.2 of ecological mitigation. The renewable energy will be sold to Torbay Hospital. The local plan and neighbourhood plan had designated this site for Sports and Leisure. The area will be zoned, will retain the existing pathway and have an improved entrance. Information boards will erected explaining how the solar panels work. They will be a maximum height of 2.9m on a slant. There will be two small buildings, and a connection across to the hospital.
There is a public consultation on 27th September at St Martin's Church 2-8pm. The plan is to submit a planning application in October.
The panel will have a lifetime of 25 years. 10% of the surplus profit will be made available for community benefit within 1 mile of the site.
Edward added that they wanted ideas from the community on how to improve the recreational provision on the site – beyond making sure the path is useable all year round. There will be feedback forms at the consultation.

PB asked who is paying for the panels. There is central government funding for the capital costs, design and construction, and there would be some borrowing.
Questions were raised re possible ASB – there will be CCTV on site.
NG asked about the felling of trees – there will be some felling of non-deciduous trees. These will be replaced with deciduous trees to improve the biodiversity.
Maintenance was raised. Edward replied that there would be an ongoing maintenance plan.
MFH suggested wild flower seeding between the panels which has worked very successfully elsewhere. Edward added that there was an ecologist linked to the project and they would be seeking a 10% betterment of the site in ecological terms.
DC added that they were expecting a £150,000-£200,000 surplus per year after borrowing.
It was agreed that the central areas of the park was not currently used, and that there had never been a proper management plan for the park.

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	This would move the space away from a sports provision towards a recreational site with eg a measured mile, exercise equipment etc subject to the consultation. PB asked if there could be a bike track. RC asked about the safety issues relating to this being a tip – the methane is still being monitored and is escaping. There is no risk. The presenters were thanked.
4.	**Minutes of the 6th July 2021** These were taken as read and actions deferred to a future meeting.
5.	**Bank Accounts** PB gave an update. It has been extremely difficult to get through to the bank. The name of the account need to be changed to Forum from Plan. **ACTION: It was agreed for Pat and Rodney to sort this outside of the meeting.**
6.	**Membership of Forum** It was agreed we could have 'corresponding members' Sally Baglin had offered to be this for Edginswell. New members were needed from Barton, Watcombe and the Willows and Hele and Lower Barton. Tracey advised these Partnerships are about to be re-launched after a long period of not meeting due to COVID.
7.	**Planning Applications** • Planning Committee update

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	Need to clarify that if the Neighbourhood Forum speak, and the relevant CP, can a resident also speak? We thought this has been agreed. • Review of new Applications/ Current specific Applications <u>Ashfield Gables</u> – lost <u>Fleet Walk</u> – misleading application – we were led to believe the gym would be using a storage area not the existing retail unit. DC said he has asked for clarification. **ACTION: Use as an example to discuss with David Edmondson.** <u>Quarry at the back or Forest Rd/St James' Rd</u> MFH updated the Forum re the plans for 5 houses. Site lacks infrastructure and is polluted. Cllr Cordelia Law is looking into this due to the proximity of Upton School. There will be a public meeting arranged by the CP next week. We may want to apply for Greenspace designation. NG asked if any ecological studies had been done. It was agreed to continue the conversation outside of the meeting
8.	**Torbay Hospital – schedule meeting for presentation** It was agreed to have a stand alone meeting **ACTION: RH to send out a Doodle poll.**
9.	**Housing supply** There will be an update after the November cabinet meeting
10.	**Neighbourhood Plan update** NG asked if the Govt White Paper proposals would delay the process of reviewing the Local Plan. DC said he did not think so. NG shared the latest draft on screen. New maps still needed. **ACTION: Tracey to chase.**

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	JB was asked to think about where to add in the coastal preamble. NG: re full-time principle residence - will this have an unintentional consequence of forcing prices of existing houses up even higher? We also need to think about the impact of restricting new houses to locals – which could devalue them. Suggested amendments: TH10 – delete the ref to Town Centre. TH12 – do we need 'urban conservation areas'? It was agreed to add RH to look info extending the property densities to the other 2 sections – worth putting something on this in TS4 Edginswell Village envelope has been added. TT1: Amendment – delete from 'where this is….' Add section on design to within CTIAs in terms of median height and appearance. TT4: Alan to reword TTC: Travel aspirations – JB confirmed these were still aspirations TE1: new policy added. Extra paras could be added above this a replace with Wild Planet Trust wording? TE3: add specific agreement of the Neighbourhood Forum Greenspace: There are now some possible additions to the Greenspace designations **ACTION: AG and MFH to liaise to explore additional designations** Need to add a section on marine environment (awaiting Wild Planet Trust response). Add AG's material to this also. Most CPs still need to update their aspirations **ACTION: All**
11.	**Torquay Town Centre Plans – Harbour/Agatha Christie statue/Fleet Street** The Torquay Town Deal Shadow Community Board has continued to meet. The new lights have been launched on the seafront. The Lightplay project for Rock Walk has been slightly delayed, but it progressing. An Agatha Christie tender has gone out as part of the Harbour Public Realm project which is due to start next year. NB. A developer was interested in turning the former Debenhams building into a hotel, but this was turned down in favour of the original plans.
12.	**Torbay Together Partnership**

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	The Partnership is meeting on Friday – so JB will report back next time.
13	**CIL – community infrastructure Levy** Two applications had been made - £2,500 towards a replacement swing at Stoodley Knowle (SK awaiting an accurate costing) and £5-20,000 for repairing Beach Steps and Railings in Maidencombe. JB also raised the issue of benches that needed repairing in the Town Centre eg Lucius St. SK asked if the Ward Cllrs' money could be used for these, as they had been in Wellswood. Coastal Path by Beacon Cove also needs attention. It has been agreed to distribution this initial CIL income on a first come first served basis. It was agreed to proceed with full applications for Maidencombe and Wellswood. DC would find out if formal Application Forms are available and to be used.
14.	**AOB** It was agreed to carry over any other items to the next meeting
	Next meetings: Second (usually) Tuesday of month: 12 October, 09 November To remain on zoom and keep under review Roger Carter extended his apologies for the October meeting. Meeting closed.

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