MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group

Wednesday 22nd February 2023, 6.30pm
At CDT Offices plus Zoom

Officers of the Steering Group: Present Rodney Horder (Chair), Cllr Darren Cowell (Vice Chair), Julie Brandon (Communications) and Nigel Goodman (Treasurer)
Steering Group Members: Pat Bishop, Cllr Steve Darling, Chris Davies, Margaret Forbes Hamilton, Sue Kenway and June Pierce
Public: Nigel Goodman, Alan Griffey, John Rawson, Len Short, Graham Stephenson, David Refman (for item 3) and William Taylor
Other: Rosemary Clarke (TCDT minutes)

Item	
1.	**Minute taker:** Rosemary Clarke
2.	**Apologies:** Roger Carter
3.	**Singleton Gardens, David Redman** David spoke about the revised application and thanked John and Sue for their objections. He gave many examples of why the application should be refused. Concerned about the impact on wildlife that the development poses. Their ecology report is flawed so objectors have paid to have their own report done. Not affordable homes. Overdevelopment of the site. Not enough parking provided so will be on street. JW has been through application thoroughly. Dealing with it strictly on a policy basis identified some that are not met. RH suggested parking is key. Sue believes it is incongruent with area. Wellswood CP is going to submit an objection. 5 points to raise with planning Previous rejected application had been looked at by design and review. Some of its points have been taken into consideration. Over development bearing in mind it is in conservation area Information on planning portal An detrimental effect on neighbouring properties Needs a sensitive reinstatement of collapsed wall on Linkon Drive

	Proposed new entrance would need great care to ensure a tree is retained and not damaged On Meadfoot Road part of wall has been rendered should be restored to original Victorian form. His understanding the proposed number of parking bays meet Council requirement. Has site been previously required to carry out a habitat assesment. Yes in 2021 and was an annexe to orginal application. Fair to say the report David has had done it is surprising that roosting bats not found. What has been submitted does not meet requirement. He has employed an ecologist himslf Rodney check on overall validity of report and if current **Action:** Rodney to submit objection on behalf of NF on the above bases.
4.	**Minutes of Meeting 8th November 2022:** Minutes from meeting held on the 8th November – accepted as a true record.
5.	**Matters arising:** Lincombe Keep application was turned down by Inspectorate. June – the grounds for rejectiopn were the same grounds put forward to the Corbyn Head devlopment but this one was granted. People in properties behind it are having to pay a structural surveyor as cracks have appeared in buildings. Will try to engage with the press. Most of it covered by agenda.
6.	**Bank accounts/balances:** Balance is as reported previously. One transaction payment for health check of NP.
7.	**Membership of the Forum:** Rodney - would be good to get all CP in Torquay involved.

8.	**Neighbourhood Forum Designation:** • Update Constitution Copy had been circulated. Torbay planning asked for it to be updated in order to be redesignated. Most of it unchanged. A Code of Conduct to be added. Suggested they use the one for Torbay Councillors. However this was not suitable. Instead will be using the CoC for CP (copy circulated). Chris asked if the updated constitution covered GDPR? It does not but Rodney did not want to delay submitting it. This will be consider at a later date. Rodney will send it to Adam Luscome so it will go to Cabinet tomorrow for consideration for approval, Council no longer cover NF liability. Rosemary suggested that TCDT insurance covers NF. Darren - the tweaks are quite minor not structrural ones. Public consultation that there be redesignated And outcome is that they are. Consultation responses are part of the paperwork going to meeting tomorrow so is available online. Formal approval was given to submit the updated constitution and Code of Conduct. **Action:** Rodney to submit the updated constitution and Code of Conduct to Torbay Council **Action:** Rosemary to check with TCDT that the insurance covers NF
9.	**Levelling-up Bill and NPPF Update** Rodney is part way through this. Anyone else who has looked at please sent their comments to Rodney by end of week.
10.	**Neighbourhood Plan update – Aspirations:** Still waiting to be told which sites for housing have been used. Bring to next meeting.

11.	**Local Plan update:**
12.	**Planning Committee:** He will try to attend to speak for and againt applications.
13.	**Planning Applications:** • Review of new applications Not had any applications from Torquay. • Current specific Applications: o Lincombe Keep P/2022/0403 and P/2023/0081 – equally unacceptable to previous application. Sue reported they have put in objections. This NF will also submit Nigel's long list of reasons to refuse. New design is embellished e,g, balcony more windows. o Nigel - High Court ruling on overlooking and privacy lost. He will put something together and send to Rodney to circulate o 5G Poles Torre Marine, Rock Road, and Babbacombe Road (BR) – Rodney - one on BR is causing most concern. Pat - one on BR is close to flats with elderly people. Also next to medical centre.Margaret has objected to pole on Newton Road on behalf of CP. Sent to Rodney and Nigel with information. There are insufficient studies on health impacts. Not used widely enough yet. Main thing to take on board is frequency can be changed up or down. Lots of information coming out of USA that they are having a detrimental effect physically and mentally. Council does not know. Government and industry using outdated statistics which are not independently verified. Steve - one of areas targeted by CCTV in Croft Road and graveyard need quality coverage – a different view 5G are beneficial. Nigel – gov't is pushing for 5G to go ahead. If TBC pass who would be liable? Not yet any tangible evidence that they are harmful. Alan – could they not be put in unpopulated areas? Pat - 5G technology needs more and shorter poles because of structure of waves. Margaret everyone will have different

criteria for objection e.g. tree location impact on roots, possible lost e.g. in conservation area e.g. clutter and its impact of visibility for drivers of vehicles. Try to object on issues other than health. Approval has been given for some poles in Paignton. Stronger on planning elements. Nigel - Judicial review at High Court, but outcome not yet known Put in a consultee response. Members were supportive of objection being submitted.
Action: Rodney to submit objection on bases of above discussion.

- Zion Church Development (opp to B&Q) – Margaret – this a tricky one. CP supported. No-one checked it was done to plan. Now Planning Officers have identified where they have not abided by planning permission. Six completed homes. Why was it not being checked as it was being done? Enhanced what was there. Want to support the developer and want people living in the homes. Julie - an innovative development. Rodney - other instances of lack of enforcement. Be pragmatic – can we live with it? John suggested leave it for officers to deal with. Steve - he struggles when developers do not stick to plans. They should stick to it and if they get problems, they should go back to planning. Rodney – it is the principle. Moreover, there are no penalties. Steve - there have been circumstances when they are told to put right e.g. reduce height. Darren - If they need to vary, they need to come back. Do not want to open floodgates. Torbay Council now has an additional enforcement officer. Reluctance to carry out site visits. Ask Darren and Steve to get developer to submit an amendment. David Edmonds head of planning.
  Action: Margaret to ask Darren and Steve to ask Torbay Council to formally ask developer to submit an amendment to orginal application..

- Chris – there is a development outside permission in Maidencombe that was raised for two years but no action taken. Steve will take to David Edmonds.
  Action: Steve to raise above with Dave Edmonds.

- Sladnor Park – Chris meeting 28th with residents. Had meeting in Nov with developers. Was 40 houses. When they sent information through want to develop areas that which had not been built on before and now 100 dwellings. Will not talk to them. She has raised with David Edmonds. Going ahead cutting down trees. Had police

	out as they destroyed bats maternity roost. As they have consent for a retirement village they are pushing this one. Not for local people as they will be very expensive homes. Infrastructure not there. Will overwhelm a small community. Darren - a bit like Eginswell where they cleared a small copse. Rodney will make it clear we do not want large developments. **Action:** Rodney to submit objection on bases of above discussion. ○ The consultation phrase two Darren still working their way through responses. Received many responses. Top down model of housing. ○ Whose job is it to investigate wildlife crimes? Chris - the wildlife police officer came. The developers have deep pockets • Appeals – Tree Tops Hotel – we can submit comments. Yes will repeat original objections. **Action:** Rodney to submit comments which will repeat original objections.
14.	**Housing supply:** • **HELAA follow-up** – still waiting, **Housing on car parks** The bases is that we become less reliant on cars then there will be less need for parking. Torbay is a tourist destination and visitors will have cars. Most hotels have parking provision. Julie - Babbacombe is a good example of a 15 minutes neigbourhood. Not a suggestion that every car park is built on. Not a consprancy to stop us using our cars. Put facilities near homes. Community cohesion. Not have big developments. Darren – car parks will always have their place but opportunities may arise if some are not needed or build in part or build over. The principle of it. Many 15 mins neighbourhood in Torbay. Pat – will be introducing a fee for drining outside. June - remember Torbay is built on 7 hills so some people will always need transport.
15.	**Torbay Place Leadership Board:**

	Rodney - meeting will be held soon. Carried out some consultation in January. Being collated and will come back with proposals
16.	**Section 106/CIL:** • CIL Applications – process Darren - a new process was adopted late last year. Should have been a review panel in February but has no submissions. Not want them to go through Cabinet every time. Who is processing them now? Darren /Steve will send report. How much is in the CIL pot – Darren will ask David Edmond • New proposals: ○ Armada Park – Darren may be less than the £25k but looking at other funding pots and hope to reduce costs to £75. Once finalized then circulate for agreement by email. Darren will go ahead and prepare a full application. Resolved to support in principle subject to full application. **Action:** Darren to prepare a full application. ○ Upton Park – Margaret spoke on it. No toilets on site preventing activities taking place. Will create a meeting room. Could be used during day for all sorts of activities. Toby, the young man doing it has lots of backing/support from various bodies. Margaret will go ahead and prepare a full application. He needs match funding. Steve – Toby is an amazing man and keen to support him. Darren not a lot more detail needed. Resolved to support in principle subject to full application. **Action:** Margaret to prepare a full appliocation. ○ Graham - question concerns CIL money that approved back in November. He is keen that none of it is spent on VAT, wants TBC to put in works order. Rodney - as he understand it if TBC go to a contractor they can claim back VAT, but if SWISCo do the work they cannot. Sue - complex issue re SWISCo and Darren send details to him. Needs to make process simpler and to avoid paying VAT. The aim would be not have to add 20% for VAT. • Tracking payments -

	• P/2017/0888 Livvy Dean – Rodney can Darren look at this. Will try to find out. Email from Rodney to Leon Butler. Been paid and legal agreement around it. **Action:** Darren to look at this and report to Rodney. • Some work done on steps in Maidencombe
17.	**Any Other Business:** Graham – what is happening with Imperial hotel and Living Coast? Darren - material costs hotel Living Coast – still under Wild Planet Trust (Paignton zoo) that had orginal tenure. Ongoing discussion taking place with them.
18.	**Next meetings:** Second Tuesday (usually) 14 March, 04 April, 09 May starting time 7:00pm June - not available on 14 March so will arrange for Rodger Carter to attend. Darren suggested that if there are items for Councillors they are at start of meeting. The meeting closed at 8:20pm.