MINUTES OF TORQUAY NEIGHBOURHOOD FORUM Steering Group
Thursday 13 April 2023, 6.30pm
At Torbay Community Café and Help hub, 4-8 Temperance Street, TQ2 5PU

Officers of the Steering Group: Present Rodney Horder (Chair), and Nigel Goodman (Treasurer)
Steering Group Members: Pat Bishop, Roger Carter, Mike Cowdery, Steve Darling, Chris Davies, Margaret Forbes-Hamilton, Nigel Goodman, Kelly Harvey, Sue Kenway, Sarah O'Connor
Public:
Other: Rosemary Clarke (TCDT minutes)

Item	
1.	**Minute taker:** Rosemary Clarke
2.	**Apologies:** Darren Cowell, Julie Brandon, Alan Griffey, June Pierce, John Rawson, Len Short and Graham Stephenson
3.	**Minutes of Meeting 14th March 2023:** These had been circulated and were accepted as a true record with amendments.
4.	**Matters arising:** 5G poles – will cover under applications. Living Coast site - Preferred bidder has withdrawn. Wild Planet Trust (Paignton zoo) still have 100 year lease. Working closely with Torbay Council. There are a couple of opportunities being explored. If Torbay Council pick up the lease, they will become liablle for maintemance costs, the biggest challenge being cost of security of site. Once they have something which is tangiable Torbay Council can consider cancelling lease. Other items covered by agenda.
5.	**Bank accounts/balances:** Balance is £3971.91expenditure of £2:00 for use of this room and £225.50 for the domain.
6.	**Website maintenance:** Julie has engaged Julian Rees, who has redesigned website and has quoted £35.00 per month to keep website uptodate. He is a commercial web designer. After discussion it was agreed Rodney will go back to Julie as, when annualised, this seems very high given the amount of work involved.

7.	**Membership of the Forum:** Rodney wants to have as wide as possible representation from CPs. Always welcome new members who bring something to the Forum. Good that we have Councillors attend as it helps with relationship between Forum and Torbay Council. Tracey to ask CPs and to put on Timebank. Steve raised that the Forum is short of represenatives of businesses. Reach out to key business interests. Rodney suggested taking it to Torquay Town Board and Chamber of Commerce. Margaret – people running a business may not have time to give to NF.
8.	**Housing supply:** • HELAA follow-up Rodney put up on screen document of potential sites sent to Future Planning. In principle Planning had accepted the list, But had a question about the central cinema. He continues to work with Future Planning to try to agree what potential development sites are put on the list for Torquay. Once agreed the sites for development (>6 dwellings) will be listed in the Local Plan. The Neighbourhood Plan will also list these sites plus any other specific smaller sites (<6 dwellings). Timing is down to Future Planning. Roger - Gasham Road Chelston Open Reach have a depot near railway line. They may be moving out of there. It could be a housing site. Union Square – Torbay Council have bought it with plans to have commercial and office space on ground and housing on top. Parking will be for shoppers. Edginswell Willows development by Cavanna Homes, who have been sent a link to Local Plan consultation. The Times front page headline 'Housing target scrapped' Have not got a 5 year land supply so applications go through on appeal. Spreadsheet 1935 dwellings just for Torquay. Paignton TF not functioning, Councillor Karen Kennedy is struggling to get Churston and Galmpton NF to function and it is not known what is happening in Brixham. Margaret quite a lot in Paignton. Sites in LP actually consented 11052 consented but not delivered. 332 new sites. 25% reduction in people wanting to buy new property. Challenge is to get developers to built less £1M plus properties.

Chris – just land bank. How can we get them to release after a period.
Margaret – quite likely Cavanna Homes have fields near Willows as land bank.
Steve – McCarthy Contracting & Development application for derelict Dairy Crest site “Watch this space”.
Steve - Social housing Preston Down Road two greenfield sites 101 houses with a third affordable housing. Worked with registered social providers. Relationship with one who may get funding for between 50% and 70%. Happy to use existing plans for the site,
Some objection from Councillors – should get “best value” for the site. Torbay Council would have nomination right for the site in perpetuity.
Pat – if there are families moving to this location then consider how children will travel to school.
Steve – it is a bit remote. Perhaps may drive for more public transport.
Planned extra care assisted living at Torre Marine will have reasonable rent. Not just elderly but anyone who needs support. Local shops near by and on bus route.
Steve – if people are living in supported housing there are saving on social support and their previous homes are then available.
Not know when HELAA document will be available. It has taken months to get this far. Designated site in LP or NP.
With previous LP for Torquay put all of them in NP plus a few more.
Roger – to email details of Ocean Road to Rodney

- Former Palace Hotel

Fragance Group is reneging on its plan to build a 5 star hotel here. New proposal is to build an additional 67 homes with a proportion designated as affordable homes.
Lengthy discussion took place. Key points were:

- Not correct that Torbay Council are claiming there is an oversupply of accomodation. Reality is there is a shortage of quality accomodation.
- The jobs the hotel would create are needed.
- The Council wants evidence that the site is not viable They are using accountants to demonstrate costs have gone up and a PR company. They are still building in Manchester and Liverpool. The Council will stay firm.
- Might be acceptable if they reduced size of hotel or down graded to a 4 star hotel.
- If they they pull out completely they have to provide £850,000 for housing. Why not delay?

Steve and Darren are included within emails so they know the strength of feeling against the new proposal.
After election – make sure that we tell Councillors they must stand firm against this. Compare it with planning policy.

	Essentialy people have same opinion that they are unhappy with new proposal. Steering Group against it. Rodney will reply and express views as voiced tonight and via emails. **Action:** Rodney to take action as agreed Rodney - TDA involved in this one and Corbyn Head Toilets. Both fallen through so are they competant
9.	**Neighbourhood Plan update:** Can we add new green spaces to NP including private ones? There are green space on former Palace hotel site. Land owners have to give consent. Agreed way forward is for Wellswood CP colleagues to look if there is any green space on the site they want to try to include in NP. **Action:** Rodney to contact Wellswood CP colleagues to look if there is any green space on the site they want to try to include in NP. Rodney – lots of work carried out on NP. Waiting for housing numbers and then bring to TNF. Mike - Singleton Garden a walled garden near Meadfoot beach. It use to be a nursey garden. Can it be added? Yes. Plan will go for Cnsultation, Examination, then Referendum before Adoption.
10.	**Local Plan update:** Roger - LP policy TO2 this will be what is used as skeleton to build any objection on. Discussed under item 8.
11.	**Planning Committee:** All quiet because of election. When Torquay applications come up Rodney will let members know.
12.	**Planning Applications:** • Scaling drawings (Mike Cowdery) Mike gave guidance on how to estimate dimensions from planning drawings. Linear dimensions – table to show scalings. So if you only have access to A4 printing then you can use this to work out the dimensions. It is a planning requiremnt for the scaling to be on the original drawing. Rodney had emailed the document to members. National standards - Appropriate dimensions should be provided but often not. Chris – the planning department should only validate application when the appropriate dimensions are provided.

	Agreed that Rodney will ask that the planning department do not validate applications unles the paperwork has dimensions. Add it to their checklist before validation. Agreed that this could be added into Local Plan policy. **Action:** Rodney to take action as agreed. • Review of new Applications A potential HMO to be built on Warren Road. Rodney to ask Julie to investigate and report back. Margaret – Application on car park spaces at 15 Madeira Place. Changed from two dwellings to one dwelling. Bronshill Road HMO – MFH staff accomodation only for a nursing home in Carey Park. Proposals for Brunel Manor are out for public engagement. Grounds – local green spaces. They want to preserve as much of it as they can. Conference centre to be demolished. Three dwellings to be built on site of tennis courts. Swimming pool to be removed. **Action:** Rodney to ask Julie to investigate potential HMO on Warren Road and report back. • Current specific Applications: Torre Hill Road (MFH). Bronshill Road HMO. Sladnor Park - all quiet. Shedden Hall hotel - Steve reported that Torbay Council have issued a section 215 on the owners of Shedden Hall Hotel. Given them one month to comply. If they fail to act then the Council can start action. 5G masts update – Nigel – number of objections. Mentioned there was a judicial review; Judgement not favourable. Government not proven that they are safe nor that they ae unsafe. Judge would not get involved in the science. Pat – the gov't should not be setting national standards which apply to Councils. Nigel will circulate the judgement and people can make up their own minds. Chris – the problem is their location. Rodney – difficult as to where the NF should go as not proven either way. Torbay Council planning officers having the same issue. Send judgment to David Edmonson in light of this and ask what advice are they going to give to planners dealing with applications. **Action:** Nigel to send judgement to all members of TNF and to David Edmonson and ask what advice are they going to give to planners dealing with applications and report back. 5G mast proposed for site on a triangle in the middle of the road opposite Torre Marine play park. Margaret looked at this application. The company stated they chose their own site rather than checking which sites the council recommended.

	• Appeals 215 Union Street – Torbay Council rejected application. Margaret supported original application but now supports Council. She will comment accordingly.
13.	**Torbay Place Leadership Board:** Trying quite hard to promote Torbay. Trying to get investment. Steve – he went with Jim Parker to London to talk about investing in Torbay. Met today with some investors who are going to look at Torbay. Speaking with community, engaging with them and coming up with plans. Positive social outcomes. Too early to say who they are. Rodney went to one of their meetings. Early days.
14.	**Section 106/CIL:** CIL process Process is still not working. Thought that Darren had unblocked it. Wellswood not able to get the money for agreed schemes. Steve asked for details to be emailed to him. Rodney to raise at Neighbuorhood Planning Group meeting. Set it up that if the SG approved that was all that was required. The Council puts in place through Swisco. CIL applications Ellacombe Community Partnership - detailed application, for £16,00 to support and enable community projects, had been circulated Unaminous vote in favour. Rodney will process and copy in Steve and Sarah. Upton Park – Margaret explained that Toby is very busy as running half tem activities so not had time to complete full application. Discuss at next meeting. Torre infrastructure for Christmas lights – Margaret gave details. There were no Christmas lights in 2022. The Torre traders own the lights and contenary wires. The traders no longer exsist. Torre CP want to take over lights. Contacted FTS to check the lights and contenary wires. Visually checked wires and their report states that they are not good e,g, fail stress load test, power only temprary installation 15 years ago. Traders were charged every year by another company to do check and repairs. They will have to be removed. Can CIL fund the infrastructure. Nigel – a CP cannot own anything. Darren has been copied in on emails. Some of lights go across into buildings and people walk under them every day. Check with Darren if this would an appropriate application Questions – who will pay for insurance and pay for electricity? Hele and Lower Barton CP – may apply for CIL funding to replace zip wire. Have stalled because they cannot get three quotes. How much remains in the CIL pot? Rosemay will follow up with Darren.

	Action: Rosemary to ask Darren how much remains in CIL pot. Sarah – getting keys to their community garden on Monday.
15.	**Any Other Business:** Margaret – Bancourt hotel on Avenue Road. Thought there were squatters. No plans can come forward until the compex legal situation is concluded. Rodney - Sean White Wesup at Torquay Marina – Margaret has found out the previous company he set up is with the liquidators debts include money owned to HMRC and salary to employees. Owes over £13k to Torbay Council. Why did TBC grant a lease/licence to someone who owed £13k, This is about the 8th company he has formed. She will inform HMRC and they may seize his units. Steve replied this has only raised with him in last 48 hours.
16.	**Next meetings:** Agreed on 18 May, 13 June, 11th July Continue with starting time of 6:30pm. Much better having face-to-face meeting. Agreed to hold future meetings in this format. Will review in Autumn. The meeting closed at 8:30pm.