MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group

Tuesday 14 March 2023, 6.30pm
At Torbay Community Café and Help hub, 4-8 Temperance Street, TQ2 5PU
plus Zoom

Officers of the Steering Group: Present Rodney Horder (Chair), Julie Brandon (Communications) and Nigel Goodman (Treasurer)
Steering Group Members: Julie Brandon**,** Roger Carter, Chris Davies, Margaret Forbes Hamilton, Sue Kenway and John Rawson Gary Roswell-Monro (from item 17)
Public: Mike Cowdery
Other: Rosemary Clarke (TCDT minutes)

Item	
1.	**Minute taker:** Rosemary Clarke
2.	**Apologies:** Pat Bishop, Steve Darling, June Pierce, John Rawson and Pat Teague
3.	**Minutes of Meeting 22nd February 2023:** These had been circulated and were accepted as a true record.
4.	**Matters arising:** Living Coast site - Preferred bidder has withdrawn. Wild Planet Trust (Paignton zoo) still have lease. Working closely with Torbay Council. Most of it covered by agenda.
5.	**Bank accounts/balances:** Balance is £4,003.91. One transaction payment for health check of NP.
6.	**Membership of the Forum:** Mike Cowdery was welcomed to his first meeting. Rodney proposed that Mike, who was from Wellswood Community Partnership and has applicable skills and knowledge of planning, become a member of the Steering Group. This was agreed. Rodney said it would be good to get all CP in Torquay involved.

7.	**Neighbourhood Forum Designation:** • Update Constitution - Torbay Council at its meeting on 07 March unanimously approved our re-designation. In order to achieve re-designation, Rodney made some further minor changes to the Constitution. The amended version of the Constitution had been circulated and was approved. • Insurance – Rosemary has passed on request for TCDT to add TNF to insurance. Needs to know what Torbay Council covered in addition to public liability.
8.	**Neighbourhood Plan update – Aspirations:** Still waiting to be told which sites for housing have been used. Bring to next meeting. Rodney has produced a spreadsheet of sites for dwellings which have yet to be built. Chris and him went to presentation on Brunel Manor redevlopment. 35 dwellings (mix of houses and apartments) which are sensitive to history and location including the grounds. Planning officer suggested to developer that they talk to TNF which was good news. Neigbourhood and local plan are waiting further direction from Gover. Palace hotel site – Darren believes there will be more housing and less hotel. John re[plied that there would be a strong objection from Wellswood CP as they supported another hotel being built. Wait to see if admended planning application is submitted. Margaret suggested it would need to be a new planning application if it was dwellings only on the site. Singleton Gardens – John reported that an organisation has been set up to camapaign to preserve it. TNF has done its bit assessed it against our planning policy.
9.	**Local Plan update:** A recent Planning Application has suggested in the D&A Statement that, as our designation ran out, the Torquay Neighbourhood Plan has been withdrawn. Based on this statement on the Council website "Therefore, Torquay Neighbourhood Forum no longer has a formal status from 7 December 2022. This does not affect the validity of the adopted Torquay Neighbourhood Plan." Rodney does not think that is correct and he will check with Planning on to determine if any action needs to be taken by us or them.
10.	**Planning Committee:** Rodney – last few meetings (January, February and March) have had no applications for Torquay. Lets see what is at 17 April meeting.

11.	**Planning Applications:**
	• Review of new applications
	  ○ Alan raised with Rodney the café at Oddicombe beach has submiited an aplicatoom to build a gazebo. Believes it has been sold. Alan will look at application and assess it.
	
	• Current specific Applications:
	  ○ Zion Church Development – Margaret has decided to step back and not make any comments, as she feels compromised. Used material that was not in original application. Leave it to developer and planning. CP happy with it but do not understand technical aspect.
	  ○ Sladnor Park – Rodney reported on 'Saving Sladnor Park' public meeting held 28 February which. Not at all happy with revised application from developers for 120 dwellings.
	  ○ Mouse Cottage, Brim Hill – Rodney will put together a consultee response
	  ○ Nigel – raised?
	  ○ Margaret suggested application is checked against the NP Margaret will look at them
	  ○ Nigel raised Ridge Road
	  ○ Nigel – freestanding large illuminated advertising board on a busy road. Do not need distraction. Will look at this application and assess it.
	  ○ Margaret – Application changed from two dwellings to one dwelling on car park spaces at 15 Madeira Place car park spaces.
	  ○ Margaret – Application for formation of three apartments at 215 Union Street on the corner of Brunswick Terrace
	  ○ Margaret will look at both applications and assess them.
	  ○ G5 pole by Plainmoor football ground. Alan will look at it. Main objection is it interferes with the existing trees. Judicial review of 5G then went to court still waiting.
	
	• Appeals – None that we need to act on
	• Former Tree Tops Hotel Babbacombe – we can submit comment
	Action: Rodney to submit comments which will repeat original objections.

12.	**Housing supply:** • **HELAA follow-up** – Rodney still waiting for response from David Edmonds. Where are we and what are the timings?

13.	**Torbay Place Leadership Board:** Champions for Torbay meeting on 23rd March.

14.	**Section 106/CIL:**
	• CIL Applications – process
	  ○ Chris – how do we obtain the CIL money for projects that the CIL, panel have already agreed? Darren relied to email David Edmondson, Assistant Director of Planning and Transport and copy in Darren. Darren added that he believes we need a easier process for releasing the CIL money.
	  ○ How much is in the CIL pot – Margaret has asked David Edmondson. Hoping will get the information this week
	• New proposals:
	  ○ Armada Park – Darren funding so may not need any CIL.
	  ○ Upton Park – Toby is preparing a fuller application. It will come back to TNF before it is submitted to CIL panel.

15.	**Any Other Business:** Now we are redesignated need to have an AGM. Last time used a room in the Riviera centre for free. Alan – Coombe Court hotel in Babbacombe near theatre being converted to 3 houses. Been asked what is happening. Only 3 comments so went through without public consultation. No-one knew about it until it went through. He has looked back to March and July 2022. Rodney receives weekly list and circulates it. Members should check if any applications in their area. Can look in more details at applications on Torbay Council site. Nothing can be done about it now. Want to ensure it does not happen again. Can find it on planning portel. Rodney suggested he look on Portel and see when it was vailidated. Darren application received on 12th May and approved 6th June 2022. Roger – who owns the hotel? Not known. Applicant was Simon Williams of Coombe Court Development Co. Graham – has anyone heard anything about plans Imperial hotel. Darren replied that developers are struggling with inflationary costs of materials etc. There are a lot of stalled projects fro same reason.
16.	**Next meetings:** Second Tuesday (usually) to work around availability of Rodney - Agreed on 13 April, 18 May, 13 June. Continue with starting time of 6:30pm. The meeting closed at 7:30pm.