



Katie Greer (by email)  
Spatial Planning  
Torbay Council  
2<sup>nd</sup> Floor, Electric House  
Castle Circus  
Torquay  
TQ1 3DR

Your Ref: P/2023/1076

**DATE**

Dear Ms Greer

**Allways Teignmouth Road, Maidencombe, Torquay TQ1 4TA**

This Consultee Response has been reviewed and agreed by the Steering Group of the Torquay Neighbourhood Plan Forum.

In principle, the Forum agrees with this development but cannot, at this time, give its support as insufficient information has been provided in the Application for us to reach a judgement versus the Development Policies.

- The drawings and plans have no dimensions, and property boundaries are not defined. This suggests that the architect is acting unprofessionally.
- Drainage information is insufficient. Surface run-off appears to discharge straight into the Teignmouth Road. As Maidencombe has no mains drainage, foul drainage must be addressed; no information is presented.
- The information required by the SuDS Design Manual has not been supplied.

The Forum also calls into question a number of procedural matters:

- The Application was received on 13 December and validated on the same day. Clearly the reviewer failed to ensure that adequate information had been provided.
- It did not appear on the Weekly List until 17 January.
- Neighbours did not receive Notice of the Application until 22 January.
- The yellow notices have not been displayed.

On this basis the Forum requests that the Application is either Refused, or Withdrawn until adequate information has been supplied.

Yours sincerely

*Rodney Horder*

Chair  
Torquay Neighbourhood Plan Forum  
[chair@torquaynp.org](mailto:chair@torquaynp.org)

Attachment: Policy Checklist



DRAFT