MINUTES OF TORQUAY NEIGHBOURHOOD FORUM Steering Group
Monday 6th February 2024, 6.30pm
At CDT Offices and Zoom

Officers of the Steering Group: Present Rodney Horder (Chair), Nigel Goodman (Treasurer), Julie Brandon (Communications)
Steering Group Members: Margaret Forbes Hamilton, June Pierce, Cllr Nicole Amil, Alan Griffey, Cllr Kelly Harvey
Other: Tracey Cabache Torbay Communities

Item	
1.	**Minute taker:** Tracey Cabache
2.	**Apologies:** Roger Carter, Cllr Steve Darling, Mike Cowdery, Anthony King, Cllr Darren Cowell, Anna Scarborough
3.	**Membership of Forum:** Discussed the CP membership. Hele and Lower Barton, and Barton, Watcombe and Willows are re-building so it will be a while before they will be able to send a representative. It was agreed to review the Steering Group membership at the next meeting following the AGM (see below).
4.	**Minutes of meeting 10 January 2024** These were approved.
5.	**Matters arising from Dec meeting:** Actions carried forward: **ACTION: Rodney to raise HELAA at next Neighbourhood Planning Meeting** **ACTION: Darren to complete Neighbourhood Plan templates for Shiphay** **ACTION: Rodney to raise Good Design at next Neighbourhood Planning Meeting** **ACTION: Rodney to consult Amanda Barlow re the public perception of the Vice Chair of the Committee.** **ACTION: Rodney to raise Shedden Hall Enforcement at the Neighbourhood Planning Meeting**

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	It was raised that Cllr Mandy Darling has rejoined the Planning Committee. **ACTION: This is welcomed, Forum to ask what support will be provided to Cllr Darling due to her visual impairment?** **ACTION : Rodney to send an email to Malcolm Coe to clarify the process for distribution of CIL funds, copy Darren** **ACTION: Tracey and Rodney to craft a CIL Spreadsheet and share with David Edmondson**
6.	**Forum AGM –17 January 2024 – Follow up** Good Meeting – 45 in attendance. Alan Denby has now provided his slides so they can be circulated with the minutes. Re Steering Group - review the membership Need a retail and a tourism rep. Maria Kerr and Graham Kerr? Ex planner Jamie Staples who has been helping with Merida A developer ? An architect? NPPF? As mentioned at the AGM the new NPPF does not shed much more light on deliverabilty issues. Rodney has asked David Pickhaver for his view.
7.	**Bank accounts/balances** Current balance is £3,906.41.
8.	**Website – maintenance** **ACTION: Julie and David Gledhill still to meet to discuss – probably Feb**
9.	**Housing supply** • **HELAA follow-up** Numbers still to be updated.

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10.	**Neighbourhood Plan update** • Urban Landscape Protection Areas (ULPA) Katya was welcomed to the Forum meeting. She shared there is a huge opportunity currently via ULPA. Katya shared retail research – curated shop fronts have an economic benefit. Traditional styled high street – Swansea 2017 to 2023 – focused on their high street and went from worst to best in the UK. Special Planning Document, Neighbourhood Development Orders. Latter has to be led by the community that live in the vicinity. How to harness all of the individuals on the street. High Street near neighbours are very diverse. The Forum should be leading on this. Nigel tied this to the Good Design strategy – but we need to focus on the detail. Could expand on the Premier Retail resort part of the Neighbourhood Plan and be more specific. Key is to be directive. Keep as aspirations as well so we can apply for CIL to deliver. Need to get the retailers, TTCCP and Forum working together on this. Possibly Torquay Town Deal Community Board as well? Town Deal Board make ref to the Neighbourhood Plans – we need to feed any updates into the Board as they are developed. **ACTION: Julie to draft something – Julie asked for a volunteer to help with this.** • Green Spaces 1 or 2 applications have come in which we will add into the plan. One to come re small area in Lucius Street • Good Design (checklist) & Design Review Panel Keep on the agenda. • Amenity/overlooking Westerlands eg. Some neighbourhood plans cover this - 21 meters. We need to add this to the Neighbourhood Plan.
11.	**Local Plan update** No update

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12.	**Conservation Area Appraisals** No approved appraisal for the Lincombes conservation area. We believe Hal Bishop did one but it was not published. **ACTION: Rodney to contact Robert Palmer and Jim Blackwell (has already raised with David Edmonson and Adam Luscombe)** Others also need to be updated. Could we apply to CIL to get these done?
13.	**Planning Committee** – no meeting February Our comments often do not form part of the debate. This was rectified in the meeting Katya has just Chaired. Rodney was asked not to circulate the Forum's statement at the Planning Meeting. **ACTION: Rodney to email to Planning Committee Members in future** Rodney raised the lack of affordable provision on the Dairy Crest site – which was a perfect site. Kelly flagged the successful 2 tier system in Guernsey works NB Yellow signs are not being put up consistently – Merida neighbours did not get notifications
14.	**Planning Applications** **Review of new Applications** Need to look at: • Adding 2 floors onto the HSBC building on the Strand • Changing a shop in Lucius St into accommodation • Another "in principle" for St Michaels Road • Two small flats above retail in Union St with no mention of bin store etc **ACTION: Margaret and Julie to have a look at these.** **Current specific Applications:**

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	• Land off Nicholson Road P/2023/0900 – has been withdrawn and developer wants to work with us. Could there be a win-win? Can we accept building on a Greenspace. Nigel circulated a list of conditions for this. Could there be a swop of another Greenspace. Developer will create the public access and maintain this. There will be some impact on wildlife. Need to define 'maintained'. **ACTION: Rodney to draft a response to Tim Jones** • Merida P/2023/1072 **– ACTION: Wellswood CP are leading on a response** • Allways P/2023/1076 – Validated same day – hidden until after Xmas – no yellow notice – letter to near neighbours only on the 20th January. New application is more acceptable. But the quality of the drawings are not acceptable. Why has this been validated? Has not used a qualified architect. Drainage issues. **ACTION: Nigel drafting a response** • Singleton Gardens P/2023/0994 - **ACTION: Wellswood CP are leading on a response** **ACTION: Kelly suggested St Marychurch CP and Wellswood CP need to work together on this.** • Hotel Virginia P/2023/0868 – await new paperwork – Rob Plamer has recommended refusal – developer countering • Market Street P/2023/0957 - approved • Westerlands, Cockington Lane P/2023/0422 - Refused • Shedden Hall (Enforcement) – Cllr Nick Pentney – legal steps need to be taken by 3rd party as owners have not complied. • Sladnor Park – still not submitted. • Appeals – none of note currently. Costs should not be a material consideration. Rodney has sent material to all Planning Committee members.
14.	**Torbay Place Leadership Board & Town Deal** **Torquay Town Deal Board Update** David Carter present – new Director of Strategic Regeneration at Torbay Council Kevin Foster raised the issue of long planning delays. Private Partners – Union Sq, Debenhams, Crossways and Victoria Sq asked to scope further and find other investor. Exploring other funding pots – eg Homes England, One Public Estate. Debenhams coordination with Strand – what needs to be done to make this site good after the demolition. Communication re Strand. Watch this space is currently empty. 2nd stage just started predicted to be a slight delay on timings. Pavilion – no end use determined but MDL are handing back. No guarantees to MDL re future plans but lease extended.

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	Construction containers now in front of the Pavilion. NB Equipment leaning against the Pavilion tiles. Kelly – Taxi driver complaining – new bus stop on the taxi rank. Taxi drop off is muddy – can we gravel not concrete! **ACTION: Cllrs to take back to relevant officers**
15.	**Section 106/CIL** • CIL Panel CIL Applications – process & funds available Nigel fed back that Malcolm Coe has actioned the Glen Sannox transfer. • New proposals: o Armada Park – application has now been received. £25,000 contribution – are the facilities open to public as well as the club? Needs to be reviewed by correspondence as money needed in March. Approved. o Corbyn Head Toilets - £25,000 – will it benefit the community? Lack of toilets facilities. Discussing if Healthmatic can take on the maintenance. Planning conversation about the block being taken on for multi-use. Agree subject to the Council's approval via Paul Palmer. Second stage will need to include a clear plan going forward and the sustainability. What else could be done with the building? Add a defib. Is there an outline planning application? Objectives have been laid out in the report shared with scrutiny 3rd August 2023. **Action: Tracey to send out draft CIL criteria to be discussed at the next meeting** **Action: Tracey and Rodney to devise the application guidance**
16.	**Any other business** i) Fencing regulations (MFH) Planning permission is required for fences over 1m from ground that are next to a highway. There are many that have not applied as the majority of people do not know the permission is needed. Encourage people to report to highways. **ACTION: Margaret to ask Ward Cllrs to raise this issue as a question at Council** ii) **Enforcement issue**

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	All to feed this into the Council Budget consultation. iii) **Disability Action Plan** Govt has released this. Better access to parks. No indication of additional funds for this. Possibility of Haytor Park.
17.	**Next meetings:** Next meetings: 14 March, 09 April, 15 May (to avoid Cabinet clash)

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