MINUTES OF TORQUAY NEIGHBOURHOOD FORUM Steering Group
Thursday 14th Match 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: Roger Carter (part), Margaret Forbes Hamilton, June Pierce, Mike Cowdery, Anna Scarborough, Pat Bishop, Beth Huntley
Other: Tracey Cabache Torbay Communities

Item	
1.	**Minute taker:** Anna Scarborough/Tracey Cabache
2.	**Apologies:** Cllr Nicole Amil, Cllr Steve Darling, Alan Griffey, Cllr Kelly Harvey, Anthony King, Cllr Darren Cowell
3.	**Beacon Cove – Rosie Bennet** • Rosie Bennet outlined her proposed plans for a cafe/ watersports hub in Beacon Cove and the potential benefits. • One container 20" by 6" for the cafe; also looking to take over container already on Beacon Cove that is currently only being used for storage. Would have the container for the cafe craned into the cove. • Rosie said that she plans for the cafe (planning to set up as limited company) to sell hot/cold drinks and sandwiches, etc.. Looking to use local suppliers (already has contacts). Watersports (planning to set up as a CIC) - looking to develop outreach watersports/ swimming etc. in the area where locals/ tourists can escape the tourist hotspots in the summer. • Rosie is looking to host engaging outdoor activities including beach cleans. Applicant also looking to foster/ develop the area as a hub for water safety education, safe community activities etc. • Aim to provide a year round programme of events such as morning yoga, tapas and painting etc. • Planning to use pebble/sedum roof to blend in with the surrounding area and not detract from views out of the Imperial. • No toilets- closest public toilets will be in Below Decks. • Utilities & Drainage: looking to put in electric from the mains on the Imperial side (also exploring option of channelling from Living Coasts site; potential to look into solar). Grey water supply - which will be self-treated/ no discharge into the sea- for use of tap water for washing hands - little run off.

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	• High water: applicant said that high water only reaches the bottom concrete steps. She said that she needs to do a level 1 Flood Risk assessment. • Music- applicant said that she will be considerate re music volume as the cove amplifies sounds. • Security/ safety: will lock the containers when not in use. CCTV overlooking the area deters crime. • Looking to open next Easter. Aiming to be open for 90% of the season/ all year weather permitting. • Applicant is looking to obtain a 15 year lease from the council. In the process of sorting planning/ lease. Rosie was thanked and stayed during the rest of the meeting. She was advised to assess her Application against Local Plan and Neighbourhood Plan Policies. **SOAK amendment to lease P/2024/0112** • Members agreed that the containers should have been removed prior to Storm Babet and that SOAK should have complied with/ operated within the planning consent/ lease terms re removal of containers from Abbey Sands outside of agreed period, storage of kayaks, sale of alcohol, etc. • Members seek to object to the lease variation proposal to extend the lease into the stormy period (beginning of March - October) on the grounds of NPPF and potential environmental contamination. The proposed lease term variation is not in line with the flood risk assessment. • The bill for the recovery of the conatiners after Storm Babet has gone out from SWISCo presumably to Shaun White. • P/2021/0300- Torbay Council's own engineering department 'recommend[ed]' for the refusal of the planning application. • The draft Consultee Response for P/2024/0112 was reviewed, and will be sent out for final agreement prior to submission.
4.	**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.
5.	**Minutes of meeting 06 February 2024** Approved with the following amendments: Roger deleted as attending. Mr Staples amend to Jamie Staples

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6.	**Matters arising from Feb meeting:** Actions carried forward from Dec: **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 raise Shedden Hall Enforcement at the Neighbourhood Planning Meeting** 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** Actions from Jan Meeting: **ACTION: Rodney to contact current steering group members who are unable to attend and ask them to stand down.** Actions from Feb Meeting: **ACTION: Rodney to contact Robert Palmer and Jim Blackwell (has already raised with David Edmonson and Adam Luscombe)** **Action: Tracey and Rodney to devise the CIL application guidance** **ACTION: Margaret to ask Ward Cllrs to raise the enforcement of fencing heights as a question at Council**
7.	**Bank accounts/balances** Current balance is £3,906.41.
8.	**Website – maintenance** David Gledhill Torbay Communities has agreed to update. Julie is also adding things as some issues require some context. **ACTION: All CPs to promote at their meeting, and send blogs to Julie to update** Can we also link posts to social media? **Action: Julie to ask David**
9.	**Housing supply**

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	• **HELAA follow-up** – Rodney has had an unsatisfactory response from the Housing Minister about judging LPA's by Consents rather than delivery. Kevin Foster will go back to the Minister.
10.	**Neighbourhood Plan update** We shall go ahead without waiting for Future Planning to define housing sites. **ACTION:** **1.** Need to go through current list of sites, delete those that have been delivered, and add any new sites. CPs to advise updates to Rodney **2.** All to review current Aspirations, and send latest update to Rodney. **3.** Add Good Design topic, referring to SPD. **4.** Add Urban Landscape Protection Areas (ULPA) Policy, expanding Local Plan Policy C5. Also include preservation of shop fronts. **5.** Develop an SPD for shop fronts, ideally through developing a traders' forum to discuss with retailers. **6.** Include Neighbourhood Development Orders and Policy on Amenity/Overlooking 7. Rosie to look at TNP vis a vis marine environment, and possible update to Policy TE7 8. Beth to look a horticultural issues, and need for a Policy 9. Singleton Gardens and Lucius St to be added to Greenspace List. Last call for any further additions.
11.	**Local Plan update** No update Neighbourhood Planning Group meetings have been cancelled
12.	**Conservation Area Appraisals** Need to follow up on this. **ACTION: Mike to update the draft appraisal for The Lincombes**
13.	**Planning Committee** – March Meeting

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	See below. Contradiction between Singleton Gardens and Virginia Hotel. Thanks to Mike and Margaret to attend. NB. Venue is poor – Banking Room – uncomfortable, freezing, no easy access to toilet **ACTION: Mike to give Rodney feedback and feedback to be passed back to Governance support** Mike was unhappy with the way the meeting was run – Adam Billings sounded like he was predetermined.

14.	Planning Applications
	
	• Review of new Applications
	  • Charltons, Lucius Street - response submitted – not supported)
	  • 36 Lucius Street - response submitted 25th Feb 2024 – not supported – not appearing on the planning portal? ACTION: Rodney to resend
	
	• Current specific Applications:
	  • Land off Nicholson Road P/2023/0900 – supported as revised. Rodney to respond to Tim Jones
	  • Merida P/2023/1072 – lost cause now
	  • Allways P/2023/1076 – Approved, but key information missing from Application
	  • Singleton Gardens P/2023/0994 - Approved
	  • Hotel Virginia P/2023/0868 - Refused
	  • Market Street P/2023/0957 – Approved
	  • Shedden Hall (Enforcement) – in the hands of Cllr Nick Pentney
	  • Soak Containers, Torre Abbey Sands P/2024/0112 – as above.
	  • Sladnor Park – quiet
	  • 4 The Strand – Julie and Nigel look at a response.
	
	Question – can a member of the public appeal a planning approval. Yes between the planning meeting and validation – but it is a tight timeline.
	
	• Planning/Enforcement Concerns – Dawn eg. Alan Denby felt the Forum's submission is inflammatory. Swithin Long presented at Overview and Scrutiny on the 13th March (in lieu of Cllr George Darling who was ill). Planning have been asked to respond to this. Rodney to request that the Forum has input.

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	A Local Government Association (LGA) Peer review of Torbay Council will take place between Monday 15 April to Thursday 18 April. A Chief Executive from elsewhere will lead the challenge, alongside political and officer peers. They will meet with a range of officers, councillors and external partners/stakeholders. **ACTION: Tracey to see if TNF can be invited to one of the sessions to raise the planning issues and if not to raise in the Focus Group she is attending on the 16th April.** • Appeals – noted that a good proportion are being Dismissed.
14.	**Torbay Place Leadership Board & Town Deal** **Torquay Town Deal Board Update** Meeting next week. About turn on the Strand closure for the summer. Traders mitigation was not listened to, but food and drink were. Lights broken on Strand last week – emergency number not working. Cyclist plans still TBC! Town Centre retail group next week – David Carter and Emma Falkner. **Place Leadership Board** Levelling Up Partnership £20.25 million will be announced in April. Torquay is now a Long Term Plan area – see Our Long-Term Plan for Towns - GOV.UK (www.gov.uk) £250,000 capacity building funds – plan to be developed by 1st August. £18 million investment over 10 years. Safety and security, Town Centre Regen and Heritage, Transport and connectivity – community led.
15.	**Section 106/CIL** CIL Panel – will meet next on the 2nd April. CIL Applications – process & funds available. Current funds available in Torquay are £100,000. The assessment criteria were reviewed – define Infrastructure. Amendments – see Rodney's notes. **ACTION: All to comment by 24th March.**

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	New proposals: Anstey's Cove – in principle agreement. **ACTION: Mike also to contact Torbay Coast and Countryside Trust, Tracey to provide contact details.** Town Centre site regeneration through public artwork. Needs to be broken down into separate parts. Mural and water feature. Agreed in principle.
16.	**Any other business** • **Devolution** Consultation on the Combined County Authority is live until March 24th – all encouraged to engage with this. Alan Denby will be presenting on this on Monday 18th March at the All CPs meeting 6.30pm, 4-8 Temperance St • **Torre Marine development** Margaret provided an update on this. Development has been delayed due to the demise of TorVista. The site is now being transferred back to the Council and development now due to start on site Easter 2025.
17.	**Next meetings:** Next meetings: 14 March, 09 April, 15 May (to avoid Cabinet clash)

The meeting closed at 9pm.

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