MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group

Tuesday 7th January 2024, 6.30pm
At CDT Offices

Officers of the Steering Group: Present Rodney Horder (Chair), Nigel Goodman (Treasurer)
Steering Group Members: Roger Carter, Iain Collinson, Margaret Forbes-Hamilton, Julie Brandon, Cllr Nicole Amil, Cllr Darren Cowell, and Anna Scarborough
Other: Paul Martin and Martin Dean, Unleashed Theatre

Item	
1.	**Minute taker:** The meeting will be recorded and then Tracey Cabache will create minutes
2.	**Apologies:** Mike Cowdery, (Vice-Chair), June Pierce, Pat Bishop, Alan Griffey
3.	**CIL Application – Unleashed Theatre** Paul Martin and Martin Dean presented to the Forum on their CIL application for Sharing A Meal under One (Leaky) Roof. Unleased Theatre Company support the homeless community over last 10 years and those with Mental Health issues and addiction. Provide community drama group and community choir – offer a safe non-judgemental environment. The Building was purchased outright, but has not been well maintained. Looking to have the flat roof section replaced and upgraded, take down an internal wall to create a large open space to create a box office area, manager's office and kitchen facilities – which is currently lacking. Have secured the funding to have the flat roof replaced. Would like to do the whole project in one go. Tender process has taken place and the cost is £80,362 plus £10,000 for kitchen fitting and equipment. They have secured £20,000 from the National Lottery Community Find Awards for All, and just under £7,000 of donations. The remaining target is £63,444. They have been looking for pro bono kitchen equipment so this may be slightly less. Use of the kitchen – they have been engaging with the community to work out what more they can offer. They are unable to offer space to groups like Ladies Lounge and Andy's Man Club etc as they do not have a kitchen. Other uses – schools, pre performance catering, breakfast club, extend work with Leonard Stocks etc. Development of a dry bar for those who cannot attend a pub due to the temptation. Expand education programme and enhance links with South Devon College. Need to build a sustainable future for the Company. Kitchen could add to their surplus by £15,000 in year 3. Contribute towards the regeneration of Abbey Road. Unleashed have brought thousands of people into the street through eg shows and Christmas activities.

	Questions: Do you have ice-cream etc kiosks? Yes – but we do not overcharge, there is a profit but a small one. With the dry bar we could increase our income for these products. The current shortfall is £64,000, the CIL nominally grants a maximum of £25,000. To what extent do you benefit Torbay rather than Torquay? One of the only locations that offer this support in the Bay. There are other choirs, but they all have a membership to join. We do not charge as we believe everyone should be given the chance to participate. We serve Torbay. We liaise with the Torbay wide Social Prescribers. Torbay-wide CIL is paying for the Devon Highway. £63,000 is too much for our budget, but if we could share this with the Torbay CIL. **ACTION: Martin to amend the form to show how much Unleashed can benefit Torbay as a whole** Are there any funds in the Paignton CIL fund? Not very much. The Forum agreed to provide 50% of the outstanding funds. **ACTION: Rodney to submit to the CIL Panel with a request for match funding from Torbay, Paignton and Brixham**. Julie suggested contacting the Maycliffe Hotel to see if they have any kitchen equipment available.
4.	**Minutes of meeting 10 December 2024** These were approved as a true record.
5.	**Matters arising (not covered elsewhere below)** • Re 20mph speed limit – Anna Semlyen **ACTION: Beth and Tracey to confirm if Anna can attend the next meeting** • Re Bancourt Hotel **ACTION: Rodney to contact McCarthys to invite them to engage with the Forum and attend a Forum meeting** • Stoodley Knowle development poor quality of walls - **ACTION: Mike to follow up with residents** • Hollicombe – Council have said it cannot be delivered due to contamination. But we know some decontamination has taken place. **ACTION: Rodney to ask for more information and suggest this should be a Greenspace if it is not to be developed.** • CIL Re Beacon Cove application - **ACTION: Rodney to advise Rosie to make the whole operation a CIC and reapply.**
6.	**Bank accounts/balances** Balance is £3,500.74
7.	**Website – maintenance –** No update

8.	**Possible training seminar – No update** Possible training seminar - Locality can provide the training for free, they will tailor it for us purposes. Compulsory for the Steering Group. Do we want to invite Cllrs as well? **ACTION: Nigel to provide some details of what this will cover. Martyn to confirm how many Cllrs would like to attend.** Probable changes to the Torbay Council constitution due for consideration in February could have an impact on this
9.	**Housing supply** **ACTION: All still to look for other sites in their patches.** Is there a possibility of allocating the Palace Hotel to housing? This would not be popular with the public. **ACTION: Mike to take back to the Wellswood Community Partnership** Palace Hotel Site – reconfirmed more housing on the site is not acceptable. Danger that given the national policy they will win on appeal as with Inglewood. Gulls Close – Lydwell Court – Bronshill Rd – good template for an affordable housing development. Some units were accessible. That is the type of housing we need not units that cost £600,000.
10.	**Neighbourhood Plan update** Has anyone had a chance to look at the updated draft Nigel and Rodney have done? Please come back to us asap. **ACTION: All to look at the updates.** There has been no further feedback from the Council on Local Greenspace designations
11.	**Local Plan update -** No update
12.	**Planning concerns**

	• Conservation Area Appraisals Rodney has looked at the Maidencombe one. General question – should we be looking at extending any of the boundaries? Margaret shared that Torbay Council are trying to reduce the Harbour one in Brixham – which has not gone down well. Not sure we want to shrink our areas – but should we look to see if we can expand any? It was agreed each CP should have a look at their relevant Appraisals. **OUTSTANDING ACTIONS <u>by next meeting</u> to include suggested new boundaries:** **Margaret to establish how to review Harbour, Tormohun, Upton and Belgravia** **Mike to review Lincombes** **Alan to review St Marychurch** **Cllr Nicole Amil to take back the Chelston and Cockington one to the CCL CP. Margaret suggested CCL CP should check the boundary around Old Mill Rd near Old Cockington School.**
13.	**Planning Committee** Re Adam Billings Letter. Gary King wanted to add to the letter, but much of the additions related to a time prior to Adam becoming a Councillor.There are some egs from Gary that can be included. Roger felt that the letter needs to be shorter and more focused akin to Rodney's first draft. **ACTION: Rodney to finish asap** Next Planning Committee is cancelled. The next one will be February.
14.	**Planning Applications** • Review of new Applications o Falkland Rd – family home o Avenue Rd – looks like it is HMO in any other name **ACTION: Margaret to look at a response** • Current specific Applications:

	○ Corbyn Head Hotel P/2024/0264 – Nicole has raised with David Edmondson. He is planning to update June asap. ○ 35 Thurlow Road P/2024/0429 – no update ○ Land off Nicholson Road – still not validated yet ○ Shedden Hall (Enforcement) – no update ○ Palace Hotel P/2024/0336 – no update ○ Maycliffe Hotel – no update ○ Sladnor Park – still nothing
15.	**Town Deal & Levelling-up Funding** **Cary Green** Objections have been lodged to both the licensing and TRO consultations. There is also a plan to extend the pavements – taking away more of the Greenspace. How do we find out the outcomes of the consultations? The consultation was not legal. **ACTION: Nicole and Darren to chase Anne Marie Bond and find out the process.** **Town Deal Community Board Feedback** Edginswell Station – Roger still not sure the movement of funds grater than £500,000 was agreed by the Board. GPO Roundabout project – on hold. Community Board feel that improvements could be achieved with a much smaller scheme. The Council have asked for the Community Board's ideas. Strand acquisitions – the Council are buying the properties between Debenhams and Hoopers which is progressing. Union Square – acquisitions around Union Square are also progressing
16.	**Section 106/CIL** 1. Section 106/CIL • CIL Applications – £145,000 funds available • New proposals ○ Unleashed Theatre Company – see 3 above

	○ Maidencombe Beach Steps - £38,000 the only way to do this is to bring materials in via the sea and this adds to the expense, one resident against it – others all in favour. Who is responsible for the site? It is the Council not TCCT. Harbour Master is in support. More than the £25,000 usual CIL maximum. Can the Forum pay half and the Council the rest? Not sure that it is of benefit for people outside of the Maidencombe area so may not attract Torbay support. All too easy for Council to allow the CIL to be used for coastal restoration which should be funded from elsewhere. I think we should be making a contribution, but not paying for it all. Are there other grant pots that could be approached for the match eg for accessibility – ask Steven Chown at Torbay Communities. Tescos Bag for Life. Wiltshires for materials? Who obtained the quotes – Karen the Beach Manager. Need to get at least another quote. Is there a risk that the beach will be closed? Support in principle, but need to look for alternatives sources for match funding. **ACTION: Rodney to investigate match funding sources**
17.	**Torbay Council** Need for Community Overview & Scrutiny re Council behaviour – no update **ACTION: Julie to write up a proposal to circulate.** Where are we with the change of constitution? Darren confirmed this will go to full Council on the 27th February 2025
18.	**Any other business** • Bancourt Hotel – McCarthy's have approached Maragret to discuss how to tidy up the site. They will not progress this site until after Thurlow Road has been approved. • Watcombe Wanderers – Darren has touched base with them re their CIL application and is going to offer some support. Will come back to the February meeting. It is a good application but we need a bit more information and they need to liaise with the 2 relevant Community Partnerships. What are the plans for parking? Possibilities for 'green parking'. Need to have the application a week in advance. • Removal of the bridge on the road to Palace Hotel – was permission given. Can we ask. **ACTION: Iain to ask Mike to follow this up** • Any update re the use of the Pitch and Putt site at Torre Abbey – awaiting a consultation and no funding in place yet. Four FOIs with the Council currently.

	• Beacon Cove application has now lapsed as it is over 3 years old. Rosie needs to form a Social Enterprise CIC for all of her planned activities. Council did not want to be seen to be unfairly supporting one local business.
	Meeting closed at 8.15pm. **Next meetings:** Next meetings: 11 February 2025, 04 March, 08 April