MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group

Tuesday 11th February 2025, 6.30pm
At CDT Offices

Officers of the Steering Group: Present Rodney Horder (Chair), Mike Cowdery, (Vice-Chair), Nigel Goodman (Treasurer)
Steering Group Members: Iain Collinson, June Pierce, Margaret Forbes-Hamilton, Julie Brandon, Cllr Nicole Amil (part), Alan Griffey
Other: Tracey Cabache (Minutes)

Item	
1.	**Minute taker:** Tracey Cabache
2.	**Apologies:** Cllr Darren Cowell, Roger Carter, Beth Huntley
3.	**Minutes of meeting 7 January 2025** These were approved as a true record.
5.	**Matters arising (not covered elsewhere below)** • 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** A lot of work has been done. Hubert has tidied up the website, we've added info on CIL and made it mobile friendly. Rodney showed the new layout on the screen. **ACTION: Link to be sent to Anthony Jones so this can be shared with his TIBO group (Torbay Independent Business Owners).** Thanks were extended to Hubert. **ACTION: Rodney to send a letter of thanks and gift to Hubert**
8.	**Possible training seminar** Best after the NPPF changes have been made. **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** Re delivery and consents issue. Rodney suggested a local bye-law eg 3 years after consent developers pay an amount per undelivered dwelling which goes into the CIL pot eg the £40 per month per affordable home and £20 per month for other. Rodney did raise this in front of Councillors at the Wellswood Community Partnership and it was not immediately ruled out. Is this legal? **ACTION: Cllr Amil to pursue on the Forum's behalf. Rodney to add into the response to Steve Darling MP.** Ques – when planning consent is given does a development fall of off the available sites list? No • HELAA follow-up We need to follow up on housing numbers Torre Marine – needs a redesign and will end up with reduced units Have we found enough sites – we have 3 years identified, not 5 years yet. We have 2,581. We need to agree with the Council what is in and out, but we have not had feedback from the Council.

	If we add Temperance Street redevelopment we could add significantly to the Torquay numbers. BT site is also now coming forward. Tracey shared the image circulated by Kevin Dixon for this site. Rodney attended the Wellswood Community Partnership to raise the issue of further housing on the Palace Hotel site. Next Neighbourhood Planning Group – next meeting 4th March. **ACTION: All still to look for other sites in their patches.** **ACTION: Rodney to organize a follow up meeting with the Strategic Planners.**
11.	**Local Plan update** There is a Working Group but we have had no feedback yet.
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.** • Planning/Enforcement Concerns (Overview & Scrutiny)

	ACTION: Ask David Edmondson to attend the next meeting re enforcement **ACTION: Create 2 lists – one on sites that have not complied with planning consent and the other** for sites with Planning Consent that have been left derelict. Use these lists to chase the Council and chase the Council. All to send content to Rodney.
13.	**Planning Committee** Last meeting Brixham application was turned down. Thanks to Mike for covering when Rodney is not available Re Adam Billings Letter **ACTION: Rodney to finish asap**
14.	**Planning Applications** • Review of new Applications o Wheel – we supported last time and intend to do so again. Rodney will respond o Avenue Rd – looks like it is HMO in any other name **ACTION: Margaret to look at a response** • Current specific Applications: o Corbyn Head Hotel P/2024/0264 – Still no responses. Windows, loading bay and parking issues still outstanding. The regular meetings have suspended. Application still not validated. Danger that Fragrance will appeal. Main build is due to complete in April – then the refit will commence. **ACTION: June to send Rodney her last email** o 35 Thurlow Road P/2024/0429 - Approved o Land off Nicholson Road – need to do a response. Has he addressed our concerns? The drainage has. The other issue is the parking. **ACTION: Rodney to draft a response.** o Shedden Hall (Enforcement) o Palace Hotel P/2024/0336 – bridges. Permission for the bridges was done under permitted development under the transport assessment. The original planning consent had these bridges in situ. David Edmondson has enforcement looking into it. o Maycliffe Hotel – no planning application but they are still gutting it.

	○ Sladnor Park – application was due end of Nov – but not seen ○ Printers Elbow in Torre – application has been submitted but not validated yet
15.	**Town Deal & Levelling-up Funding** • Project management & Communication How is it working? David Carter has committed to attend the Community Board meetings and it was incredibly helpful to have him at the last meeting. Open to share information. But we do need to keep confidentiality. Have approached Anthony Jones of Otto and TIBO to be the business rep on the Town Deal Community Board. Will MHCLG accept that we have delivered? The same across the country – we are not outliers. Union Square – NHS now keen to take more space. 'Park' the Harbour Public Realm and move forward and assess based on the new project. Doing the lessons learned. Relationship between Forum and Town Deal Board. Rodney sits on the Community Board, Julie represents the Community Board on the Town Deal Board. Julie confirmed she will continue as the rep for a while. • Cary Green Feedback from the meeting held earlier in the day. Torbay Rd not possible due to coach drop off. Torwood Street has not worked. Victoria Parade – remove the low level wall. Use of the bus stops post midnight is already been agreed. 3 spaces on the Highway opposite the Pavilion. **The Forum agrees to this proposal**

16.	**Section 106/CIL** • New proposals ○ Unleashed Theatre Company – they have resubmitted, passed onto David Edmondson to look for match funding. The Forum agreed to fund half the £63,000. Tracey fed back that the other Forums may not prioritise a Torquay based facility. ○ SWIM Torquay – new application. Budget: £20,000-£50,000. They are working hard to raise funds, but on reflection the Forum felt that it was not appropriate to progress another application for the same group. ACTION: Rodney to notify the group, and advise them to contact Steve Chown for alternative sources of funds. ○ Tracey shared the idea of putting in a CIL bid to support the development of the Forums, their membership, the CIL process and refreshing of the plans. This has been discussed previously. Torbay Communities have been providing some support to the CIL process and the Torquay Neighbourhood Forum, but without resource. There is now a lot of work to do this. The Forum agreed that it was sensible to try to properly fund this work and that a realistic budget is drawn up. **ACTION: Tracey to develop an application** ○ Mike raised a generic point. When Wellswood CP were reviewing a Stoodley Knowle application recently, the planners report stated that there was no CIL payable as the site was in CIL zone 3 as it was a Future Growth Area. On examination, the Torbay policy states that in a Future Growth Area the contribution would be made via Section 106. In this incidence the development was also let off Section 106 due to viability issues. **ACTION: Rodney to ask when will the Council review the Section 106 and CIL policies – CIL provides good value, more contributions needed.** Next CIL Panel Meeting is the 1st April – Mike to attend in Rodney's absence?
17.	**Torbay Council** • Need for Community Overview & Scrutiny It was agreed that the CPs perform this role and this is also supported by the Neighbourhood Forum for planning issues. We need to follow up on messages to ensure we get feedback. We should also use the all CPs meetings to identify common lobbying issues.

18.	**Any other business** • Julie shared details of a student art project – all 3 towns. Share the show with those who did not participate. Fleet St this Sat 6-8pm in Lucius St.
	Meeting closed at 8.45pm **Next meetings:** Next meetings: 11 February 2025, 04 March, 08 April, 7 May