MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group

Tuesday 8th April 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: Alan Giffey, June Pierce, Julie Brandon, Cllr Nicole Amil, Beth Huntley, Pat Bishop, Roger Carter, Carolyn Drew
Other: Helen Warren - TCCT, Trace, Torbay Communities (Minutes)

Item	
1.	**Minute taker:** Tracey Cabache
2.	**Apologies:** Cllr Darren Cowell, Iain Collinson, Anna Scarborough, Margaret Forbes-Hamilton
3.	**Torbay Coast and Countryside Presentation (TCCT)** Helen Warren introduced herself as the Executive Director of TCCT and reflected that the Trust has not always been out and about engaging with the community in recent years and this needs to change. Registered charity formed in 1999 – 25 years ago. See presentation. Mission includes strengthening the bonds between people and nature – this has got slightly lost. Employ 85 people – when Helen started all of the staff had a different view of what the Trust had. Spirit of place was missing. They have now developed a new vision based around 4 pillars of care – Conservation, Agriculture, Recreation and Engagement. Now working on a 10 year statement. Collaboration is the central to this. Helen Questions – Nigel asked if the Trust is working with Natural England – will you be linked to them to provide local expertise. Helen advised that the team is so small now that for any collaboration there has to be an element of capacity built in i.e. resources. Pat asked if any of the land is 'held in Trust' – it is Torbay Council land leased to TCCT – but there is none legal held in Trust to our knowledge.

	June complemented Helen for listening to the community, and thanked her for restoring faith in the Trust. The Cockington Visitors Centre is a good example of this. Helen thanks Tracey and Joey for their help this. Beth re Biodiversity Net Gain – is it something we need to get involved in. Helen – it is hard when we have so many areas with high diversity – so the gain can be hard to achieve. Julie asked is this is something the Trust will get involved in. Yes. Roger – how long is your lease with Torbay 60 year lease – 25 years in. Is there a break clause? We are reviewing the leases currently. And we have an eye on the Local Govt Reorganisation. We may need to reset our relationship. We may need to be simply the Countryside Trust moving forward. It might be that some of the land we have now it is better for us not to have – as long as it remains protected. What is the income and expenditure situation. Helen – it is tricky. The NI changes have made a massive impact on us. We need to make some changes to be secure. We get a management fee – but this doesn't necessarily align with the assets we are responsible for. Is Anstey's Cove sublet – yes the café and car park. Alan asked if the Trust would get involved in the failed Palace Hotel development. Unlikely as it is not land we are responsible for. We need to get our house in order first and build up our relationships so we are involved in these kinds of discussions. Is the Trust is a stakeholder consultee to planning application. Helen advised that they were not yet, and the community does not currently see the Trust as a organisation that can lobby. We need to rectify this and be clear about what are stance is. All thanked Helen.
4.	**Minutes of meeting 4th March 2025** These were approved as a true record.
5.	**Matters arising (not covered elsewhere below)** • Hollicombe – Does have a consent and is in the Local Plan for development. Water is pouring from the site across the road. **ACTION: Nicole to follow up on this with SWISCo to start with.** Re Hollicombe – there are a lot of theories as to why this has not progressed, we need to determine if it is deliverable. **ACTION: Rodney to ask strategic planning for a written view.** • CIL Re Beacon Cove application - **ACTION: Rodney to advise Rosie to make the whole operation a CIC and reapply and provide Local Spark and Steven Chown's contact details.** • Re Local plan and enforcement **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. All to send content to Rodney. **Coppice Hotel was raised again – also needs to be reported to Tara Harris due to safety issues.** • Review of new Applications ○ Avenue Rd – looks like it is HMO in any other name **ACTION: Margaret to look at again** ○ Re Stoodley Knowle planning application **ACTION: Rodney to ask when will the Council review the Section 106 and CIL policies – CIL provides good value, more contributions needed.**
6.	**Bank accounts/balances** Balance is £3,500.74
7.	**Website – maintenance** Nothing to report – running well.
8.	**Possible training seminar** Mandatory now for all Cllrs on the planning committee to have training. We could join on the back of this. Tracey advised that Locality have closed their Neighbourhood Planning offer as this is now back out for Procurement.
9.	**Housing supply** • **HELAA follow-up** Cllr George Darling is going to provide Rodney with an update. Now invited to Local Plan Working Party at the end of June.

	Response from the Housing Minister indicates changes not likely. **ACTION: For Nicole and Darren to push a local byelaw on a non-development tax** Torquay is being pushed very hard to find housing - 50% of the land mass in Torbay so has to find 50% of housing allocation. Re: Undeveloped sites with planning consent – should we approach the press? **ACTION: Mike to follow up with the BBC** **ACTION: All still to look for other sites in their patches.**
10.	**Local Plan update** Neighbourhood Planning Group – the 27th March meeting was postponed to April.
11.	**Planning concerns** • Conservation Area Appraisals Lincombes – Mike and Beth have looked at this. The map looks fair. Individual properties need updating **ACTION: Mike to follow up with Rob Palmer** Alan to get St Marychurch comments back to Rodney by the end of this week. **OUTSTANDING ACTIONS <u>by next meeting</u> to include suggested new boundaries:** **Margaret to establish how to review Harbour, Tormohun, Upton and Belgravia** **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.** **ACTION: Tracey to ask Rob for a timetable for the review for each assessment.** This has been requested but not yet received. • Planning/Enforcement Concerns (Overview & Scrutiny)

	Draft a compliant re the inconsistency and David Redman's gate. **ACTION: Anthony and Mike to follow up** No response to Rodney message re the Anstey's bridges. Caravans at Maidencombe have now been enforced and the owner is burning them.
12.	**Planning Committee** • **Meetings** No-one was present but the feedback form the Forum on the wheel was shared. This was approved. Historic England was very damning of the wheel. Julie raised the issues relating to inconsistency with protecting heritage sites vis a vis tourism value. • **Cllr Adam Billings - Complaint** Cllr David Thomas suggested the Forum submit a complaint. **ACTION: Iain Collinson is working on turning the letter into a complaint**
13.	**Planning Applications** • Current specific Applications: o Coppice Hotel - status o 2 Tor Hill Road P/2025/0101 & 0102 – Margaret has drafted o 10 homes, Edginswell P/2025/0152 – drainage? Nigel to liaise with Darren o Corbyn Head Hotel P/2024/0264 – no response. **ACTION: June is making a formal complaint**, this will be supported by the Forum. Building due to complete end of this month. Fitting due next month o Land off Nicholson Road P/2024/0511 – Tim Jones gave some comments on our response. Nothing to add until it goes to committee and we see the Officer's Report. **ACTION: Rodney to respond calling for drainage plan.** o Shedden Hall (Enforcement) – no update o Palace Hotel P/2024/0336 – Bridges permitted development **ACTION: Rodney to request this in writing.** o Maycliffe Hotel – still no change of use application. Still concerns re lack of parking. o 2-4 Fore St St Marychurch (Appeal) – Alan has drafted something. **ACTION: Rodney to submit to planning inspectorate**

	○ Sladnor Park – no news yet. Presentation planned
14.	**Torquay Town Deal Board/Plan for Neighbourhoods/Torquay Place Leadership Board** **Torquay Town Deal Board** **J**ulie and Tracey attended a presentation re the Stand redevelopment – this has also been circulated to the Town Deal Community Board. The area of development is now from the old Debenhams along as far as the listed bank. This is to be converted into a luxury hotel with retail units on the ground floor and a new link up to The Terrace. There are 2 proposed building connected under the ground. Parking will be provided via the Terrace/Fleet Walk. This is the most viable option. It has come to light that 2 of the buildings have some historical significance so this will need to looked into. The Town Deal fund has been used to acquire the buildings. After the development these funds will be returned and will be allocated to the Pavilion. We have made a suggestion that we strengthen the Community Board and Anthony Jones of Otto has agreed to attend. We will look for a business rep from the top if town and extend an invite to the taxi reps. No-one is representing Sustainable Transport. There is an Transport rep on the Town Deal board – Stagecoach. **Plan for Neighbourhoods/Torquay Place Leadership Board** This is the former Long Term Plan for Towns still £20 million over 10 years for Torquay, 25% revenue and 75% capital. The fund will be overseen by a newly forming Torquay Place Leadership Board made up of some Torbay Place Leadership Board members and community reps. The latter will be identified through an open process. The Neighbourhood Forum will be asked to provide a representative. The key themes of the fund are: ○ Thriving Places ○ Stronger Communities ○ Taking back control Govt is emphasizing this needs to be community led. Even a resistance for the Council to lead long term and a recommendation not to use external consultants. The Forum felt this would was very positive. Julie raised the fact that this information did not match what was in the public domain. Tracey explained that the paperwork was circulated prior to the discussions at the Torquay Place Leadership Board which was unfortunate. Mike advised that we need to make sure with all of these boards that we are clear about the terms of reference and we stick to them.

15.	**Section 106/CIL** • **CIL Applications** Davina presented the SUDS application on behalf of Darren Cowell. Strain on the school and water networks and a need to hold the water at source. 3 schools involved Sherwell Valley, Watcombe School and Cuthbert Mayne. Practical and educational element. One application under 2 Community partnerships. The request is for £34,000 to match £34,000 Dept of Education funding. The lead in time has been so short because the DofE only announced their funds 2 weeks ago, and the deadline for securing the match is 14th May. Questions were: Why aren't SWW doing it. They do not support this kind of initiative as it is within school grounds and areas outside. Who will be responsible for the maintenance – the school There were some concerns about the appropriateness of this application for CIL There was also some members feeling that this was quite exciting and the learning could be very useful to share. Good to allocate some CIL funds to young people. The request is in excess of the CIL maximum of £25,000 – it was suggested that SWW be approached for some match funding. After debate it was agreed to approve with the proviso that if £9,000 could be raised elsewhere this would be returned. [Subsequent to the meeting there was more discussion, more information and an agreement to limit the support to £25,000'] **ACTION: Davina to approach SWW. Tracey to ask Davina to develop the application further. Rodney then to pass onto the CIL panel.** o Unleashed Theatre – there was a an update at the CIL panel but they were not asked to allocate Paignton funds. It is unlikely that Paignton would want to contribute this given there are Paignton based organisations working with similar target group. **ACTION: Rodney to let Unleashed to know that 50% has been agreed by the Forum and ask them if this is viable. If so this will be passed onto the CIL panel.** o Torbay Communities Funding to strengthen the Forums and CIL process – approved by the Council CIL panel. o Mike presented the application for Walls Hill Shelter - £6,756 to mend the shelter. Murals will be protected (the artist gave their time for free). Maintenance is a TCCT responsibility. Is it SWISCo – no it is a private contractor? This was approved to be passed onto the CIL Panel **ACTION: Rodney to pass onto the CIL panel** Julie raised the issue that when an artist gives their time for free this undermines the creative sector.

	ACTION: Tracey will ask if this could be adapted to show Neighbourhood CIL by town Erica to join the May meeting to demonstrate the 106/CIL online system
16.	**Any other business** • **Lincombe Drive/Singleton Gardens** It was agreed to support the David Redman complaint.
	Meeting closed at 8.58pm **Next meetings:** Thursday 22 May, Wednesday 23th June, Tuesday 22nd July.