MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group

Tuesday 15th July 2025, 6.30pm
At Torbay Communities Office

Officers of the Steering Group: Present Rodney Horder (Chair), Mike Cowdery (Vice Chair), Nigel Goodman (Treasurer)
Steering Group Members: Cllr Nicole Amil, Roger Carter, Carolyn Drew, Margaret Forbes-Hamilton, Anthony King, Pat Bishop, Chris Smith
Other: Sophie and Craig, Tibbo Properties, Tracey Cabache - Torbay Communities (Minutes)

Item	
1.	**Minute taker:** Tracey Cabache
2.	**Apologies**: Alan Griffey, Rose Millard, Darren Cowell, Julie Brandon, June Pierce, Beth Huntley, Anna Scarborough
3.	**Old Town Hall – presentation** Sophie and Craig, Tibbo Properties – purchased the Old Town Hall 8 months ago. Sophie was born locally, and is a structural engineer. Left job in London 4 years ago. Loves detail, into timber and low cardon building. Works mostly locally. Now focusing on joint projects with Craig. Craig, lived in Torbay almost all of his life. Dad was a builder and landlord, I have continued with this as a builder and joiner, and passionate about restoring old buildings. Have just completed Seascape Hotel. Was wowed by the Old Town Hall, inside of the clock is unbelievable. Such a history as a public building. Want the building as open a possible. Main hall needs to be restored to double height and offer it up the community to free – but there will be parts that we will need to charge for. Holiday lets – allows us to keep the layouts pretty much as they are reducing the alternations. Allows more people to see the building. Would love to open the building to the public once a year inc reinstate the staircase to the prison cell Lower Ground – little features there, would like to keep the exposed stone – probably commercial units. Eg a deli with a seating area. Healthy food – place to meet. Plus a World Food Hall. 3 booths that would sell food form around the world with seating eg the Thai pop up. Florists in the last unit. Access to the prison cell and there is a sub-station which we cannot touch. Former Gents toilets will be a waste store and cycle store.

	Ground Floor – holiday lets (beautiful ceiling covered currently) with mezzanine, plus the community hall open to the community use, toilets and small kitchen. First floor – 2nd floor of the community hall and the 2nd holiday let, with a bathroom in a walk in safe. Second Floor – 2 further holiday lets, one in the former synagogue freestanding kitchen and reinstate the fireplace. Top floor – clock tower and the bell. What are our main challenges with the planning dept? Lack of communication. Been asking lots of questions. Change of use. Wouldn't answer the questions. Officers are Ross Wise and Verity Clark. Has there been any questions re the affordable housing? No – the size of the building does not lend itself to this. Has the conservation officer been in communication? Not yet. Parking? Will buy car permits for one of the multistory carparks. Tor Haven have asked us not to promote on street parking. Visitors are likely to come by public transport. Application has now been validated, but it has been painful. Could not believe how difficult it has been to get this far. Have you linked with local ward Cllrs for Tormohun. We have linked to MPs and Cllr Martin Brook. Does the clock work? It used to and we will restore it again and reconnect the bell. What is the likely project costs? Expectation £350-400,000. Please to see the passion you have. We are keen to see all of the Victorian details retained in the Town Centre. Historic England – they are not too interested as it is a grade II not grade II* Cassie of Heritage Lottery is encouraging funding support for Town Centre heritage. Have the Civic Society been contacted? Yes but they have not responded. Suggest contacting Kevin Dixon. As soon as we get planning consent we will start. We have been using a Facebook site to keep people updated under the name of Tibbo Properties. It was agreed we should support the planning application, and we should try to encourage the Council to make the process easier. The GPO Roundabout is due for redevelopment (On hold currently) 4 objections from Tor Haven, but we have been trying to reassure them. **ACTION: Margaret to write a letter of support**

4.	**Minutes of meeting 25th June 2025** These were approved as a true record with Chris Smith added as attendee.
5.	**Matters still arising (not covered elsewhere below)** • Hollicombe – Sam Irvin (Torbay Council Affordable Housing) knows who owns the site, but the cost of development is currently prohibitive. 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.** • Re Local plan and enforcement **ACTION: Ask David Edmondson to attend the Sept meeting re enforcement** Recent egs - Railway Tavern – Grade 2 listed building - work in progress inside but no improvements to the outside 43 Thatcher Ave extension – planning conditions not met with windows. Not in the public interest to progress further. ACTION: Mike to follow up. **ACTION: All to draw up a list of enforcement issues and send to Rodney** **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.** **ACTION: Tracey and Rodney to work up some social media guidelines**
6.	**Forum Membership** The Forum Steering Group membership was discussed. See attached revised list of roles and members. It was further agreed that the Steering Group should be as inclusive as possible, but as there were some Community Partnerships with more than one representative on the Steering Group for voting purposes each Community Partnership will have one vote. **ACTIONS:** **Rodney to confirm Beth as a Transport Rep**

	Rodney to invite Cllr reps from the Conservative and Liberal Groups **Other vacancies to be advertised in the lead up to the AGM**
7.	**Bank accounts/balances** Balance is £3,043.26.
8.	**TNF AGM - Torquay Neighbourhood Forum AGM – 29 or 30 July, Unleashed Theatre** It was agreed to reschedule AGM to a date between 16th – 29th Sept (ideally not 23rd July). David Carter has offered to attend instead of WDM. **ACTION: Tracey to contact Unleashed/David C**
12.	**Planning concerns** • **Conservation Area Appraisals** Mike updated that Rob Palmer has confirmed that 3 areas will be reviewed per year. Brixham, Torquay and Paignton Harbour areas are in process. This year will include the Lincombes**.** Alan working on the St Marychurch one. **OUTSTANDING ACTIONS 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.** • **Asset Register of historic sites – carry over to next meeting** • **Planning enforcement concerns – see 5 above.**

13.	**Planning Committee** July meeting was cancelled. Cllr Adam Billings – Complaint **ACTION: Rodney to invite Adam to the Sept meeting.**
14.	**Planning Applications** • **Review of new Applications** 58 The Terrace – Margaret to review, draft Consultee Response if necessary • **Current specific Applications:** o **Union Square P/2025/0173** – action with Rodney to send update to Response o **2 Tor Hill Road P/2025/0101 & 0102** – no response needed o **Old Town Hall P/2024/0889 & 0890 – ACTION: Margaret doing the letter of support** o **10 homes, Edginswell P/2025/0152 –** needs to be looked at by Darren. o **Corbyn Head Hotel P/2024/0264** – no update o **Land off Nicholson Road P/2024/0511** – response submitted o **Palace Hotel P/2024/0336 – Bridges, Corrective Action.** – no update o **Maycliffe Hotel** – awaiting application o **Mouse Cottage, Maidencombe P/2025/0245** - Approved o **Sladnor Park –** Rodney has drafted a response – clearly not sustainable development, and will circulate for agreement this week o **Neon sign on the Coop on Ilsham Road** – response submitted o **Seabury Hotel** – approved Outstanding **ACTION: Beth to send Margaret the retail design guidance**
15.	**Torquay Plan for Neighbourhoods**

	Next meeting of the Torquay Place Leadership Board a week on Monday to identify priorities. Capacity building funding has been agreed. Public engagement during the summer. Call for applications in August.
17.	**Section 106/CIL** Second stage applications due from Scrapstore and Windmill Centre. Steven Chown of Torbay Communities is in the process of updating the CIL application process following the lessons learnt over the past 2 years. He has met with Rodney. One of the areas that needs tightening up is the reporting back on the spending and impact of CIL monies allocated by the Forum. Pat offered to oversee this aspect on behalf of the Forum.
18.	**Torbay Council** • **Update on Local Government Reorganisation** **ACTION: Consultation is live until 10th August all to promote** Local Government Reorganisation - Torbay Council
19.	**Any other business** **i)** All to look at the Strand Consultation and attend the 22nd July afternoon consultation session 3pm-7pm at Fleet Walk **ii)** Pat has lost umbrella possibly from the last meeting **ACTION: Tracey to try to find.**
	Next meetings: skipping August, 17 September (avoid Cabinet clash) if this does not clash with the AGM , 14 October (NB Rodney is away 31st Aug-14th Sept)