# MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
## Steering Group

Wednesday 22nd June 2025, 6.30pm
At Torbay Communities Office

**Officers of the Steering Group:** Present Rodney Horder (Chair), Nigel Goodman (Treasurer)
**Steering Group Members:** Alan Griffey, June Pierce, Cllr Nicole Amil, Beth Huntley, Roger Carter, Carolyn Drew, Margaret Forbes-Hamilton, Anthony King, Pat Bishop
**Other:** Martin Tressider and Terry Morley, Milligan, Emma Faulkner, Torbay Council, Tracey Cabache - Torbay Communities (Minutes)

| Item | |
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| 1. | **Minute taker:** Tracey Cabache |
| 2. | **Apologies**: Anna Scarborough, Rose Millard, Mike Cowdery, Darren Cowell |
| 3. | **Union Square Development – Martin Tressider and Terry Morley**<br><br>Martin asked for the Forum to outline their issues with the design of the proposed building.<br>Forum members suggested it would be good to have the architect to talk through the design and the requirements and restrictions.<br>Rodney reiterated the comments made in the Forum's submission – these focus on 2 issues – the design of the main building, and absence of any improvements to cycle path.<br>Questions from the Forum:<br>Could the building be softened? Could it have pitched roof? Could it be made to mirror the panier market.<br>PV panel on the roof which is part of the commitment to net zero.<br>Terry provided some background:<br>Lots of factors and technical issues. We never set out to mirror the pannier market – it should be the focus (and needed to go back to what it was).<br>Re-establish the frontage. It is hard to replicate the old building – it is better to respect it by doing something different.<br>Comment is that it does not look much like the buildings surrounding it. Need to shorten the High Street – suggesting that the northern end need to be converted to residential. Forum has no objections to this, it has been an aspiration in the Neighbourhood Plan from the outset. Some existing buildings have beautiful frontages, others have been left unmaintained and some have been lost. We need to present something where people want to live. |

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| | Our references were to look at what it will become and also looked at existing buildings in Market Street eg old Sanctuary housing building – that is made out of buff brick.<br>Responses and points of discussion:<br>Market Street building is set into the cliff which makes it less obvious. The proposed building looks like a 'block of Lego dropped in'.<br>The green are bricks not a panel. Could you use a number of yellowing bricks?<br>The detail of the design will be conditioned through the planning consent. But this will be agreed by the planning officer.<br>Did not want a rendered building – does not weather well. That is why we are going for brick.<br>Emma suggested a mural that might soften it drawing on the history.<br>We do not want to reference to Birmingham/Manchester, we need something for Torquay.<br>Could you soften the hard lines at the top of the building? This could lose space. It has already been stepped down.<br>Could we soften with a combination of bricks?<br>We chose green because it is a colour that looks good in our climate.<br>Are there juliet balconies? Yes on the living rooms.<br>Additional CGIs were shared of the development – this showed more clearly the design and the green panels.<br>Dispersal of rainwater?<br>Water will get collected – it is not a domestic type roof.<br>Existing building on the corner – to be painted black.<br>Could you make more of the green bricks cream?<br>Forum can have a look at the sample panel.<br>Have tried to return some green to the Town Centre.<br>Car free development – assumption car parking reserved for residents. Residents can buy permits. No development of the car park as part of this development.<br>Pat raised will the Council car park always be there? As far as we know.<br>Re cycling – like to see links to good cycling infrastructure but there aren't any. Cycle store provision of 100, and this scheme is not changing the road. Cycle path is a death trap – between cars and no junction provision. No way of getting to Castle Circus. Increase in modal shift in the plans is unrealistic. Need a separate cycling plan. And this development should make a contribution via section 106. But this is a Council-backed development so not liable for Section 106.<br>EV charging – we only have 6. That needs to be picked up separately in the car parks development.<br>102 flats mix of studios and 1 and 2 beds. Cycle storage provision in the garden.<br>Travel Plan does not does not comply with Active Travel standing guidance.<br>See what is in the Vision when it comes out in August. What is this boundary for the Vision?<br>**ACTION: Emma to send the details of the Vision boundary** |

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| | Cycle access is also from the car park.<br>Are there electric bike charging points. Not currently – we will look at this.<br>Slightly different colour bricks on the corner – could that soften.<br>Disabled access is throughout.<br>Could we have storage for mobility scooters with charging also. We need to look at the fire risks.<br>Pressing forward with the application. Public money needs to be spent by end of March 2026.<br>Timescale: Approval hoped in 2 months. Utility/demolition/site investigations – building start first quarter of 2027 and then 2 year construction period.<br>Thank you for coming.<br>Thank you for the comments – the discussions always make the design better.<br>Martin and Terry left.<br><br>Having now seen the CGI we are less concerned about the design – we asked for this bulk to be softened. On the new images this looks better.<br>**Proposal: We would like the support the scheme with 2 conditions – review of materials design and call for sustainable travel further conditions needed. All agreed.**<br>**ACTION: Rodney to resubmit.**<br>We then need to look at the cycle issue in the vision. |
| **4.** | **Minutes of meeting 22nd May 2025**<br>These were approved as a true record. |
| **5.** | **Matters still arising (not covered elsewhere below)**<br>• Hollicombe – Does have a consent and is in the Local Plan for development.<br>Water is pouring from the site across the road.<br>**ACTION: Nicole to follow up on this with SWISCo to start with.**<br>Re Hollicombe – there are a lot of theories as to why this has not progressed, we need to determine if it is deliverable.<br>**ACTION: Rodney to ask strategic planning for a written view.**<br><br>• Re Local plan and enforcement<br>**ACTION: Ask David Edmondson to attend the next meeting re enforcement** |

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| | **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.**<br>**Coppice Hotel was raised again – also needs to be reported to Tara Harris due to safety issues.** |
| **6.** | **Forum Membership**<br>Needs clarifying in advance of the AGM. CP reps now updated. Do we want to add thematic representatives as in the original steering group membership. It was agreed to look at this in advance of the AGM.<br>**ACTION: Review membership in advance of the AGM** |
| **7.** | **Bank accounts/balances**<br>Balance is £3,344.12 |
| **8.** | **TNF AGM**<br>Tuesday 15th July 6.30pm-8.30pm [Subsequently moved to 30th July].<br>Speaker: Wilmott Dixon Milligan , Old Town Hall development<br>**ACTION: Rodney to contact WDM, Margaret to contact Old Town Hall developers.**<br>Hilton quoted £450.<br>Decided to contact Unleashed for venue.<br>**ACTION: Tracey to contact Unleashed** |
| **9.** | **E Communication**<br><br>New address has been set up and is now operating. We can now close the One.Net site.<br><br>**Carried over ACTION: Tracey and Rodney to work up some social media guidelines** |
| **10** | **Possible training seminar**<br><br>No further update. |
| **11** | **Development Plans** |

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| | • **Local Plan Working Party** – taking place this week and Rodney will be attending.<br><br>**Carried over ACTION: For Nicole and Darren to push a local byelaw on a non-development tax**<br><br>Re: Undeveloped sites with planning consent – should we approach the press?<br>**Carried over ACTION: Mike to follow up with the BBC**<br>**Carried over ACTION: All still to look for other sites in their patches.** |
| **12.** | **Planning concerns**<br><br>• **Conservation Area Appraisals**<br><br>Lincombes – Mike and Beth have looked at this. The map looks fair. Individual properties need updating<br>**ACTION: Mike to follow up with Rob Palmer – no response yet.**<br>Alan working on the St Marychurch one.<br><br>**OUTSTANDING ACTIONS to include suggested new boundaries:**<br>**Margaret to establish how to review Harbour, Tormohun, Upton and Belgravia**<br>**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.**<br><br>**Re: Ray Bishop: Singleton Gardens/Maidencombe/St Marychurch** – has been enforced. They have to rebuild the cottage. No enforcement re the trees as they did not have CPOs |
| **13.** | **Planning Committee**<br><br>Only Brixham applications this month. |

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| | **Cllr Adam Billings – Complaint**<br>**ACTION: Rodney to invite Adam to the next meeting - deferred to next meeting due to the Union Square presentation** |
| **14.** | **Planning Applications**<br><br>**Review of new Applications**<br>• **Current specific Applications:**<br>○ **2 Tor Hill Road P/2025/0101 & 0102** – no need to respond<br>○ **Old Town Hall P/2024/0889 & 0890** – invite to the AGM.<br>○ **10 homes, Edginswell P/2025/0152** – no update<br>○ **Corbyn Head Hotel P/2024/0264 –** response now received from planning. No private glazing – but internal curtains. Highway concerns remain. Increased train noise pollution, asking for compensation to paint the outside of flats<br>○ **Land off Nicholson Road P/2024/0511** – all quiet<br>○ **Palace Hotel P/2024/0336 – Bridges, Corrective Action.**<br>○ **Maycliffe Hotel** – no update<br>○ **2-4 Fore St St Marychurch (Appeal)** – dismissed<br>○ **Mouse Cottage, Maidencombe P/2025/0245** – submitted<br>○ **Sladnor Park** – briefing to the Cllrs**,** Nigel and Rodney. Did not address the policy issues except reduction to 110. Affordable via Section 106.<br>○ **Torre shop into a flat** – they have already got a change of use. **ACTION: Beth to send Margaret the retail design guidance**<br>○ **Neon sign on the Coop on Ilsham Road – ACTION: Beth and Mike** |
| **15.** | **Torquay Plan for Neighbourhoods**<br>Tracey provided an update. 5 new Community Reps on the Torquay Place Leadership Board.<br>Community-led engagement will take place over the summer to feed into an Investment Plan which has to be submitted in Nov 2025. This will have 3 years worth of activities, and will be refreshed in a 3 year cycle. Data is being provided by Govt. A request has been made for the boundary of Torquay to include Cockington, Shiphay and Edginswell.<br><br>Margaret added that her July CP meeting will look at what improvements could be made in the high street in Torre. |

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| **17.** | **Section 106/CIL**<br>• **New proposals**<br>○ **Windmill Centre** – approved to 2nd stage application. 3 quotes unless work is being done by SWISCO.<br><br>Wellswood CP progressing the Meadfoot Slipway elsewhere. |
| **18.** | **Torbay Council**<br>• **Update on Local Government Reorganisation**<br>A consultation will be going live in the next few weeks. Torbay Council's preference is to stay as is. Cllr David Thomas has had an indication that decisions will be made on a case by case basis, so this option will not be ruled out purely on population size.<br>**ACTION: All to promote consultation once it is live.** |
| **19.** | **Any other business**<br><br>i) Beth updated on the 20mph consultations live currently |
| | **Next meetings: 08 July [revised to 15th July], 17 September (avoid Cabinet clash), 14 October** |