MINUTES OF TORQUAY NEIGHBOURHOOD FORUM
Steering Group

Tuesday 6th January, 6.30pm
on Zoom

Officers of the Steering Group: Present Rodney Horder (Chair), Nigel Goodman (Treasurer), Julie Brandon (Communications) (part)
Steering Group Members: Margaret Forbes-Hamilton, Cllr Nicole Amil, Pat Bishop, Rose Millard, Carolyn Drew, Alan Griffey, Beth Huntley , Roger Carter, Cllr Hazel Foster (part).
Other: Tracey Cabache - Torbay Communities (Minutes)

Item	
1.	**Minute taker:** Tracey Cabache
2.	**Apologies**: Mike Cowdery (Vice Chair), Darren Cowell, June Pierce, Sally Allen-Gerard
3	**Minutes of meeting 09 December 2025** These were approved. Comments on the appendix – Municipal Chambers have been developed already, H3T.23 R/O Edinburgh Villas – possibly smaller number than 75 – needs checking with Sam Irvin. Amend Stoodley Knowle to 90 based on planning application.
4	**Matters arising** From Dec meeting integrated below. From Nov meeting: **ACTION: The Forum to work with Adam on the planned removal of historical or perceived historical lamp posts** **ACTION: All to come up with identifiable district retail areas and amend the Wellswood Shopfront Design guidance for their area**

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	ACTION: Rodney and Tracey to look at the CIL decision-making process. **Re:** Re: BT hubs – **ACTION: Put loopholes on a future agenda.** From Oct meeting: Re Appeals – usually 30% allowed at the appeal – Inspectors – last quarter this has increased to 50% Need to challenge some of this. **ACTION: David to send the appeal summary to Rodney** **ACTION: David to feedback comments on the Planning Committee to Martin Brook.** Historical • 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.** **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**
5.	**Local Plan Reg 18 Review (Update)** Consultation to January 26th. Webinars - Wednesday 7 January, 6pm - 7pm: Microsoft Virtual Events Powered by Teams: https://orlo.uk/2uVsb Wednesday 14 January, 2pm-3pm: Microsoft Virtual Events Powered by Teams: https://orlo.uk/HEl4W Drop-in sessions: • Torquay Town Hall, Banking Hall – Thursday 8 January 2026, 4pm–8pm • Paignton Library – Tuesday 13 January 2026, 10:30am–2:30pm • Brixham, Scala Hall – Thursday 15 January 2026, 3:30pm–7:30pm a. General comments Have people been able to engage yet with their CPs?

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	MRA meeting this week to review the Maidencombe plans Think we do need to keep the caravan sites in for number purposes. The online process is not easy. We need to also identify areas that have not been included. Ques: Rose – how do we best share this with our residents who may not be too interested. Rodney suggested to perhaps use the policy map and take the relevant homes numbers from section 3. Important to get numbers up where we can, but also be practical about what can be delivered. Absence of strong biodiversity policy – little to be gained locally by Biodiversity net gain. **ACTION: Suggest the text we need – Margaret and Beth to look into this.** Need more Resident Parking Zones and having parking maximums (rather than the minimum we currently have). Issue of carbon costs of demolition and rebuild. Why is there no infrastructure delivery plan? **ACTION: These need to be included** b. Table 3 Town centre c. Table 4 Torquay Gateway/Edginswell **ACTION: Get Darren's input on Edginswell and Stantor Barton** d. Table 5 Other sites (H3.T1 to 33) e. Table 8 Confirm Employment land E1.T1 to 6) f. Policy TO2 Confirm CTIAs on Policies Map g. Table 10 Confirm Shopping Centre Hierarchy h. Table 11 Confirm Neighbourhood Centres i. Policy ER4 – SuDS and slopes? j. Policy L1 – no Village Envelope for Edginswell and Cockington? **ACTION: Make sure the local plan indicates the Village Envelopes and that they are defined in the Neighbourhood Plan** k. Table 14 – Confirm ULPAs l. Policy L6 – Greenspaces not on Policies Map Alan checked that some key sites in St Marychurch with designations will remain protected. Yes, Are we agreed that Torquay needs more carparks rather than less? It is established that there are some redundant car parks that might be in the wrong place, or only used seasonally. Updated NPPF suggests reducing car parks and cars. (NB. The condition of the car parks also needs to be considered. Agree to not push for more car parks but check for appropriate allocation eg the 2 parking spaces per dwelling.

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	ACTION: Each Community Partnership area submit their responses individually which will add weight to the Forum's response. All to send their versions to Rodney by 15th January to compile the Forum Response. Need to indicate which policies/item you are referring to. Rodney to submit the Forum response through the online account. Info from CP meetings after the 15th can be added in.
6.	**CIL** Final Documents Tracey updated that we are just waiting for the new links to be added to the Council website then they can be published on the Forum's site. **ACTION: Tracey to chase.**
7.	**Planning Committee** 12 January Stoodley Knowle - Beth has provided Rodney with info. Rodney has drafted a response. No opposition to the Lymington Rd changes.
8.	Planning Applications/Issues • Old Town Hall P/2024/0889 & 0890 - Approved with lots of conditions, work has started. • 10 homes due west of Edginswell Lane, Edginswell P/2025/0152 – all quiet. • Corbyn Head Hotel P/2024/0264 – rumbling on but this is no longer a planning issue. • Palace Hotel P/2024/0336 – Bridges, Corrective Action – Hazel has confirmed that the bridges were taken down by permitted development. But if another application comes in this issue could be raised again. • Maycliffe Hotel – brush off letter from Jim Blackwell re air con and cladding, but the light issue is being taking up. • Merida – Enforcement issues – no progress. • Sladnor Park P/2025/0353 – probably going to Feb planning committee. New documents shared. Nigel to consider the value of another response to Scott Jones.
9.	**Torquay Plan for Neighbourhoods – Project list** The Board has agreed the business case process and weighting and scoring system to select projects. This will be published on the 2nd February. Workshops will now take place the 1st and 2nd week of February. Deadline for business case submission will be around the 12th March. The funds

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	available in year one is now only £616,000 (not the £2 million each year originally planned). Looking for quick wins and visible improvements. Call will reopen through the process. Those not shortlisted are to be given support by Torbay Communities to identify alterative sources. Poor signage generally. Eg when you are on the harbour you do not know where the shops are. Need street maps. **ACTION: Cllrs to pursue this**.
10.	**Torquay Town Vision** Public consultation open now on future use of the Pavilion. **ACTION: Tracey to email link round and follow up on earlier site visit offer.**
11.	**Any other business** i) Sale of Cockington Visitors Centre The liquidators have made this decision to sell the Centre – it is being marketed at £80,000. We can still register it as an asset of community value but the 6 month moratorium of sale is over-ruled by the liquidation. ii) Change of use at Living Coasts Lease has been agreed, but the change of use has to be applied for. **ACTION: Rodney to invite the new leaseholders to a Forum meeting. Tracey to get contact details – Tom Birbeck.** iii) Julie advised she is going to lodge a formal complaint re the lack of planning application for the air cons on the Maycliffe Hotel.
	Next meetings - Next meetings - 04 February, 10 March, 15 April (avoid Cabinet clash)

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