MINUTES OF TORQUAY NEIGHBOURHOOD FORUM Steering Group

Wednesday 10th March 2026, 6.30pm
At CDT Offices and zoom

Officers of the Steering Group: Present Rodney Horder (Chair), Mike Cowdery (Vice Chair), Nigel Goodman (Treasurer), Julie Brandon (Communications)
Steering Group Members: Cllr Nicole Amil, Anthony King, Margaret Forbes-Hamilton, Cllr Hazel Foster, Pat Bishop, June Pierce, Chris Smith, Carolyn Drew, Alan Griffey, Darren Cowell
Other: Tracey Cabache (Torbay Communities)

Item	
1.	**Minute taker –** Tracey Cabache
2.	**Minutes Apologies for absence –** Roger Carter**,** Rose Millard, George Darling, Sally Allen-Gerard
3.	**Minutes of meeting 10 March 2026** Approved
4.	**Matters arising** **From March:** **ACTION: Julie and Margaret to see if some progress be made to find some match funding for Croft Rd** **ACTION: We need to challenge the Council 'promising' groups CIL funding. Rodney to draft a message to Anne Marie Bond, and add to CIL panel agenda.** **ACTION – Rodney to ask Toby Chant for a CIL update** **From February:** • CIL process with panel / Roger used old form – Roger check with Tracey. Roger has emailed AMB to ask for some support. Police Sector Inspector has indicated that police are watching this but do not consider this to be a hot spot currently. Travellers have been using it as a toilet.

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	Julie fed back that the group are working up a plan • Signage for tourists – a bit vague **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** **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** **ACTION: Rodney and Tracey to look at the CIL decision-making process.** **Re:** Re: BT hubs – **ACTION: Put loopholes on a future agenda.**
5.	**ARC Marine – plans for Living Coasts - Levi Williams** – defer to future meeting as unwell
6.	**Membership of the Forum** Cllr Foster will be stranding down as she will be Civic Mayor for the next 12 months. **ACTION: Hazel will ask Mark S to see if is willing to represent the Conservative Group**
7.	**Local Plan** There has not been any official feedback. We understand that Monkesbridge has been removed. Rodney raised the issue of the CGB Neighbourhood Forum has representation on the Working Party, but the others do not. Darren provided a brief update as he sits on the working party. There has been some further work with the inspector who has indicated no stone unturning approach.

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	Hollicombe increased to the consented numbers Edginswell back in at 500 homes. Inclusion of Newton Road employment sites now allocated as housing which is a worry, especially in light of the loss of the Edginswell site for hospital parking Regulation 18 feedback has been provided to the Working Party Should we as a Forum be researching the infrastructure? Darren suggested inviting Dave Stewert to a future meeting Rodney suggested that the Officers need to provide the evidence that the infrastructure is not increasing in line with the housing numbers. Sufers Against Sewage have excellent information on this which visitors will be looking at South West Water will have an asset plan – is it confidential? **ACTION: Rodney to invite South West Water and Dave Stewart to a future meeting.** **Heritage and Arson** Mike presented some slides showing how in other parts of the world when Heritage sites are obliterated they are rebuilt in the same style. Why is this not possible in Torbay. See attached slides. Pat shared that the current Conservation Area Action Plan workshops are very good and encouraged those present to attend. Workshops are currently focused on Torquay Harbour Area, Paignton Old Town and Brixham Harbour Area. But it is a pilot and the hope is that a similar process will happen with other Conservation Areas. How can we make property owners responsible for keeping their assets safe and if destroyed rebuild them appropriately? Cllr Foster explained some of the actions and challenges the Council are facing in this regard. We need to establish what do we absolutely need to preserve. Pat added the Conservation Area Action Plan workshops are exactly doing this. Is it a deliberate approach to get around the heritage/conservation restrictions enforced by Planning. Julie provided an example – people are sitting on assets, Council are resisting development in a conservation area, asset is then left to deteriorate, then there is risk of arson. The latest example being the Sherwood Hotel. Can the Council provide a different type pf support. Can we link up with the Civic Society on this and possibly the Victorian Society. **ACTION: TNF and Civic Society to take this up with the Council Conservation Officer** Margaret reported Council Heritage Team have secured £66,000 to do condition surveys on Chapel Woods and Victoria Park in Paignton, with the expectation that this would lead to a Heritage Plan and further funding.

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8.	**Neighbourhood Plan update – Heritage Walking Trails** Wellswood Community Partnership have been developing a Heritage Walking Trails website prototype - **See website: www.torbaytrails.co.uk** All done with volunteer effort. We need some volunteers to test it. Can also build a network of linked walks. How can we take this forward. Margaret: Need to talk to the new heritage team at the Council, apply to the Local Heritage Fund. Link to St Marychurch History Society – who are developing a trail.
9.	**CIL** Current CIL balance £47,368.81 a. Final documents Ready to be published **ACTION: Tracey to send Rodney revised forms** b. Swim Torquay – Plainmoor Pool boilers Can we support in principle, but we do not have enough funds. Can they find some match funding? Darren has suggested they look into alternative heat sources. Concerns were raised around the sustainability of a community pool. Should we be funding one project more than once? **ACTION: Darren and Carolyn to work with Swim Torquay on a revised project** There is need for some joined up thinking with the CIL fund. We need it to complement other funding sources rather than be the first port of call. **ACTION: Tracey to link up with Steven Chown, Community Funding Advisor at Torbay Communities to discuss**
9.	**Planning Applications/Issues** • 1a St James Road – P/2025/0366 Appeal – Submitted in response to appeal • 10 homes due west of Edginswell Lane, Edginswell P/2025/0152 – no public concerns to the Cllr • BT hubs – Appeals – submitted where we were allowed to.

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	• 62 Belgrave Road HMO P/2025/0744 - Refused • 51 Avenue Road P/2025/0840/CU – no action • Land To Rear Of 2 Westbourne Road DE/2026/0023 (PreApp) – submitted a response • Corbyn Head Hotel P/2026/0115 – variation of Conditions – Rodney requested help with a response. Compromise top bar for hotel guests only and open to 23.00. Have now asked for a trial period for all of the hotel open to the public – but times not clear. Use of the words residents and guests is not clear. Deadline is tomorrow. They will need to go to licensing as well. **ACTION: Rodney/June and Nicole to submit asap** • Seascape Hotel P/2026/0177 – problems on Lucius Street due to use by local authorities outside of Torbay. New owners want to develop with historical considerations, want to reintroduce a footpath. Parking seems to be the main issue. Will be better as residential that current use **ACTION: Rodney/Margaret and Julie to draft a response.** • Seabury Hotel P2026/0118 – very similar plans to previous, generally people are in favour. Now being brought forward by the Council. **ACTION: Alan to write up comments.** • BT Poles in Cockington – on Landscombe House boundary, Lower Lodge and the Shires. We do have promoting connectivity as part of our Neighbourhood Plan. Do the poles fit in with the conservation area? • Sladnor Park P/2025/0353 – paused while they
11.	**Torquay Plan for Neighbourhoods** Update from Rose re: Torquay Pride in Place We had an online meeting on 9th April to keep us informed of how the next steps will go. At the next meeting on April 20th we will be making decisions about how much money goes to which projects in this round of funding. To that end, this is where we are up to; • 16 projects out of the thirty shortlisted have attended workshops, been given feedback and are now in various states of readiness. (see comment below from Jon-Paul Hedge's presentation) • The result – there are projects from the previous 30 that are fully ready, in progress, looking to merge, looking for additional support or looking for staged funding or initial seed funding. • Council officers have acted as "critical friends" on these projects

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	• Council officers have taken the criteria deemed most important by the public and the Board and generated a scoring matrix. They have done some preliminary scoring but this is to help the Board rather than determine any decisions. • From 13th April the promised support from an external agency will be in place (can't be named until then) • On Friday 10th the matrix and details on these 16 projects will be released and the Board members will have a week to submit their own scoring in time for the data to be analysed for the meeting on April 20th. • This information cannot be shared. • The scores will be presented to the Board and will inform the discussion on 20th. There will still, at this stage, be the potential to go back to organisations if the Board feels it needs more information or reassurance before making final decisions. This means I should have some concrete news for you at the next NF meeting. My scores will be informed by the needs and imperatives of the NF Plan; it is probably worth remembering that my scoring will account for somewhere around 1/30th of the scores.
12.	**Torquay Town Vision** Rodney and Mike met with David Carter. • **Pavilion –** site visit size limited to 10 - plan for next week. **ACTION: Those interested to let Rodney know asap.** • **Cary Green Taxis –** compromise for now. Once the Pavilion has reopened the taxis will be moved. TIBO has some funding to do some enhancements. • **Strand – former Debenhams plans imminent** • **Union Square – not yet got an investor for all costs.** Question – will the Edginswell site now have an impact on the Union Square needs?
13.	**Any other business** There was no other business

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	Next meetings: **13 May (avoid Cabinet clash), 02 June, 07 July**

The meeting closed at 8.15pm.

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