



Cultural Heritage Torbay

Cultural Heritage in Torbay, needs a serious central role. Cultural Heritage is an expression of the ways of living, developed by the community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions and values.

Cultural Heritage can be distinguished in Torbay:

- * **Built Environment**
- * (Buildings, Townscapes, Archaeological remains, Urban Parks)
- * **Natural Environment**
- * (Rural landscapes, Coasts, Shorelines, Biological, Geological)
- * **Artefacts**
- * (Books & Documents, Objects, Pictures, Cultural heritage)
- * **Performance**
- * (Intangible cultural heritage, Oral traditions, Rituals, Performing)

On the 28th July 2020 TDA
Torbay Economic Development Company Limited, first time invitation
by e-mail Brandon.Bradbury@tda.uk.net - Business support officer
to TCHT to comment on the THS draft document



The Jewel in the Crown

Unique, evocative of the eclectic Victorian style, of Asian and Art Nouveau
At risk over the past ten years. Ownership Torbay Council.

“Trust starts with the truth and ends with the Truth”

John Ruskin - Philosopher and Philanthropist

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Victorian Built Cultural Heritage at Risk in Torbay:

The Victorians named The English Riviera, resemblance to chic Monaco, Saint Tropez and Nice. Honour that name English Riviera, in the 21st Century.

Torbay Tourism and Cultural Tourism

"Is travel to experience the places, artefacts and activities that authentically represent the stories and people of the past and present, including the natural resources and cultural historic".

'Commercialisation' of a culture can undermine it's meaning and detract from tradition.

The Victorians were ambitious with great achievements, how blinkered and mindless it was to hold them in contempt. In most respects these days are over? We now hold their literature, painting and architecture in highest esteem. The benefit of being a Victorian architect is that the work commands attention even from people who do not seek it out, but who happen upon it. This can, and made some Victorians very famous.

But there is one fate worse than being the near-anonymous hand behind a great building, and that is being the architect whose great buildings no longer survives. The Luftwaffe and what passed for taste in the post-war world. wrought a 30-year holocaust on Victorian buildings. We know what Goering's motives were; but those who wielded the demolition ball in the 1950's and 1960's and into the 21st Century had no such excuse as in Torbay.

Torbay's Golden age was in the late 19th century, **Victorian Era**, becoming popular amongst the rich and privileged of Europe, expanding the finest development in Torquay.

Culminating at the end of the Century; the design for the magnificent Asian and Art Nouveau Grade II Listed Pavilion. Since the carnage, the loss of elegant villas commenced in the mid 20th century, and continues into the 21st Century, often simply with convenient arson.

Conservation status, does not provide protection, along the shores. The vigorous quality and robust detail of Victorian architecture is demolished or clumsily altered, without adding anything of value. Victorian Torquay is dwindling we are losing the background, charm and atmosphere of Historic Torbay.

The Victorian Era was the time of the Artists Turner, Van Gogh, and Monet, familiar to those with cultural interests. If their paintings were damaged, no expense would be spared for "restoration" work. To alter the work, would be beyond comprehension!- In the hands of Philistines, the Pavilion masterpiece was to be violated as a building. Damaged in the late 20th century, there were proposals to alter, diminish a work of art again. Insultingly the Philistines called the Torquay Pavilion Development "Restoration", are we so gullible to believe them?

Restoration is without question the act of **restoring**; renewal, revival, or reestablishment. the state or fact of being **restored**. a return of something to a former, original, normal, or unimpaired condition. restitution of something taken away or lost.

Victorian Demolition in 2020 example of a 'modest' elegant simple facade that could have been preserved with Local Listing. Feasible to incorporate in an imaginative re-design. Enabled in Torbay:



A DESIGN - "Only the aesthetic of chance survives, yet another speculation. No hope of being a beautiful design. The Flat roof box is architecture's main achievement. It is also its main trauma – both the result of an extreme effort and of no effort whatsoever. It exists with or without architects. All roads lead to the international basic box principle - in Torbay Council's latest approved Sea front Developments"

<https://www.torbay.gov.uk/council/consultations/draft-heritage-strategy/>

TDA - Chosen Lead for Draft Torbay Heritage Strategy 2021- 2026 (44 pages)

Torbay Council selected their owned: TORBAY ECONOMIC DEVELOPMENT COMPANY LTD incorporated on the 14th April 2011 - to lead on the Heritage Strategy Appraisal

TDA Company Sectors.

#Building Management #Investment Management Valuation Project
@Invest_Torbay:- #Engineering Services

The purpose of the Torbay Economic Development Company Ltd is to deliver the economic regeneration ambitions of Torbay Council through a more collaborative working relationship with the business community.

On **October 19th 2017** There was a public outcry requiring the Council to consider- Protection by a 'Seafront Covenant'. A designation that the seafront should not be developed other than improvements to community access and facilities that support their use. The proposal was rejected by Torbay Council as limiting TDA's development vision of building on parks and green spaces.

The House of Lords in the South Lakeland case (4) decided that the "statutorily desirable object of preserving the character of appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say preserved."

The announcement that TDA were leading the Torbay Heritage Strategy our expectations increased that TDA would change to respect, enact with vigour the principles of a Heritage Strategy.

Expectations were rapidly dissolved, virtually on the same day as receiving the TDA invitation to comment, the local press stated Torbay Council's Economic Company were developing the green seaside open space at Corbyn Head. Introducing commercial development to the site with sketches showing an unlovely building, a new vehicular access and car parking replacing the historic green grass for public enjoyment on the Corbyn Headland. Destructively, harming the historic character and appearance. Not in accordance with the 'Torbay Greenspace Strategy'.

It would be appropriate to relate TDA's disregard of Torbay's Heritage Strategy for economic benefit only. In **2012** there was a secret meeting (*minutes only obtained 5 years later*) of a fraternity, including TDA at the developer's premises to recommend Cary Green public Park become a private parking area and submission of 14 storey building in a wing attached to Pavilion elevation. The eventual proposal was approved the community funded legal action leading to a refusal of 31 Breaches of the Torbay Local Plan.

2019. In the Torbay Plan SS8 Natural Environment- SS9 Green Infrastructure- SS10 Conservation and the historic environment- SS14 Low carbon development and adaptation to climate change- C4 Trees- NC1 Nature Conservation Biodiversity- DE4. Building Heights. TDA changed original location of proposed hotel on Council Terrace car park land to obtain approval in breach of the above to locate in the green setting to a Grade II Listed Higher Terrace in a Conservation Area with the preventable loss of a significant urban tree woodland in breach of the Torbay Local plan by moving the location unnecessarily.

TLP Policy C4 Trees (page167)

"Development will not be Permitted when it would seriously harm, either directly or indirectly, protected or veteran trees" "of significant landscape, historic or nature conservation value."

Other examples could be illustrated but these two illustrate the policy towards Cultural Built Listed Heritage, Urban Parks, Urban Forest 2011, urban significant spaces and established life giving trees.

Sustainability is often used to justify a **Profit**. More emphasis must be placed on **People** and the **Planet**. TDA are progressing well on their main Company Sectors,. There is a need to as illustrated, for the Torbay Culture to lead with full responsibility as consultants to make their own representations on Important Planning applications in Torbay.

In leadership, life and all things it's far wiser to judge people by their deeds than their strategies - their track record rather than their talk.

Key Omission of Local Lists in the Draft Heritage Strategy 2021-2026

That is Built Non-Listed Heritage and Non-listed Parks and Open Spaces Local List.

Reason in 2014 Historic England notified intent to list a Torbay Building Grade II for preservation. Without a Local List to warn, Torbay Council enabled demolition of this Grade II building in Torbay

It is often the features that are not significant on a national scale that make the biggest contribution to the distinctiveness of a local area. Some of these local, or 'undesigned' heritage assets would meet the required criteria to be placed on a list of local heritage assets. This can have a positive effect on the planning process and be beneficial for local places and communities.

Noticeably absent compared with other Devon "Local Authorities" is a **List** of 'key non-listed buildings, parks and urban green and countryside open spaces. To give transparency, guidance on envisaged development. The 2011 Heritage Policy quote: "**Local** as well as National Significance"

An essential requirement for the Torbay Heritage Strategy is a List of unlisted Buildings, structures, parks and open spaces important to the Community.

The Heritage Strategy as well as listed buildings and parks needs this Local List to give a route for protection, by being a material consideration for direction in the planning process.

Key Buildings The benefits in preparing such lists: are:-

1. Key worthy Buildings potentially that as yet have not been considered by HE for listing.
2. Key buildings justifying recommendation for listing by the 20th century society and others.
3. Key buildings non-listed, that are considered important to the Community.
4. Provision of a survey of buildings in conservation areas, for assessment and funding.
5. Involving the community for a list of condition, to check, unauthorised alterations or deterioration.

Development proposals affecting an identified non-designated heritage asset will be subject to the requirements of the National Planning Policy Framework at Section 12: Conserving and enhancing the historic environment and including paragraphs 131 and 135.

These criteria have been prepared with specific reference to Historic England's 'Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing'. advice note 7

For a building to be identified as a non-designated heritage asset it is suggested a need to meet at least two of the following criteria:

Aesthetic value - the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.

Known architect - the building or structure will be the work of an architect of local, regional or national noteworthiness.

Integrity - the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.

Landmark status - the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.

Group value - the buildings or structures will have a coherent design or historic functional relationship as a group.

Historic interest

Association - the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.

Rarity - the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region.

Representativeness - the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.

Social and communal value - the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.

The List would assist potential developers and TDA before commencing a proposal that may be a non listed Heritage Building or a non Listed Park or Open Space
The following is a potential Guide to the Listing of Local non listed Heritage Assets. This is intended to help local communities identify and assess features of character with a local heritage value.

Actions during 2020–2021 desirable to include:

- Adopting a new Guide to the non- Listed Local Heritage Assets for Torbay
- Setting up a new List of Local non- listed Heritage Assets
- Online form for the Community to respond recommendation to list.
- Developing and delivering a pilot scheme Conservation Area Appraisal, Review and Management Plan involving the community, with training
- Working with partners, including Historic England, the Devon Historic Environment Record team, AONB and local history organisations
- Promoting the heritage of Torbay and the strategy through press releases
- Improving the Council’s heritage webpage with links to further guidance

Key non-listed Parks and Open Spaces Local List the benefits in preparing such list are:

1. Key worthy Parks potentially that as yet have not been considered by HE for listing.
3. Key Parks and open spaces non-listed, that are considered important to the Community.
4. Provision of survey, parks and open spaces in conservation areas, re assessment and funding.
5. Involving the community for a list of condition, to check, unauthorised alterations or deterioration.

This Strategy to set out the council's strategic intentions for our many green assets.
The ultimate goal is to develop a thriving, vibrant protected, park users and green spaces and potentially continue work in partnership with Torbay Council.
The Strategy is forward thinking and above all very workable.

Objectives

1. Improving appearance of Parks and green spaces
2. Promoting and protecting the non listed Heritage Assets of Torbay.
3. Recognise, protect and enhance the biodiversity value of green spaces.
4. Curtailing unnecessary development changes detrimental to the green spaces
5. Encourage greater use of green spaces by local people”

In conjunction with Torbay Coast and Countryside Trust and English Nature



Forward mislead, to the Issued Draft Torbay Heritage Strategy 2021 - 2026

Signatories Leader of the Council, Deputy Leader, Council officer, Torbay Culture. The forward has an unfortunate statement about a country 'Singapore' and Heritage that has no relationship to a Heritage Strategy for Torquay or the United Kingdom. Inviting a deeper analysis.

At the Mayors forum Derek Elliott of Kay Elliott, Local Architect along with Saville's representative, introducing the Fragrance Group (*headed by a Mr Koh Wee Meng*) spoke the very opening broad statement:- **"Torbay is like Singapore"** which brought a shout of protest from the audience.

Why:

The story that had local attention, is a 2017 account by the renowned Forbes' Magazine reporting on Singapore's 50 Richest,. — By Jessica Tan: quote verbatim a small extract:-

"ahead of smaller rivals, including the Fragrance Hotel chain. owned by hotel and property tycoon Koh Wee Meng (Singapore's 30th richest person). Over the years, cheap rates have kept business brisk at these so-called love hotels; today rooms go for as little as \$15 for a two-hour stay, extending to \$47 a night." He is now director of 31 companies which owns the chain of tourist-class Fragrance hotels. He is the Budget Hotel boss that has made the rich list' with hotels in Singapore, We now know, money / profit is in the Budget Hotels. There are Singapore shareholders profits to be made in Torbay, at the expense of the traditional charm of Torbay's residents B & B small businesses profits.

A Singapore quote in the 'Forward? It would be more appropriate, acceptable for a British quotation: **Buildings - John Ruskin - Philosopher and Philanthropist.**

"We require from buildings two kinds of goodness: first, the doing their practical duty well: then that they be graceful and pleasing in doing"

Parks and Green Spaces - Octavia Hill. Pioneering thinker- Founder National Trust'

"To protect all open spaces, no matter how small, secure them, cultivate them, and most importantly allow them to be open 'for everyone'". 'We all want quiet. We all want beauty ... we all need space.'

In 1948 visiting many times, the admired Cathay Art Deco, the 1939 Tallest Building in Singapore with green space setting, but sadly overlooking overbearing the environment of pleasant 2 storey local



style residences. Eventually Listed a Singapore **National Monument** for Preservation. In the 21st Century most of the iconic building was demolished. Assistant Professor Yeo Kang Shua, an expert on architecture and sustainable design at the Singapore University of Technology and Design, said: *"It is, in my opinion, not a good case of conservation. Only a small facade was kept. The million-dollar question is, why wasn't more of the building kept?"* Additionally the green open setting was lost. **Torbay does not have the best record, please do not aspire Conservation, to be like Singapore.**

The Council's forward statement on Lee Kuan Yew, 1923 - 2015 is unfortunate as many democratic leaders considered his way was authoritarian, bordering on dictatorial. Which is illustrated by his quote, online:- *"Because my posture, my response has been such, that nobody doubts that if you take me on, I will put on knuckle-dusters and catch you in a cul-de-sac ... If you think you can hurt me more than I can hurt you,"*

The main consideration: - Singapore is not the model for Torbay's Heritage Strategy 2021 - 2026.

Torbay Council Heritage responsibilities stated by Historic England

Torbay Council Nov. 2019 stated misleadingly?:

“There is a perception that local government is responsible for all built Heritage”

Heritage

1) “All inherited resources which people value for reasons beyond mere utility.”

[Conservation Principles](#), English Heritage, 2008

2) “Heritage is a broad concept and includes the natural as well as the cultural environment. It encompasses landscapes, historic places, sites and built environments, as well as bio-diversity, collections, past and continuing cultural practices, knowledge and living experiences. It records and expresses the long processes of historic development, forming the essence of diverse national, regional, indigenous and local identities and is an integral part of modern life. It is a social dynamic reference point and positive instrument for growth and change. The particular heritage and collective memory of each locality or community is irreplaceable and an important foundation for development, both now and into the future.”

Local government bears the greatest part of the responsibility for care and conservation of our historic **environment**. Local planning **authorities** make **most of the** decisions regarding change to heritage assets. ... They are **often** owners of some of the most important heritage assets in their area. Local government bears the greatest part of the responsibility for care and [conservation](#) of our [historic environment](#).

Local planning authorities make most of the decisions regarding change to [heritage assets](#). They are responsible for holding information on the historic environment through [Historic Environment Records \(HERs\)](#). They have powers to address [heritage at risk](#). They are often owners of some of the most important heritage assets in their area.

Planning for the historic environment

Local planning authorities are responsible for the preparation of planning policies on the sort of property [development](#) and use that is appropriate to their areas. These [local development plans](#) should be the means of delivering the local planning authority’s core strategy for the area and the Government’s objectives for the historic environment, as set out in the [NPPF \(1\)](#).

Information on the historic environment

Every local planning authority is obliged to ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented. Each should maintain or have access to a historic environment record (HER) [\(2\)](#). Contact details and access arrangements for each can be found on the [Heritage Gateway](#) website.

Expertise

Local planning authorities employ or have access to specialist conservation staff to advise on planning policy and decisions on applications for [listed building consent](#) and the like. Without appropriate expertise a local planning authority may fail in their responsibility under heritage protection law and policy, including, for example, the duty to assess the particular significance of any heritage asset affected by a proposal and its impact [\(3\)](#).

Local designation

Over and above their general responsibility to understand and seek to [conserve](#) the historic environment in their areas, local planning authorities are encouraged to identify specific heritage assets in their area through **a local list**. They help to identify buildings or sites of interest as a catalyst for care and intervention where there is heritage at risk, and they bring clarity and certainty to the planning process.

Decision-making

Local planning authorities are responsible for deciding whether to give planning permission and listed building consent.

Given the numerous ways in which a local authority influences general behaviour towards our heritage assets it is of obvious importance that it adheres to principles of best practice in the conservation of its own properties and [sets the standard](#) in integrating that conservation into sustainable development for people and the planet in the management of its own estate.

Torbay Council Key Listed Heritage Assets 10 no. on the at Risk Register.

Torbay Council has not achieved, their standard of principles for best practice in the conservation of its own properties - as an example to private owners.

Information Sourced, from the draft Heritage Strategy'

Part A Responsible: Ownership and Management by Torbay Council on at Risk register.

1. Registered Park and Garden Princess Gardens and Royal Terrace Gardens at risk 2017
In Harbour and Belgravia Conservation Areas
2. Listed Grade II star - Oldway Mansions Paignton. at risk 2018
3. Registered Park and Garden Oldway Mansions at risk 2018
4. Scheduled Monument - Ashhole Caverns, Brixham.

There are other properties that are not on the formal risk register, but the community consider at High Risk. *example*

Listed Grade II - Torquay Pavilion. - Planning Applications sponsored by Torbay Council, TDA. Refused in breaches of 31 no. policies in Torbay Local Plan - including Heritage legislation.

2020 Freedom of Information responses state:

- * No urgent repairs have been, or are planned by Torbay Council.
- * No Heritage grant application has been made or proposed
- * No Planning 'Case Officer' appointed
- * No current pre-application design proposals
- * No adequate responses by tenant to fulfil all lease repairs.

The Draft plan highlights the above and below in **red for 'High Priority Action'**. The Torbay Council is responsible to lead on and be accountable on immediate actions. Unfortunately has generally has been relegated in the recent past. There is no plan advised for the beneficial implementation of these High Priority Actions. ?

Only aspirations, ambiguously named "Measures of Success", possibly a best heading is 'TASK' The timeframe, no doubt categorised as 'On Going' as in the past?

Part B Responsible: Ownership and Management by Others on at Risk register

1. Conservation Area . Brixham Town at risk 2015 - Private Multiple Private Owners
2. Listed Grade II star Scheduled Monument. -Bishops Palace Paignton
In Paignton Conservation Area - Diocese of Exeter
3. Listed Grade II star Torbay Picture House Paignton - Paignton Picture House Trust
4. Listed Grade II star Lupton House - Lupton House Trust.

TASK TO REMOVE FROM AT RISK REGISTER

Example: Grade II Listed Princess Gardens and Royal Terrace Gardens

The reason in 2017 these Historic Gardens were placed on the at risk register were entirely due to:

The actions and aspirations of TDA and Torbay Council planning breaches for dubious reasons.

Success can only be achieved by a fundamental change by TDA and Torbay Council to respect Heritage. Very recent approvals to build substantial two storey extensions within the Gardens, shows change has yet to be achieved to support unswervingly a Heritage Strategy.

TDA Brief, Significantly omits Policy 2010 Torbay Building Heights Strategy

Sensitivity to tall buildings harm the balance of the view, and setting, especially in Conservation Areas. Settings to non listed and listed Heritage Buildings, coastal zones and landscaped dominated areas.

The Draft Heritage Strategy is deficient without reference to Building Heights in relation to the above. Consideration should be given to specific guidance on height. i.e. No Building should be permitted in a Heritage setting. However if Building in the setting listed above, the height of new build should not exceed the height or floor area of the adjoining or linked Heritage asset.?



Torbay Council's ownership, overlooking / linked to, Two storey Heritage Asset Grade II Pavilion
The omission by TDA brief may be attributed to more than one TDA / Council sponsored planning approval

as above in Breach of Torbay Council's Building Heights Policy

Notable Para 7 Box 3:-

"Justification for Downward Modifiers

*Protecting amenity, conservation areas, views or the setting of a protected building of structure by, * Preventing overlooking, overshadowing or overbearing;*

** Respecting the context of listed buildings and the character and appearance of conservation areas;*

** Respecting the composition of identified views."*

Maidencombe Village

TLP Notably Para 7.10. 1 *Landscape dominated make up the remainder of the borough. The prevailing height in the villages is 2 storeys existing. Frequency of prevailing height 75-100% General height range:1-3 storeys.*

Building height aims

To retain the character and landscaped setting of historic villages. Tall buildings are subject to impact on views and conservation areas and landscape character.



Torbay Council in relation to a planning application validated in 2018, has yet to be considered by the planning authority in 2020?
At Sladnor Park, Maidencombe overlooking and in the setting of the Conservation Area for 5, 7 and 10 storey residential accommodation.
Torbay Council are accepting more detail addendum documents from the applicant.
Seemingly to breach their Building Height policy?

The Draft Heritage Strategy essentially requires clear confirmation direction on Build Heights.

TDA Brief, omits a Strategy to Protect unlisted valued Green spaces and Trees

TDA Brief, omits Torbay Council's, 2011 Torbay's Urban Forest. A 2011 Torbay initiative that links personal health with the benefits of trees was awarded £8000 of lottery funding. The project, which is thought to be one of the first of its kind in England.

A healthy community that looks to plant more trees and communicate the value of trees across Torbay's towns and countryside.— More trees are not being planted, losses continue as TDA project below.

The adopted Torbay Plan 2012 - 2030 Policy C4 Trees (page167) “ Development will not be Permitted when it would seriously harm, either directly or indirectly, protected or veteran trees” -“ of significant landscape, historic or nature conservation value.”

Trees have a considerable environmental value and are particularly important in urban areas. Not only are they aesthetically pleasing in themselves but they can soften development, improve the environmental quality of our streets and provide a green framework to our towns”.

Green spaces are an architectural and horticultural composition of interest to the public from the historical or artistic point of view. As such, they are to be considered, as a ‘monument’... an architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable. Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged... The term 'historic garden' is equally applicable to all small gardens and to parks, open spaces whether formal or 'landscape.

”**THE 2011 TORBAY GREEN INFRASTRUCTURE DELIVERY PLAN** is recommended in the TDA brief The strategic aims of the Plan are to: Enhance biodiversity and landscape character, Benefit people and create healthy communities, Adapt to climate change, Support a low carbon economy, Safeguard ecosystem services.



In 2020 TDA's project to develop a Hotel in the Harbour Conservation Area is under construction, located as :- **< left illustrated on TDA's own site plan,** Entreaties on the negative impact to re-locate within the Terrace car-park to preserve this quote: “Torbay's Urban Forest and essentially preserve the setting to the Grade II Terrace Buildings were disregarded. Continuing TDA's policy approving a height greater than the Listed Buildings. As an enablement, removal of some trees began before announcement of the proposals. and the later planning application. Indicating accomplishment to lessen the significant negative tree loss impact, by planned stealth.

“If your actions don't live up to Heritage Urban Environment policies, you have nothing to say.” ?

The government's Tree Champion Sir William Worsley said:*(appointed to improve the environment)*

“Urban trees are an amazingly valuable natural resource, and with this consultation I hope we can take further steps towards strong and robust protections to ensure their futures”.

Urban Green Spaces as a Component of an Ecosystem provide Urban temperature regulation, Improving air quality, noise reduction, environmental setting and biodiversity. Re Climate Change.

TDA policy in Listed gardens re Toll House in a Conservation area:- approving new build under the canopy of a veteran tree necessitating loss of branches and building over the veteran tree root system,

Highlighting: The essential need for a “local list’ of green spaces and their trees, supported by unchallengeable direction to truly protect, preserve and enhance these spaces.

Para Public Concerns: “There was a strong feeling that inadequate or expensive parking was a barrier. When combined with our commitment to decarbonising Torbay. it is clear better access to heritage sites by walking, cycling and public transport is needed” Heritage sites and Conservation areas are close to town centres and the sea front.

TDA / Torbay Council has initiated a policy significantly in Paignton and Torquay. Demolishing multi storey parking for development of housing, Remaining public parking spaces are for money designated solely for hotel use, enabling developers, avoid provision of regulation parking on their own site, contributing to the community concerns of inadequate public parking.

Breach of Local Plan **Policy TA3 Parking Requirements**) (page 156) and Appendix F (page 292) The council will require appropriate provision of Car, commercial vehicle and cycle parking spaces in all new development. The loss of on-street or public parking provision will be a material consideration in planning applications, with additional weight being given to loss of provision in those areas where there is congestion and heavy use of public or on-street spaces.

The reality is many visitors arrive from the north by car and those near Torbay for evening dining. Initiating the strong complaints of lack of parking and unreasonable cost.

Whilst the suggestion of walking, cycling and public transport to visit is ideal, feasibility depends? Local Plan **Cycle Provision** Requirement:-page 297 - “1 space per two employees. Cycle storage should be covered and secure and easy to use wherever possible and must form an integral element of the design of the development.”

TDA leading on the development of the Grade II Toll House P/2019/0316 were supportive that a requirement for 8 no. cycle storage spaces should not form an element of the ground floor plan submitted and approved were omitted. Not conducive, in breach of the Torbay Local Plan.

This example has been emulated on a later similar application P/2020/0383 with the omission of 15+ no cycle storage spaces The strategy requires clear direction on cycle (storage) provision.

Para. Unsuitable Development (page 10) “vulnerable to development that changes their character” and “ over time, the incremental effect of these changes can erode the qualities that make a place special”

Para Conservation Area Appraisals (page 14) stating “ It enables developers, Council members and planning officers to assess the impact” In Torbay of no concern, very recently demolishing a group of buildings in the Harbour Conservation Area when scheduled as: _

Quote:-“Important building groups, normally of a similar date, or character of frontage detail.”

Quote “buildings dated 19th Century” Quote:-“ Key buildings and building groups of architectural importance which makes a significant contribution to the townscape.” - *by Hal Bishop*

Updating the Conservation Appraisals is supported subject to fair and proper implementation

Similar words are part of Conservation Area policies from 2004 that have remained unheeded by the example of Torbay Council / TDA planning strategy. Eroding the character at an unprecedented rate in recent years. By ignoring the TDA’s own lead on the Torbay Heritage Strategy 2011. Contributing to the 10 Heritage places in Torbay gaining the dishonourable Heritage at Risk register and loss of many key unlisted buildings essentially part of the townscape.

TDA a Development Company: Normal meaning quote: *a company that buys land and builds houses, offices, shops, or factories on it, or buys existing buildings and makes them more modern. ?* As a lead on the 2021 - 2016 strategy, providing those good words for Heritage will a development company follow up with good deeds to -Protect, Restore, Enhance Cultural Heritage?

An Independent Torbay Culture could interpret the Strategy words with good actions.

Torbay coastal Heritage Trust Opinion

TDA were the Lead to produce for Torbay Council Torbay Heritage Strategy **April 2011**.

For reasons that can be surmised TDA did not seek formal approval of the Strategy, or implement its own recommendation that the Strategy should be reviewed and updated in the year **2016**.

The delayed review in 2020 is welcomed, but the problem remains. As from 2011 the welcomed good words were not implicitly implemented, by actions living up to those good words

1. Torbay Culture: (independently funded) needs to be the Lead for the new Torbay Heritage Strategy to succeed. As an independent and impartial evaluation processor for "Planning Proposals and Applications". To ideally be a body - Independent, Expert, Multidisciplinary, Accountable, Transparent, Proportionate, Timely, Advisory, Objective, Accessible. With a Mission to improve Torbay's poor respect for its Heritage listed and non-listed, Built Environment and the Natural Environment.

2. Local List Essential: for Built Non-Listed Heritage and Non-listed Parks and Open Spaces. To avoid repeat of Torbay Council permitting demolition of a Grade II Listed building approved by Historic England. Due to no Local List as a pathway to responsible Planning decisions to comply with:- **NPPF para 197** "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application."

3. Local List Compilation: Nominations by the Community and reference to reviews, Pevsner and Cherry on places in Devon. Jeremy Gould on Torbay's Heritage, 20th Century Society, Victorian Society. Will safeguard causing non listed Heritage to be at severe Risk.

4. Measures of Success in TDA's Brief to be a heading in the Draft Heritage Strategy is a wilful blurring as though Success has been achieved. It is requested the heading to be accurate: either - THE TASK - THE MISSION - THE PROBLEM - please.

5. Countryside and Farming Heritage: More development to house more people brings large financial costs through the environmental damage that the loss of countryside are bringing. The time we spend in peaceful green spaces has important benefits for our mood and wellbeing. The Strategy needs a statement of direction to protect the remaining tranquil countryside in Torbay?

6. Assets beyond Torbay: (page 9) the statement is welcome, the inclusion of 2 No. National Trust properties in the Strategy, to form a consistent approach, exemplary achieved by National Trust.

7. Climate Emergency (page15) "In **2019** Torbay Council declared a Climate Emergency." After the the Climate Change Act 2008. To protect the past what are the predictions of the future in Torbay?

8. National Lottery Heritage Fund (*mentioned in acknowledgements*) is the largest dedicated grant funder of the UK's Heritage. Since 1994, we've awarded over **£8bn** to more than 44,000 projects across the UK. There is no mention in the Draft Strategy in **Opportunities** (page 11) As a key means of finance, the Strategy requires a record of prior successful Lottery funding and current applications.

9. Analysis of Developers: They favour an undistinguished manner in the 21st century! Developers have quickly latched on to the fact that, even if they can't get local authorities to approve schemes, they can get them through the mayor or the government, In the age of neo-liberalism power has massively shifted from city councils towards developers, landowners and capital, so what recent developments usually demonstrate is the crushing power of the market and of vested interests.

**Then there is the bigger conflict between the public interest and the power of capital.
A Risk to the Built and Natural Cultural Environment.**



TcHT - Membership Aims and Approval of Report Content

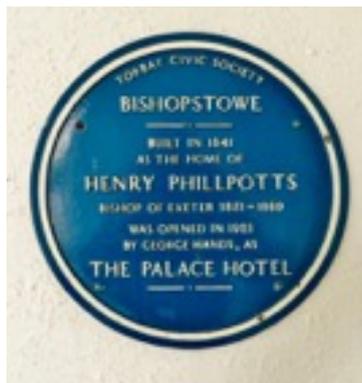
planning.torbaycht@gmail.com

- * *
- * **Positive Impacts** are respecting ardently Torbay Cultural Heritage Strategy, past and future for the priority well being, of all Torbay's significant Buildings as well as all the Natural Environment.
- * **Negative Impacts** are the relegating of Cultural Heritage Strategy sustaining cultural tourism, for interim term economic gain and profit, with a long term detrimental effect for future generations.

This document has been circulated to Trustees and importantly all members for their comment and contribution before amending and finalising as a representative TcHT Report for submission.

Membership is representative throughout England, from Northumberland to Dorset; London to Bristol, as well as the community in the three main towns of Torbay and surrounding areas. Representing the local community and significantly the visitors, The aims and objectives of the Trust are to form an association of persons living in and outside the area of Torbay to support, maintaining one's culture, values and traditions whilst supporting new development that respects all Torbay's Cultural Heritage :-

- a) Preserve, and Respect the Distinctiveness of Torbay. Promoting healthy and safe communities.
- b) Ensuring the vitality of the town centres.
- c) Achieving sustainability, for people and environment in new development.
- d) Achieving well-designed places Making effective use of land.
- e) Protecting Parks, all Open Spaces and the surrounding Torbay Countryside .
- f) Conserving and enhancing the historic environment.
- g) Conserving Listed Historic and unlisted Key Buildings.
- h) Conserving and enhancing the natural environment.
- i) Conserving and Protecting Biodiversity.
- j) Supporting and Protecting Rural England. CPRE.
- k) Supporting planning policies to battle climate change.



In 2020 - demolition of the preserved section of the original Victorian Home 1841-42 Bishopstowe. With the Torbay Civic Society blue plaque to the Bishop of Exeter, Henry Phillpotts 1778 - 1869.

Vanishing (unlisted) Victorian Torbay. It's History.