

## **TORPOINT NEIGHBOURHOOD DEVELOPMENT PLAN/VISION FREQUENTLY ASKED QUESTIONS (FAQs)**

This document has been compiled based on the comments and questions submitted to the Steering Group/Torpoint Town Council via letter, email and online. Personal details such as addresses and names have been removed.

The brochure and all supporting documents can be made available in alternative formats, please contact the Town Council to request an alternative format.

### **HOUSING**

Q1. I'm not happy about the fact there could be houses built behind our house, as we live in Primrose close! To be honest this is the first we've heard about it, will there be a local consultation so we can voice our concerns or is already cut and dried?

I understood that the land behind Primrose was a green belt and couldn't be built on!

**A. Any planning proposal or application will be subject to the usual planning application processes, which include a period of consultation. This process is led and managed by Cornwall Council.**

### **FOOTPATHS**

Q2. One of the draft "quick win" proposals is to open up the gap that runs between the ferry staff car park and the boatyard at the bottom of Quarry street. Currently the public have access to the ferry service on foot by walking along King street that is a direct link from the town and this seems to work fine. The gap that is proposed to be reopened caused problems when it used to be open, with people leaving the town centre and stopping in the boat yard and either urinating or causing a noise disturbance (there will be Police incident reports confirming this).

There has been a marked improvement in antisocial incidents since the gap was closed. My concern regarding this is also relating to potential crime issues with public access through a private car park and a boatyard that has necessitated having a security fence installed to protect privately owned boats.

Have the Police been consulted regarding this draft proposal?

Have the Torpoint Mooring association been consulted?

The security fence that was installed would have been installed to protect the personal property of those that pay rent for the storage of the boats and I understand there is no CCTV or any other crime prevention method in this area. By opening up access through this it would leave the cars and boats vulnerable to theft.

Have any of these issues been considered when proposing this quick win? And are there any statistics to indicate that this was a request from the public when surveyed? Can someone confirm if this is a public right of way or not? I couldn't find anything on the land registry.

I understand the need to improve the waterfront and I understand these are only draft proposals but I would like to be reassured if this proposal is to go ahead there are issues in place to address my concerns.

**A. The proposal has been discussed with officers from the Tamar Bridge and Torpoint Ferry Committee and the Cornwall Councillor. Further discussions will need to take place should this proposal be developed further.**

**The route way is identified as a Public Right of Way.**

## GREEN SPACE

Q3. I wondered if anywhere in the Torpoint vicinity, there could be an off lead dog area, I own dogs myself and know other owners who would also love the opportunity to run their dogs off lead. But obviously safely, you could even charge a small fee for the up keep of the facilities.

A. An area has not been identified, this idea has been put forward for consideration.

## WATERFRONT

Q4. If the two proposed walk ways ever get built the whole foreshore will become a graveyard for the vast quantities of tidal seaweed to become entrapped along with the flotsam that each and every tide brings with it. From a pure health and safety factor the walkways themselves would overnight become a hazardous platform to walk on from the slippery seaweed that each tide deposits.

A. It is recognised that a number of proposals will be subject to feasibility studies and health and safety checks.

Q5. On the map the Torpoint Mosquito Sailing Club (TMSC) premises are replaced by a new Enterprise Court building (31) and present boat storage areas are apparently absorbed into Enterprise Court. How is the takeover of TMSC to be conducted? There is a new building shown in the car park of the Ballast Pond marina, 28 'Possible Development Boutique hotel opportunity'. Could you confirm that the council has received a development proposal? Where can this proposal be examined?

A. There is no proposal to replace/remove/change the Sailing Club. The suggestion that TMSC is to be absorbed into Enterprise Court was not intentional and we apologise for any misunderstanding/confusion caused.

No development proposal for a hotel or any other accommodation has been submitted.

Q6. I must insist that Torpoint Town Council release an amended version of the plan which clearly shows that TMSC is part of the plan and not an extension of Enterprise park.

A. The sailing club is not an extension of Cornwall Council-owned Enterprise Court, nor is there any intention to subsume its operations into Enterprise Court. The suggestion that TMSC is to be absorbed into Enterprise Court was not intentional and we apologise for any misunderstanding/confusion caused.

Q7. My property overlooks the Ballast Pond. Any such development would block my view and adversely affect my property and its value. If there were any proposal or plan for development I would be able to oppose it and possibly prevent it. The inclusion of this building as a 'possible development opportunity' in the Neighbourhood Plan without any concrete plan or proposal seems to me neither fair nor reasonable, since it will have an adverse effect on neighbouring properties without offering the possibility of legitimately opposing it. I note that this is the only part of the plan that has such an adverse effect on nearby properties.

Accommodation for visitors to Torpoint has been identified as a very real need, and in short supply. The nature and location of any new accommodation has not yet been decided, and no proposals have been submitted.

As per Q1. A proposal for development will follow the standard Cornwall Council planning process which includes a period of public consultation.

## **LOWER FORE STREET**

Q8. What is going to happen to the library as it is not mentioned, and there are plans for a market square in its usual place.

A. The library remains under review with Cornwall Council, and therefore at this stage its future is unknown.

A market square has been voiced as a wish from the members of the public as has the desire to see a Library and One Stop Service maintained.

## **GENERAL**

Q. Will Torpoint ever get a swimming pool?

A. We recognise the strong desire for a swimming pool in the community, and have built this wish into the Vision. As with a number of proposals, a feasibility study and cost analyses would be required, not just for the build, but to ensure the operating costs could be met.

Q9. Why not a picture of Torpoint on leaflet instead of a picture with nothing to do with the vision? Why no allocated car parking, town is full to brim of parked cars with King Street. Macey Street and Quarry Street full of cars parked as drivers have gone on ferry as passengers for the day.

A. In order to keep our costs to a minimum, we did not commission new photography for the production of the brochure.

Parking has been identified within the town, but the Steering Group wish to receive feedback on its adequacy and location, with recommendations and alternate ideas welcomed.

Q10. Said a lot about nothing! No planned dates which surely would be helpful. Lots of possible this that and the other, a hotel with no solution the already problematic parking and enough cafes to feed all the refugees as well as the people of Torpoint.

A. As this document is a high level strategic vision, no planning timelines, or costing have taken place. This will happen following the approval of the final version.

Q11. Just a query concerning Lottery funding for your group, shouldn't it be funded by Cornwall County Council or Torpoint Town Council.

A. Big Lottery Fund has been used to fund the work of a Community Vision for Torpoint. Torpoint Town Council has also allocated a budget for the continuation of this work.

**Updated as at 27/01/16**