

COUNCIL

CHAIRMAN: Cllr Avril Kerswell

DATE: 28 February 2019

REPORT OF: Tony Watson, Interim Head of Commercial Services
and Cllr Timothy Golder Portfolio Holder for Economy,
Skills and Tourism

SUBJECT: Newton Abbot. Hotel Development

PART I

RECOMMENDATION

That the Council resolve the recommendations to deliver a new Hotel made in part II.

1. PURPOSE

The purpose of this report is to outline the development proposal for part of Halcyon Road Car Park.

2. BACKGROUND

The Newton Abbot master plan was approved by the Executive in July and presented to the public in December 2018.

The master plan seeks to deliver on the Local Plan aims and Teignbridge 10 projects. The key aspects of these are:

- To promote and facilitate major new mixed-use development in the town centre including new retail, leisure and residential opportunities to ensure that the vitality and viability of the town centre is enhanced as it comes under increasing pressure from nearby centres in the South Devon and Exeter areas.
- To improve access to and within the town centre by all modes of transport, particularly walking and cycling routes, public transport and car parking, whilst improving pedestrian spaces within the town centre.
- Achieve redevelopment in the Town with no net loss of parking provision.

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3. Halcyon Road – Development Opportunity

The Site was marketed as a development opportunity at the beginning of 2018 with interested parties invited to submit best offers. 4 proposals were received and these were subsequently presented to the Executive in July 2018 for consideration as to the most appropriate offer to move forward with.

Those offers were:

Offer 1: 72 Bedroom Hotel to be operated by a national hotel chain.

Offer 2: 100 Bedroom Hotel, operating under a national brand as a franchisee

Offer 3: Retirement Apartments

Offer 4: Part of a 'space over' project to build above the surface of the car park to create a Hotel. Further details of the operator not disclosed.

The preferred option approved by the Executive was offer 1 the final terms of which are outlined in part II.

4. MAIN IMPLICATIONS

4.1 Parking:

In accordance with the adopted Local Plan the delivery of development is proposed to be enabled while ensuring no net loss of parking. In order to achieve this the existing provision in the Town Centre will need to be re-configured and additional space made available to create capacity.

4.2 Cattle Market – Additional Parking:

The Local Plan and Masterplan highlight the cattle market as an opportunity area for future development.

Phasing the delivery of improvements in the town is critical, together with managing parking provision and ensuring ease of access and availability of space is retained.

In order to achieve development at Halcyon Road, the cattle market site highlighted as an opportunity area for creating temporary parking, until such time as a development proposal is brought forward for the site.

The Newton Abbot Livestock auctioneers and NFU have been consulted. The Auctioneers have requested the ability to continue trading in a reduced form.

Their proposal is to hand back the sheep stalls below the Multi Storey Car Park while retaining the covered pens in the main market area.

There are three options for the Council to consider:

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Option A:

Terminate the existing selling licence with the Cattle Market Auctioneers and demolish the sheep/cattle pens. This will create an estimated 117 parking spaces resulting in a temporary net increase in parking spaces of 47.

Option B:

Revise the selling licence with the Auctioneers. To allow for continuing trade from the covered pens, but taking back the sheep pens below the Multi Storey Car Park and setting out this area as parking.

This option will see a temporary net loss in parking spaces of 30, although previous survey work has indicated there is capacity in the multi storey car park.

Option C:

Adopt a phased closure, converting the sheep pens below the multi storey car park to parking in summer 2019 and closing the cattle pens at a later date once the development of the hotel is due to commence.

Further detail on the financial impact of the above proposals is outlined in part II.

5. Legal & Financial:

The legal and financial implications are outlined in part II.

Tony Watson
Interim Head of Commercial Services

Cllr Timothy Golder
Portfolio Holder for Economy, Skills
and Tourism

BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

| | |
|--|-----------------------------|
| Wards affected | Newton Abbot |
| Contact for any more information | Tom Butcher |
| Background Papers (For Part I reports only) | |
| Key Decision | Y |
| In Forward Plan | Y |
| In O&S Work Programme | N |
| Community Impact Assessment attached: | N |
| Appendices attached: | A: title B: title etc |