

PLANNING COMMITTEE REPORT

19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/02596/FUL - Market Walk - Renovation of Market Walk facades, provision of new canopy, new paving and associated works	
APPLICANT:	Teignbridge District Council	
CASE OFFICER	Angharad Williams	
WARD MEMBERS:	Councillor Brodie (was Hook) Councillor Hayes	Bushell
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02596/FUL&MN	





17/02596/FUL MARKET WALK NEWTON ABBOT TQ12 2RX

Scale: 1:1,250



1. REASON FOR REPORT

This is an application by Teignbridge District Council on land within their control.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement of development
2. Development to be carried out in accordance with the approved details
3. Material samples to be submitted for approval
4. Bat and bird survey to be carried out and submitted for approval prior to commencement; mitigation to be carried as identified and agreed

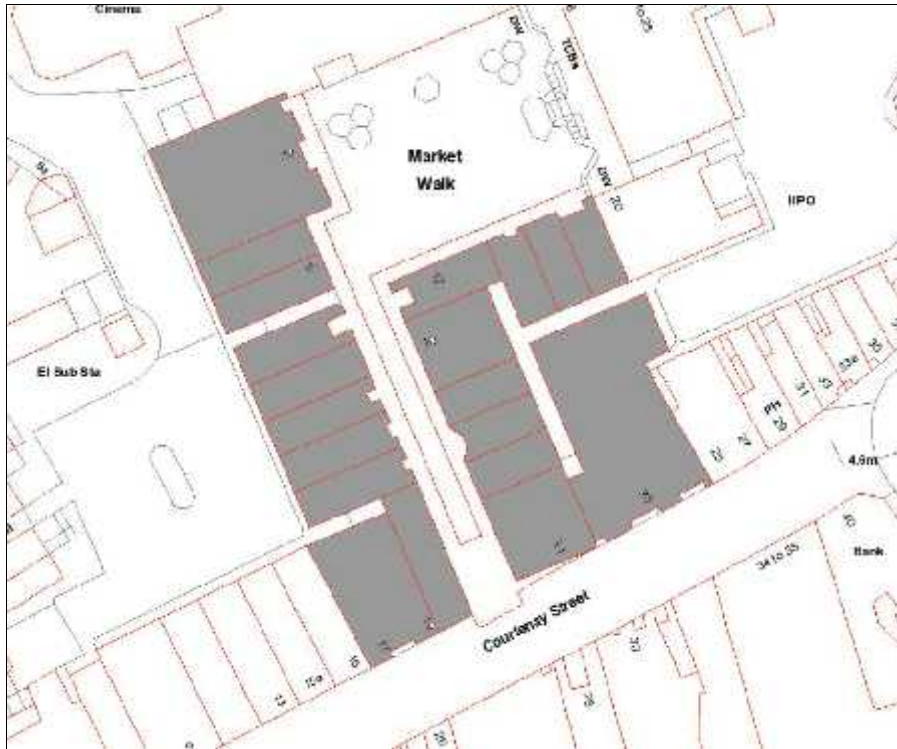
3. DESCRIPTION

The Site

- 3.1 The application site takes in a large portion of the Market Walk shopping area which is located between Market Street and the pedestrianised section of Courtenay Street.
- 3.2 Market Walk consists of a parade of predominantly retail units leading to the Market Square which is used for a regular outdoor market and has permanent retail pods which provide food and other products and services. To the north of the Square is the Market Hall, which opened in 1871, and in 1972 became a Grade II Listed Building.
- 3.3 In addition to being a retail area in its own right, Market Walk acts as a pedestrian route between the main retail street for the town (Courtenay Street) and the bus terminus area at Market Street/Sherborne Road.
- 3.4 Following the acquisition of Market Walk by the Council in February 2016 plans for the regeneration of the Market Walk area have been worked on as part of the Council's vision for the regeneration of the Town Centre.

The Proposals

- 3.5 This first phase of development consists of the complete overhaul of the fascias, excluding the former Post Office building and the two storey building which includes Wilkinsons, Bon Marche and Subway at ground floor. The units proposed to be upgraded are highlighted below:



- 3.6 The works involve the removal of the existing canopies which project from the buildings at first floor level and then the complete replacement of building frontages at ground and first floor. As part of these works the large bulkhead at the entrance on Market Street will be completely removed. The existing arrangements are shown below with the image to the left taken from below the entrance bulkhead on Courtenay Street which is shown on the image to the right from Courtenay Street itself.



- 3.7 The exterior of the buildings will be completely modernised whilst using the existing structures below to support the alterations. The new frontages along Market Walk will be finished in render which will partially protrude on some units more than others and will vary between units in terms of height to help clearly define each unit and provide some relief to what would otherwise be a flat elevation. The render colours proposed are not finalised but it is suggested that the colours would be kept light. This would also provide some contrast to the darker windows which are shown

as protruding from the wall and having a pressed metal surround finished in dark grey. A visualisation of how the units would look in the Market Square is shown below in the right-hand image.

- 3.8 The scheme includes units which front onto Courtenay Street. Here a different design approach is taken where the render will be substituted by a stone cladding, which will be more in keeping with the other retail units on the street and will help to lead the eye down to the Square and the Market Hall. A visualisation is shown below left; it should be noted that this image shows a light coloured buff stone, this may be changed for a darker finish; but like the final render colour will be determined by samples which will be required by planning condition.



- 3.9 Whilst the existing canopies will be removed the applicants have acknowledged that some protection from the elements is desirable. To this end a glass canopy set above the first floor is proposed to run the length of Market Walk. This glass canopy is supported by a structure which is lightweight in appearance, a stark contrast to the heavy arrangement of the existing canopies.
- 3.10 The final main element of the proposals is to replace the existing paving with a new granite paving.

Economy

- 3.11 The site is located within the town centre and the Teignbridge Local Plan is clear in its aims to encourage proposals which will aid in maintaining and enhancing the vitality and viability of the town centres within the Council's administrative area. The proposals are principally supported by Teignbridge Local Plan Policies S13 and EC9.
- 3.12 S13 relates to maintaining and enhancing the vitality and viability of the Town Centres within the District. In particular criterion d) of the Policy looks to seek investment to enhance facilities, environment and economic potential.

Design

- 3.13 EC9 covers the principle of development in town centres and seeks the enhancement of the immediate physical environment and specifically under criterion d) taking opportunities to improve the character and quality of shop fronts.
- 3.14 It is considered that the site is currently dated architecturally and is in need of modernising to encourage visitors but also further investment into the town is more likely once the momentum starts. The overall expectation for design quality for

developments within Teignbridge is set out in Policy S2 which considers quality development as a whole.

Heritage

- 3.15 In addition to the support for town centre improvements the impact upon heritage assets is a key consideration. Whilst not within a Conservation Area, the proximity to the listed Market Hall means that the development should be expected to respond positively to the character and distinctiveness of the setting of this asset as required by Policies EN5 and S2.
- 3.16 It is considered that the removal of the bulkhead and canopies will open up views of the Market Hall which are currently not possible, enhancing the setting of the listed building and setting up further enhancement opportunities in the future.
- 3.17 The Council's Conservation Officer has been consulted and any comments received will be reported to Members. However, it is considered that the alterations are a significant improvement in terms of the setting of the Market Hall.

Ecology

- 3.18 Whilst the site does not sit on any designated bat flyway or other ecological corridor there is, given the structural form of the site, the possibility that bats may use the structure.
- 3.19 It is noted that the Council's Ecologist has requested a bat and bird survey. It is considered that such a survey would be required prior to demolition works and is not essential prior to the granting of planning permission. Accordingly a condition has been included to require the survey before works occurring and any mitigation deemed necessary carried through.

Residential Amenity

- 3.20 Whilst the works proposed are significant and likely to be noise generating and could lead to general disturbance, the site is not in close proximity to residential properties. Therefore it is not considered to be necessary to control the hours of work by condition. In the event that there are disturbances then the Council's Environmental Health team have appropriate powers to take action.

Conclusion

- 3.21 This proposal is the first major project by the Council since the acquisition of Market Walk and is a key catalyst to the process of regenerating the town centre and bringing further inward investment.
- 3.22 The works proposed are considered to be a significant enhancement and will modernise the shopping area and open up views towards the listed Market Hall.
- 3.23 Whilst there may be some further consultation responses, which will be reported to Members, it is considered that the proposals are acceptable and compliant with policy subject to conditions. Dependent on further responses additional conditions may be necessary and will be reported to Members.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S13 (Town Centres)

S14 (Newton Abbot)

S21A (Settlement Limits)

EC1 (Business Development)

EC2 (Loss of Employment Sites)

EC7 (Primary Shopping Frontages)

EC9 (Developments in Town Centres)

EN5 (Heritage Assets)

EN11 (Legally Protected and Priority Species)

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environmental Health (Air Quality) - No objections

Biodiversity Officer – Bat/bird survey required

Teignbridge Drainage – No objections

Devon County Council (Highways) - Refer to standing advice

Historic England – Suggest the Council's own specialist's advice is sought

6. REPRESENTATIONS

To date one comment has been received which states that the concept is supported but is there space for birds to nest between canopy supports and the building and is the upper side of the glass accessible for cleaning?

7. TOWN COUNCIL'S COMMENTS

No objections.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place