

EXECUTIVE

21 NOVEMBER 2018

Present:

Councillors Christophers (Leader), Clemens (Deputy Leader), Bullivant, Golder, Goodey and Russell

Members in Attendance:

Councillors Clarence, Hocking, J Hook (was Brodie), G Hook and Prowse

Apologies:

Councillors Barker and Lake

Officers in Attendance:

Phil Shears, Managing Director

Tony Watson, Interim Head of Commercial Services

Tom Butcher, Senior Estates & Development Surveyor

Sarah Selway, Democratic Services Manager (Exeter City Council)

261. MINUTES

Minutes of the meeting on 30 October 2018 were confirmed and approved and signed as a correct record.

262. DECLARATIONS OF INTEREST

There were no declarations of interest.

263. TO NOTE ACTION TAKEN UNDER DELEGATED POWERS AS SET OUT IN PART III OF THE AGENDA

The delegated decision was noted.

264. NEWTON ABBOT REGENERATION

The Senior Estates & Development Surveyor presented the report outlining the options for the Council to deliver the next phase of regeneration in Newton Abbot Town Centre, through the development of a new Cinema and Restaurants.

The Leader commented that the Council investment of £13 million in purchasing Market Walk Newton Abbot was providing a good return for the District Council tax payer in Council in keeping the band 'D' at £160 per annum without this investment the tax band 'D' would be nearer £180 per annum. It was the Council's intention to create a sense of place with partners, to provide not only jobs, but entertainment and leisure. Newton Abbot had a strong night time economy and this proposal would build on that encouraging young people to live, work and stay in the District.

During discussion Members raised the following points:-

- Welcomed the enhancement of Newton Abbot and the provision of a cinema
- Was important that the Heritage of the town was protected
- The development would help to keep young people in the area although there was still a need for bring new employment opportunities forward in the area.

The Leader commented on the employment opportunities in the Greater Exeter travel to work area.

RESOLVED that the recommendations made in Part II of this report.

265. BRADLEY LANE, NEWTON ABBOT

The Senior Estates & Development Surveyor presented the report summarising the Council's aspirations to realise re-development, together with the recommended process for delivery. He advised that the Council was seeking to procure a partner through the Homes England framework, the major occupiers Benbow Group would be relocating to new premises as previous approved.

The Leader stated that this proposal for Bradley Lane was an exciting opportunity to deliver up to 170 homes and create an urban village.

During discussion Members raised the following points:-

- Welcomed the provision of 170 high quality energy efficient homes on this brownfield site
- Concern was raised with regards to any proposed link road through the site from Totnes Road as this could take away part of Bakers Park and limit the opportunity for a high quality development for the site and make the 170 houses less viable
- Need to ensure that the development was viable so that the Council's policy of 20% affordable homes was met

The Leader commented that the provision of the NA3 which would reduce traffic through Newton Abbot town centre, the move to electric cars and advances in technology, this combination would all help to improve air quality over the coming year without the need for a link road through Bradley Lane.

RESOLVED that:-

- (1) a joint venture partner be procured for the delivery of Bradley Lane; and
- (2) the additional recommendations as set out in part II are approved.

266. EXECUTIVE FORWARD PLAN

RESOLVED that the Forward Plan be noted.

267. THE EXECUTIVE IS RECOMMENDED TO APPROVE THE FOLLOWING RESOLUTION:

That under Section 100(A)(4) of the Local Government Act 1972, the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

268. NEWTON ABBOT REGENERATION

The Senior Estates & Development Surveyor presented the report on Newton Abbot's Regeneration. Members were advised of the preferred option, the principles of the scheme, the design, protecting the heritage of the town, ensuring the project was viable and commenting that place making at the heart of the proposals for the regeneration.

In response to a Member, the Senior Estates & Development Surveyor commented that negotiations were continuing with existing tenants and occupiers and talks were taking place with potential partners for the cinema.

Members acknowledged that the retail market was currently challenging.

RESOLVED that the following be approved:--

- (1) The principle of the Council constructing a new Cinema be taken forward as outlined in the circulated report; and
- (2) Further proposals for occupier discussions as outlined in section 3 be undertaken.

269. BRADLEY LANE, NEWTON ABBOT

The Senior Estates & Development Surveyor presented the report on Bradley Lane, Newton Abbot. He outlined the sites ownership, the main constraints and the viability.

During discussion, Members raised the following points:-

- Impact NA3 would have on improving air quality in Newton Abbot without the requirement for a link road through the Bradley Lane development
- Need to ensure that the development was policy compliant with 20% affordable housing provision
- The provision of a link road through Bradley Lane and Bakers Park would significantly reduce the ability to deliver the development site and the Leader commented that this would not be pursued.

RESOLVED that the following be approved:-

- (1) the procurement process for a joint venture partner is commenced; and
- (2) Enquiries be taken forward as outlined in the circulated report.

270. MARKET WALK , NEWTON ABBOT

The Senior Estates & Development Surveyor presented the report requesting for a lease renewal of premises at Market Walk Newton Abbot.

RESOLVED that the grant of a new lease as outlined in section 5 of the circulated report be approved.

Chairman