

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Timothy Golder

DATE: July 2018

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

SUBJECT: Brunswick Street, Teignmouth

PART I

RECOMMENDATION

- 1) That the Council resolve the recommendations made in part II of this report.

1. PURPOSE

- 1.1 Teignbridge has a longstanding aspiration to see the regeneration of the town centre site owned by the Council at Brunswick Street. Following a marketing campaign run this year, the purpose of this report is to outline the development options available for the site including the facilitating works required to preserve parking space numbers in Teignmouth town centre.
- 1.2 Inform a recommendation made in respect of the Lower Point Car Park to facilitate the development of a watersports centre with the grant of an option agreement for a long lease subject to conditions as set out in Part 1 of this report.

2. BACKGROUND

- 2.1 The site at Brunswick, comprising approximately 0.36 hectares (0.88 acres), is one of the primary regeneration opportunities in Teignmouth. Teignbridge has assembled the site over a period of years with the aspiration of reviving this part of the town centre.
- 2.2 In its present state, the site is under-used and partly derelict. It contains three distinct parcels: In the centre, is a 56 space off-street surface car park; the smaller parcels to the north and south, formerly contained garages. The former garage premises in the northern section, provides frontages to both Northumberland Place and Brunswick Street.

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- 2.3 Brunswick Street has been identified in the Teignbridge Local Plan (2013-2033), as a primary regeneration site for Teignmouth. The site lies within the Teignmouth Town Centre Conservation Area, but there are no listed buildings within the site boundary.
- 2.4 Clear planning certainty has been established through the approval of a [Local Development Order](#) (LDO) adopted April 2016. This outlines the type and mix of development that is envisaged on the site. This encompasses a range of planning uses including retail, business, hotels, residential, non-residential institutions and, assembly and leisure.

3. KEY PRINCIPLES

- 3.1 In February 2018, a marketing campaign was launched to invite discussions with interested investors and potential delivery partners for either a freehold or leasehold interest in the whole or part of the site. A copy of the marketing brochure is attached at Appendix 1.
- 3.2 The Council has received proposals for the development of the site and these are detailed in part II of this report.
- 3.3 In order to deliver redevelopment, there are key ancillary decisions to be made in choosing a preferred developer. These include car parking and existing occupiers.

4. CAR PARKING

- 4.1 Brunswick Street car park has 56 car parking spaces. The LDO states that “replacement car parking provision through enhancements at Quay Road and/or Teign Street car parks will be required before development commences on the central section of the site”.

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- 4.2 An options assessment has been undertaken to assess the possibility of increasing provision on sites owned by the Council. The assessment is summarised in the table below:-

	Eastcliff	Junction of Brunswick/ George St (new car park)	Lower Point	Quay Road	Teign Street
Existing spaces	157	0	28	170	63
Provisional Additional spaces	27	28	6	52	50
Provisional New total spaces	184	28	34	222	113
Annual net income increase *	£17,657	£29,649	£2,895	£33,282	£51,873
Est. cost**	£70,364	£168,492	£23,400	£1,200,000	£2,273,200
Net return on costs***	29.76%	19.29%	12%	-1.41%	-2.09%
Net return on costs with s106 funding***	-	-	-	0.62%	-1.39%
Notes	Will require the demolition of the Eastcliff Centre and public toilets	Including demolition of existing derelict buildings		Based on a deck providing 65 spaces	

* 2019/20 based on assumption of 3% increase in car park charges per annum

** Please note that these figures are early estimates and that further feasibility works are required.

*** Based on assumption of a Public Works Loans Board repayment loan over 25 year period

**** There is a sum of £412,407 held by the Council for expenditure on car parking in the town acquired through a Section 106 planning agreement. It is anticipated that this will be used to enable the car parking spaces lost from the Brunswick Street development to be replaced and/or increased elsewhere in the town.

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- 4.3 The potential for putting a deck onto Teign Street car park has been assessed. The feasibility study included re-arranging the car park to accommodate a parking deck, installing traffic management systems and creating an entrance opening off the A379/Quay Road subject to approval by Devon County Highways.
- 4.4 Initial planning advice in relation to Quay Road, is that evidence of a parking requirement of this nature within the town would be required to demonstrate that the town is at capacity and that losing Brunswick Street car park would be a loss to the town. In addition, given that the car park sits within a Conservation Area, architectural input would be required to address the deck façade to ensure sensitive design.
- 4.5 The illustrative configuration at Figure 1, shows the creation of an additional 52 spaces at Quay Road and does not cover the whole of the existing car park. In the main, this is to minimise the impact on the surrounding listed buildings, including Thomas Luny House. If the scheme is taken forward, the extent of the decking would need to be evaluated against impact on the buildings and the benefit of more car parking for the town. Therefore this option provides the potential scope to increase car parking at this location by more than 52 spaces. In addition, it is the closest car park to the existing Brunswick Street Car Park and the town centre.

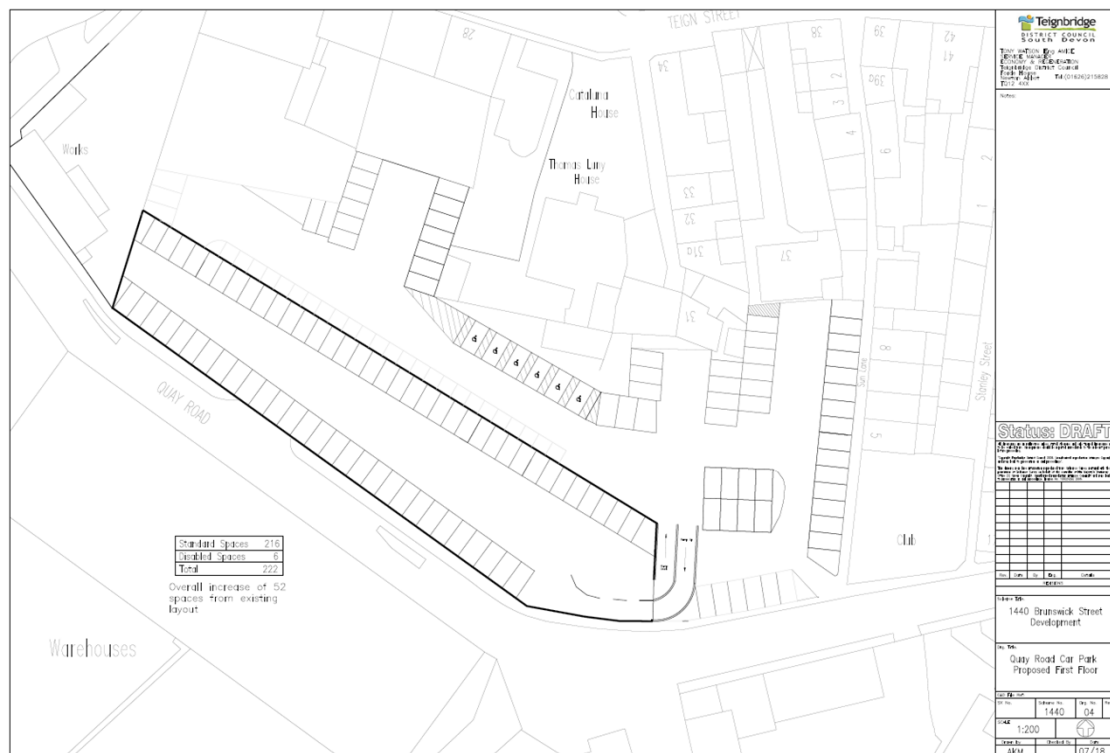


Figure 1

- 4.6 The Lower Point car park additional spaces can only be realised if the Council should choose not to offer Teign Rowing Club and the Canoe Club a ground

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lease on the site. Further information about a possible paddle based watersports centre is available at paragraphs 5.2-5.9. An illustration of potential configuration is provided at Figure 2.

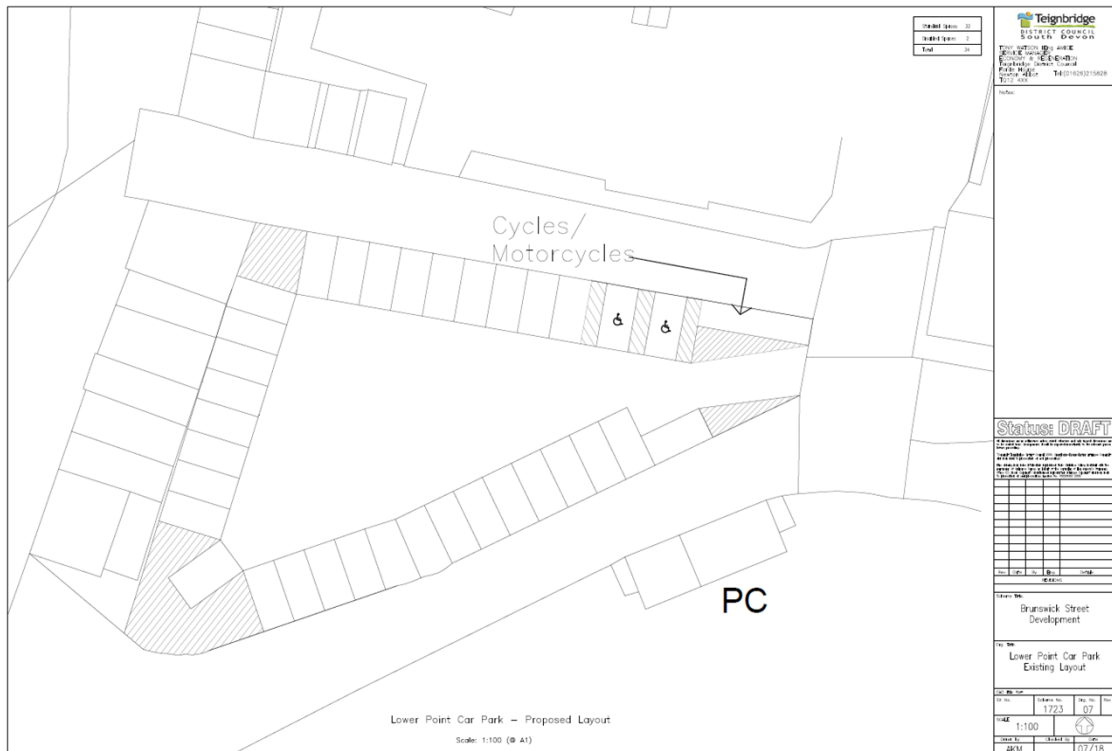


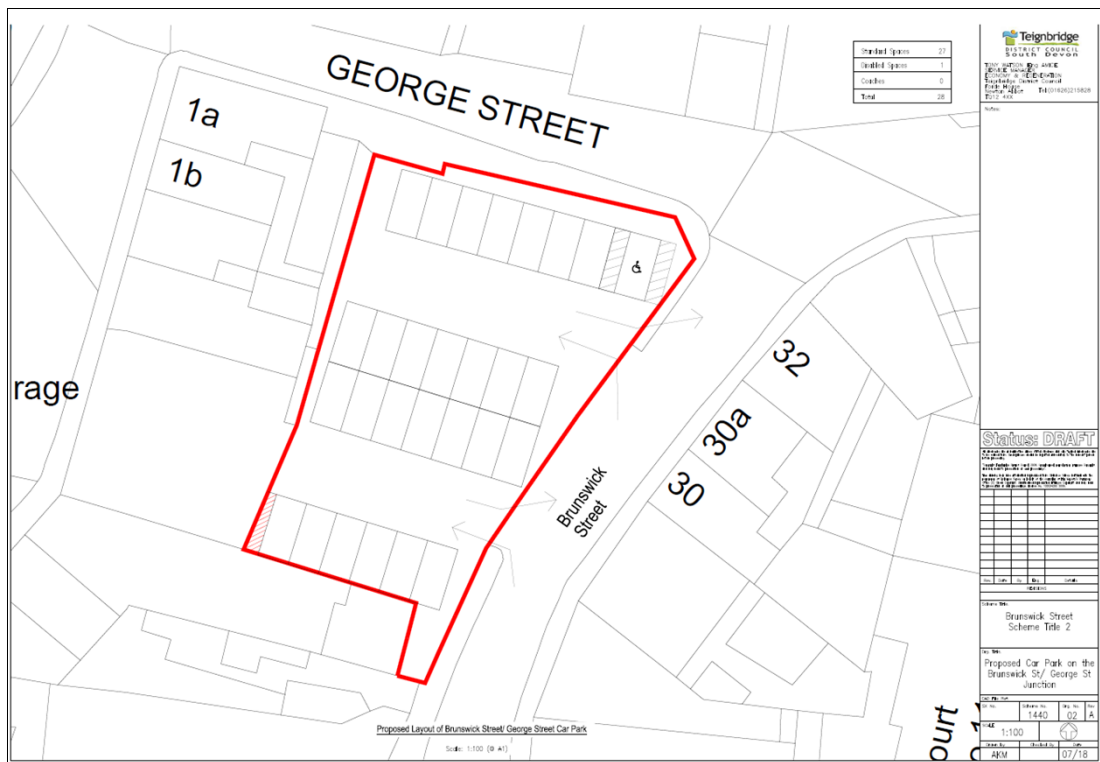
Figure 2

- 4.7 An initial assessment has identified the potential to increase car parking spaces at Eastcliff by 27. This an important car park at the gateway to the town from Dawlish and with its proximity to the beach. However, reconfiguration would require the demolition of the Eastcliff Centre and public toilets. The public toilets are currently leased to and run by Teignmouth Town Council.
- 4.8 The configuration illustrated at Figure 3 necessitates the reduction in 12 coach spaces to 6. If officers are charged with taking this project forward, it is anticipated that an assessment of the likely impact in loss of coach parking spaces would form part of the project. This would include an assessment of current use, an understanding of existing and projected coach trips and day trips made by car to the town and, overflow opportunities if visitor numbers by coach increases.
- 4.9 In addition, a decision would need to be made as to whether or not a required outcome of the project would include assistance to the Eastcliff Community Centre in finding alternative premises: Teignbridge is not obliged to do so but if financial assistance is provided, this would impact on the overall viability of the project.

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- 4.10 A new 28 space car park at the junction of George Street and Brunswick Street as illustrated in Figure 4 below could be developed should members choose to reject a proposal to redevelop the site for an alternative purpose.



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5. EXISTING OCCUPIERS AT BRUNSWICK STREET IN TDC OWNERSHIP

- 5.1 There are some existing agreements in place allowing temporary use on parts of the site. These agreements will need to be ended to enable vacant possession of the site prior to the commencement of development works. Further information relating to existing occupiers is detailed below.
- 5.2 **Teign Rowing Club** – Until recently, Teign Rowing Club occupied part of what was formerly known as Swansons Garage. Owing to concerns over the safety of the building, the Club was moved to an open store on the former Bobbets Garage site in April this year.
- 5.3 While the Council is under no obligation to assist in relocating the Club to provide vacant possession for development, the Council has nonetheless worked with the Teign Rowing Club, Canoe Club and Teignmouth Beach Life Saving Club on the possibility of a co-located watersports facility. This is because the Council recognises that these organisations provide a significant contribution to health and well-being of the local community, enabling a wide range of age groups to get active and be safe on the water throughout the year. This also supports the Council's 'Health at the Heart' super 10 project, along with 'Strong Communities' and 'Out and About and Active'.
- 5.4 The Canoe Club currently occupies premises leased from the Council at The Jubilee Shelter, Eastcliff.
- 5.5 A feasibility study was completed in October 2017 to assess sites at Polly Steps and the Lower Point Car Park. A copy is attached at Appendix 2. The Life Saving Club have since decided that a shared facility is not a preferred option at either site. In the meantime, the Rowing Club and Canoe Club have identified Lower Point Car Park as the preferred location for new facility. This is primarily because the Polly Steps has restricted launching at low water, the tidal flow is challenging and potentially dangerous and, owing to anticipated restrictive issues relating to the access to the site.
- 5.6 There are constraints on the Lower Point car park site, including service space to the two storey beach huts, access for the life boat to launch, and flood risk. However, it is anticipated that these issues can be overcome through thoughtful consultation and design input.
- 5.7 Subject to a resolution by members to approve the recommendation, it is proposed that work is advanced by officers to agree terms for an option to grant a long lease to the rowing and canoe clubs as one newly formed legal entity, Teignmouth Watersports Centre Ltd (TWC). There is potential for additional clubs to form part of the project. The grant of a lease would be subject to
- i. TWC securing planning permission and funding for the facility;
 - ii. a longstop date for planning permission of 12 months;
 - iii. the replacement of the existing 28 car spaces elsewhere in the town prior to the granting of a build contract.

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- 5.8 An initial estimate of the loss of income from licences and parking on the site is £12,181 per annum (2017-18). It is envisaged that the ground rent agreed, will at least cover this loss. To ensure the replacement of car parking spaces lost at both Brunswick Street (56 spaces) and Lower Point Car Park (28 spaces), based on the initial options assessment, the Eastcliff and Quay Road car park schemes would need to be delivered with a further 3 spaces created between them.
- 5.9 The scheme would bring an investment of an estimated £1.2 million to the site and provide fit for purpose paddle based watersports facilities for the town. An idea as to the sort of scheme that could come forward is provided below in Figure 5.



Figure 5

- 5.10 **Teignmouth Town Council (TTC)** – TTC currently lease the public toilets, and hold licences on the former Tindell Printing site used as a garden and an area in which a bin store has been created. All are on the northern site on Brunswick Street.
- 5.11 The running of the public toilets was taken on by TTC in February 2016. It is not intended that replacement public toilet provision will form part of the development scheme. Alternatives are available within the vicinity on the Den, at the Point, Jubilee Shelter, Eastcliff car park and Lower Brook Street.
- 5.12 TTC have granted 12 temporary licences for traders to store their bins on the site. A new waste transfer unit will not form part of the development scheme.

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Traders will need to take responsibility for their own waste. The arrangement with TTC can be terminated with three months' notice.

- 5.13 The site used as a garden has recently been greatly improved following a number of community days arranged by TTC and including the introduction of a wall hanging by local artist Laura Wall. All involved are aware of and mindful that the garden has a lifespan dependent on the wider development proposals for Brunswick Street. The arrangement with TCC can be terminated with one months' notice.
- 5.14 **Teignmouth Arts Advisory Group (TAAG)** – TAAG are a community interest company and have occupied 4/5 Northumberland Place (also known as the former Swansons Garage Showroom) since 2009. While no rent is paid, the building is in poor condition and the Group have undertaken work to make the ground floor space useable in lieu of rent. During their occupation of the site, a network of artists and arts organisations has been established along with a website and communication network. With some 45 exhibitions a year and regular art based classes, TAAG provide a well-recognised and appreciated community service.
- 5.15 In September 2015, TAAG successfully nominated the premises as an Asset of Community Value under the Right to Bid provisions of the Localism Act 2011. Further information relating to community right to bid can be found on the Council's website at <https://www.teignbridge.gov.uk/planning/neighbourhood-planning/community-right-to-bid/>.
- 5.16 As required under the Act, in February 2018, the Council's Spatial Planning and Delivery Service were advised of the Council's intention to market its interest in land held within the boundary of the Local Development Order as this included the building listed as an asset of community value. TAAG were advised and requested to be considered as a bidder. This triggered a 6 month moratorium period within which negotiations may be undertaken with the Group up until 23rd August 2018. After this date, the premises may be sold on the open market. An offer was submitted by TAAG 1st August 2018 and outlined in part II of this report.
- 5.17 **1A & 1B NORTHUMBERLAND PLACE**
- 5.18 Two small shop premises (at the junction of Northumberland Place and George Street) are currently occupied by local businesses Jackmans Fishing Tackle and The Reuben Lenkiewicz Art Gallery.

6.0 LEGAL AND FINANCIAL

- 6.1 The legal and financial implications are outlined in part II.

7.0 GROUPS CONSULTED

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- 7.1 Services consulted include Parking, Legal, Projects and Finance. Additional parties, including Teignmouth Ward and Town Council members, are noted in part II.

Tony Watson
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Business Lead for

Cllr Timothy Golder
Portfolio Holder for Economy Skills
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BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

Wards affected	Teignmouth Central, East & West
Contact for any more information	Donna Best/ Aaron McCluskey
Background Papers (For Part I reports only)	Local Development Order (LDO)
Key Decision	Y
In Forward Plan	Y
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	1: Marketing brochure 2. Water Sports Opportunities and Constraints