

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Timothy Golder

DATE: April 2019

REPORT OF: Tony Watson, Interim Head of Commercial Service

SUBJECT: Newton Abbot, Newfoundland Way Car Park

PART I

RECOMMENDATIONS

The Executive is recommended to approve the principle of a transfer to the Town Council providing the final proposal meets the below objectives:

- Quality Building Design
- Providing a range of community services

1. PURPOSE

To outline the Town Council's aspiration to create a co-located community facility on land owned by the Town Council and District Council, adjacent to 'Newton's Place'

2. BACKGROUND

In August 2016 the Town Council purchased the former St Leonard's Church at 43 Wolborough Street, Newton Abbot with the intention of moving the current Town & GWR Museum and the Town Hall to this town centre location.

This decision was as a result of the outcome of the 2008 Newton Abbot Community Plan, and the more recent Newton Abbot Neighbourhood Development Plan which both identified the aspirations of the public to have better access to the Museum, Town Council and community facilities.

The Town Council was subsequently successful in two rounds of applications to the Heritage Lottery Fund which has granted a total of £950,000 to the total £2.2m Project.

The Council has secured the other funding and works commenced on the 19th November 2018. Upon completion of the conversion works the Museum will be fitted-out with the opening to the public likely to be the end of 2019, beginning of 2020.

The Town Council have also acquired the vacant land adjacent, no 41 Wolborough St with a view to funding and constructing a Phase II development creating a 'one stop

TEIGNBRIDGE DISTRICT COUNCIL

shop' for the community, co-locating a number of community companies and organisations throughout the Town into one building.

3. MAIN IMPLICATIONS

In order to achieve phase II, the Town Council have indicated the need to increase the available land to create a suitably sized building. Acquiring part of the Councils car park, as shown in appendix 1.

The transfer will help to contribute toward the Councils delivery of the approved Master Plan for Newton Abbot, co-locating local services into one location.

3.1 Loss of Parking:

Transferring the land will result in a reduction of spaces by 4. Note that there will be no loss disabled access spaces. These will be relocated elsewhere in the car park.

3.2 Access:

It is intended that any transfer of land will not include access rights across the Councils retained car park.

3.3 Value:

The Town Council are seeking to 'acquire' land at less than best consideration, in accordance with the Councils adopted Land & Building Disposal policy. As part of the final scheme proposal the resultant scheme will need to demonstrate sufficient detail on Economic, Social, and Environmental benefits, amongst others for members to consider.

The Council may dispose of surplus land and property having regard to the provisions in section 123 of the Local Government Act 1972 (Appendix A) and the General Disposal Consent 2003 (Appendix B). This legislation ensures that property is disposed of (otherwise than by way of a short tenancy,) at the best price obtainable. As a first principal, an asset identified as being surplus for disposal will be marketed openly.

The Council may sell an interest in property at less than best price where it is considered that the purpose of the disposal will achieve the promotion or improvement of the economic, social or environmental well-being for the area and/or local residents.

The undervalue will be reported to the Council following the Town Councils proposal being prepared and submitted for consideration. At this time members will be able consider whether the Town Councils proposal meets the 'wellbeing' criteria of Local Government Act.

TEIGNBRIDGE DISTRICT COUNCIL

3.4 Timing:

It is proposed to give the Town Council 9 months to work up a suitable scheme for the land before a further report is presented to Councillors.

4. GROUPS CONSULTED

Car Parking

5. TIME-SCALE

To be implemented asap.

6. JUSTIFICATION

The outline scheme proposal will contribute toward the Councils goal of 'going to town'.

7. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on 16 April 2019

Tony Watson
Interim Head of Commercial Services

Cllr Timothy Golder
**Portfolio Holder for Economy, Skills
and Tourism**

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	Newton Abbot
Contact for any more information	Tom Butcher
Background Papers (For Part I reports only)	
Key Decision	N
In Forward Plan	Y
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	1: Site Plan