

**Teignbridge District Council  
Full Council  
28 April 2022  
Part i**

**Teignmouth, Brunswick Street**

**Purpose of Report**

The purpose of this report is to outline the development option for the land at Brunswick Street, Teignmouth including works recommended to preserve parking space numbers in the Town.

**Recommendation(s)**

The Committee RESOLVES to:

- (1) Approve the sale of land to at Brunswick Street, as shown edged red in appendix 1 to Torbay and South Devon NHS Trust.
- (2) Approve the capital expenditure for the creation of a new car park at the junction of George Street and Brunswick Street, Teignmouth. As illustrated edged in green in appendix 1.
- (3) Delegate authority to the Head of Place and Commercial Services in consultation with the Head of Legal Services and Portfolio Holder for Corporate Resources to approve the final sale terms and take such decisions necessary to carry out the above decisions.

**Financial Implications**

See 3.1 for financial implications

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**Legal Implications**

See 3.2 for legal implications

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## **Risk Assessment**

See 3.3 for risks

Tom Butcher, Senior Surveyor  
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## **Environmental/ Climate Change Implications**

Please refer to 3.4 for Environmental/Climate Change Implications  
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## **Executive Member**

Cllr Richard Keeling, Executive Member for Corporate Resources

## **Appendices/Background Papers**

### **1. Introduction/Background**

The site at Brunswick Street is one of the primary regeneration opportunities in the Town. The Council assembled the site over a number of years with the aspiration of reviving this part of the town centre. In its present state, other than a surface car park the site is under-used and partly derelict.

Brunswick Street is 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. The Brunswick Street area has been subject to a local development order (LDO) which has now lapsed.

More recently the site was approved for the development of a Premier Inn hotel, however as a consequence of the covid19 pandemic Premier Inn terminated development plans.

The NHS had previously submitted a planning application for a Health and Wellbeing centre on site 2 (appendix 1). The revised option allows for a better layout of the new Health and Wellbeing facility for the town.

## **2. Key Principles:**

### **2.1: Site 1**

The proposal is to dispose of the existing surface car park and adjacent former Bobbets Garage to the NHS for the creation of a Health and Welbeing Centre. The extent of the site is shown edged in red in appendix 1. The disposal will require the closure of Brunswick Street car park.

The financial offer is outlined in part II.

### **2.2 Parking:**

As part of the previous decision made by the Council in March 2019, which included the closure of Brunswick Street car park, the Council carried out a series of enabling works to re-provide parking spaces across the Town. There are 56 spaces currently in Brunswick Street and a total of 45 spaces were created at Eastcliffe Car Park.

### **2.2 Site 2:**

In addition to this it is now proposed to create a further car park on the land at the junction of George Street and Brunswick Street.

The site was cleared and partially demolished to enable the sale of 4/5 Northumberland Place to TAAG and it is proposed to develop this site to a public car park providing a further 21 parking spaces. The total replacement parking spaces will therefore be 66. A net increase of 10 spaces.

The financial costs are detailed in part II.

## **3. Implications, Risk Management and Climate Change Impact**

### **3.1 Financial:**

The financial implications are outlined in part II.

### **3.2 Legal**

The sale of the Land to the NHS will be subject to securing planning permission. For the avoidance of doubt the decision of the Council as landowner does not prejudice the decision of the Council as Local Planning Authority.

Further legal implications are outlined in part II.

### **3.3 Risks**

A risk register is enclosed in part II appendix 2.

### **3.4 Environmental/Climate Change Impact**

The environmental impacts of the development will be address as part of the planning process, with the NHS being required to comply with the Councils planning policy for sustainability.

## **4. Alternative Options**

- a) Undertake a wholesale review of the development opportunities for the site as a new project.
- b) Do nothing and retain the land in its current form. The vacant sites would remain a liability and the Councils aspiration to realise redevelopment in Teignmouth would not be achieve.

## **5. Conclusion**

The sale of the site will enable the NHS to deliver a Health and Welbeing Centre in Teignmouth to support the ongoing health provision in the Town. The proposal will help contribute towards the Teignbridge 10 goal of stronger communities by providing access to healthcare for local residents.