

EXECUTIVE

LEADER: Cllr Jeremy Christophers

DATE: 12th April 2016

REPORT OF: Simon Thornley

SUBJECT: Brunswick Street Teignmouth Local Development Order

PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

That

The Local Development Order and Statement of Reasons for Brunswick Street, Teignmouth (Appendix A) is adopted.

1. PURPOSE

To review post consultation progress and adopt the Local Development Order and Statement of Reasons for Brunswick Street, Teignmouth.

2. BACKGROUND

Teignbridge Local Plan

Adopted Teignbridge Local Plan 2013 – 2033 Policy TE4 allocates land at Brunswick Street/Northumberland Place, Teignmouth for redevelopment to include, subject to viability: up to 40 dwellings with a target of 25% affordable homes; 1,000 square metres of comparison (non-food) retail or commercial floor space; and replacement of the car parking spaces. The majority of the land is Council owned with the main components being two former garages, a 56 space off-street car park and public conveniences.

Local Development Order

TEIGNBRIDGE DISTRICT COUNCIL

The Council has prepared the Local Development Order and Statement of Reasons (LDO) as a means to help implement Policy TE4 and encourage proposals for the regeneration of this town centre location. It has formed part of the Government's LDO housing pilot scheme involving three other Councils in England. The Council was awarded a £25,000 grant towards the preparation of the LDO, which has been administered by the Planning Advisory Service.

Draft LDO - public engagement and amendments

A draft version of the LDO was approved by Executive in July 2015 for consultation purposes. (Minute 73 refers). The Council published and invited comments on the LDO and Statement of Reasons over a six week period from 4th September to 16th October 2015. A public drop-in event was held at the Methodist Hall, Somerset Place on 30th September (from 2pm – 8pm) which provided an opportunity for the local community to view the proposals and discuss these with officers from the Spatial Planning Team. It was very well attended throughout and led to constructive dialogue and feedback on the documents and four different development options displayed at the event.

Details of the consultation responses received, the Council's responses to these, and amendments made to the draft LDO are included in a Report on Representations at Appendix B to this report.

The majority of amendments made to the draft LDO represent points of clarification or correction of technical terminology rather than significant revision.

Of these, a greater explanation of ecology considerations is presented, instead of original draft approach of relying upon policy referencing to the Local Plan. Hence, information is given concerning the Conservation of Habitats and Species Regulations 2010 implications in the 'Development Considerations' sub-section and 'Agreements/contributions' part of the LDO.

In response to comments from Historic England about conservation area implications, the link between Design Guidance for the Brunswick Street area (see background papers to this report) and the LDO has been strengthened. Conditions in Schedule 4 specify that 'developers *must comply* with TDC's Brunswick Street, Teignmouth – Design Guidance' instead of only referring to the document. Furthermore, it is recommended the Design Guidance section is included as Annex 1 to the LDO which contains relevant requirements for architecture, building massing, access and public realm.

Recognition of the Teignmouth Arts Action Group (TAAG) & Community Centre within the LDO and importance of the group to central Teignmouth was raised by more respondents than any other matter. Taken as a whole, the broad grass roots value of the centre to the town and local catchment area is fully acknowledged. Consequently, it has been considered appropriate to add a suitable reference to the centre in the detailed description of the area (within Section 2 of the LDO) and 'River Beach and the Arts Quarter' in Site context sub-section.

TEIGNBRIDGE DISTRICT COUNCIL

Some revisions have also been made to the LDO base map (Schedule 1) to clarify property numbering for the northern end of Northumberland Place and removal of old reference to 'Garage' which has been closed for a number of years.

The wider point expressed by many respondents of the need for the Centre to remain at 4/5 Northumberland Place is primarily an estates matter between the group and the Council as landowner rather than exclusively LDO purview. This matter will be subject to further consideration by the Council.

The revised LDO and Statement of Reasons, which is the subject of this Executive meeting and recommendation is included in Appendix A to this report.

3. MAIN IMPLICATIONS

The Council's adoption of the LDO and Statement of Reasons will streamline and create certainty in the development process. It will grant planning permission for the type of development specified in the order and by doing so, removes the need for a planning application to be made. Adoption of the LDO will position the Council ready to market the site to potential developer partners. Re-development of the Brunswick Street / Northumberland Place site will help to consolidate regeneration of Teignmouth's town centre alongside other projects recently completed (Pavilions) and currently in progress (Fish Quay), thereby supporting the Goals of the Council's Plan.

The adoption of the LDO and Statement of Reasons will include amendments made following the public consultation, which are detailed in the Report on Representations included in Appendix B.

4. GROUPS CONSULTED

A wide spread of organisations and individuals were given the opportunity to comment on the draft LDO. All significant technical consultees, identified in the planning regulations have fed back constructive representations that are shown in the Report on Representations in Appendix B.

At community level, the project received the benefit of extensive support of representatives from Teignmouth Town Council, Chamber of Trade, Town Centre Management Group, Teignmouth Arts Action Group and Teign Heritage who formed the Brunswick Street LDO Working Group. This format allowed for active consideration and local clarification of various matters which emerged during the consultation phase. Good examples were focus given to affordable housing component of any future scheme and potential community use to go with the residential elements.

Other local groups, such as the Helen Foundation, Devon Senior Voice and arts sector have returned comprehensive responses that have helped to pinpoint detailed concerns which may otherwise have been missed. The overall standard of responses was high and reflected amongst other things a deep interest in achieving

TEIGNBRIDGE DISTRICT COUNCIL

a worthwhile regeneration result for the town in combination with other recent schemes.

Several of the recommended amendments to the document come directly from the points raised by these respondents and interested individuals.

5. TIME-SCALE

Once adopted the LDO and Statement of Reasons for Brunswick Street, Teignmouth will be published at the earliest opportunity together with supporting documentation. A copy of each will also be sent to the Secretary of State for notification purposes within 28 days of adoption.

6. JUSTIFICATION

An explanation is contained in the Statement of Reasons which is included in Section 3 of the LDO (Appendix A to this report).

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

10.00 a.m. on Tuesday 19th April 2016.

Simon Thornley
Business Manager – Strategic Place

Wards affected	Teignmouth Central Ward Teignmouth West Ward Teignmouth East Ward
Contact for more information	Trevor Shaw Senior Planning Officer 01626 215703 trevor.shaw@teignbridge.gov.uk
Background Papers (For Part I reports only)	Teignbridge Local Plan 2013-2033 https://www.teignbridge.gov.uk/localplan National Planning Policy Framework https://www.gov.uk/government/publications/national-planning-policy-framework--2 Report of Business Manager Strategic Place to Executive 21 st July 2015, Item 11 – Brunswick Street Teignmouth LDO https://www.teignbridge.gov.uk/article/21616/21-July-2015 Brunswick Street LDO and Statement of Reasons (Draft) July 2016 / Brunswick Street, Teignmouth – Design Guidance, August 2015 – LDA Design https://www.teignbridge.gov.uk/brunswickldo Sections 61A to 61D and Schedule 4A of the Town and

TEIGNBRIDGE DISTRICT COUNCIL

	Country Planning Act 1990, as amended, and articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015
Key Decision	Yes
In Forward Plan	Yes
In O&S Work Programme	Yes