

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 03 March 2017 00:53
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:52 AM on 03 Mar 2017 from Mr Paul Mogford.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr Paul Mogford
Email:
Address: Bronte Hotel, 7 Colin Road, Preston Paignton, Torbay TQ3 2NR

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application

Reasons for comment:

- Drainage
- Impact on local area
- Noise
- Not in keeping with local area
- Over development
- Privacy / overlooking
- Traffic and access

Comments: This development has been on the books for a long time now, was there any consideration to moving the school to the former Paignton Police station building prior to it being demolished, a then ready made alternative building & location away from the main tourist area of Paignton.

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 03 March 2017 00:42
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:42 AM on 03 Mar 2017 from Mr Paul Mogford.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr Paul Mogford
Email:
Address: Bronte Hotel, 7 Colin Road, Preston Paignton, Torbay TQ3 2NR

Comments Details

Commenter Type: Business
Stance: Customer objects to the Planning Application

Reasons for comment:

- Drainage
- Impact on local area
- Noise
- Not in keeping with local area
- Over development
- Privacy / overlooking
- Traffic and access
- Trees and wildlife

Comments: Having seen the revised plans for the proposed building & relocation of Torbay school to the Parkfield site I am still disgusted with the thought of having a school of this nature so close to my business & other tourist establishments within a popular tourist area. Torbay's greatest asset is tourism which is what I bought into 11 years ago, when purchasing The Bronte Hotel a small family run Guest House.
We rely heavily upon repeat business as well as new guests each year. We have suffered greatly since the construction & opening of the Travelodge just around the corner this after being told that there were far too many beds in the bay at the time by Nick Bye. The Travelodge does not have enough car parking spaces to service all it's rooms so the majority of overspill cars park in the car park in Colin Road reducing the number of parking

spaces for day tripping tourists, some of whom will become door knockers on an impromptu good fun day out at the seaside looking to stay over. Colin Road has more than it's fair share of traffic as it stands for a Cul-De- Sac with the road surface already breaking up with several pot holes appearing, this without the extra traffic of a school run adding to it.

Trying to get in & out of Colin Road in a vehicle at the best of times can be very difficult with the amount of traffic flowing along the sea front & with a crossing right on the corner (which is an accident waiting to happen as cars shoot across the crossing even when pedestrians are half way across).

My property from the rear elevation looks directly onto the proposed site visible from 5 of my 10 guest rooms & audible from 7. I am very concerned for the noise that will be created & the language that will emulate from the site during school hours & hand gestures that could be made to my paying guests, by the students attending the school causing them to not want to return.

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 02 March 2017 23:17
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:16 PM on 02 Mar 2017 from Mr Paul Mogford.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School
Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr Paul Mogford
Email:
Address: Bronte Hotel, 7 Colin Road, Preston Paignton, Torbay TQ3 2NR

Comments Details

Commenter Type: Business
Stance: Customer objects to the Planning Application
Reasons for comment:
- Drainage
- Impact on local area
- Noise
- Not in keeping with local area
- Over development
- Privacy / overlooking
- Traffic and access
Comments: Having run a business in Colin Road for the past 11 years and having to endure the initial build of Parkfield on a site the land of which was not designated for building upon having been left to Torbay Council by two spinsters with a Deed of Covenant upon it, Parkfield was built for the youth of Torbay with assisted funds from the National Lottery. Since construction it has been poorly managed resulting in the Council looking for an opportunity to redevelop the land for this proposed new venture.

We object to the building of a school from which all traffic to the site will be on Colin Road. Colin Road is a quiet cul-de-sac which has not been designed to take the amount of traffic that this new school will bring. We already endure traffic from clubs and events being held at Parkfield at present as well as boy racers who use

Colin Road as a speed run, handbrake turning in the carpark before speeding back down the road, in addition to traffic wishing to park in the car park. We are concerned for the safety of children with this extra volume of traffic.

Prior to Parkfield being built the land was surrounded by tall trees. When previously requested to have the trees trimmed we were told that the trees had a preservation order on them. However once the planning permission for Parkfield was passed, these trees were felled. I have concerns about the water table as two large cracks have since appeared in the wall behind my property since the trees have been removed thus upsetting the drainage of the area.

Our business relies heavily on repeat tourists coming to this area who want a quiet holiday beside the seaside. We feel a school for unruly children being situated amongst hotels/guest houses/our local community will have a negative impact on our trade as well as the proposed loss of the facility for the young local community at Parkfield for which it was originally designed and built.

PAIGNTON NEIGHBOURHOOD FORUM

- Blatchcombe
- Clifton with Maidenway
- Goodrington, Roselands & Hookhills
- Paignton Town
- Preston



c/o 34 Totnes Road
Paignton
TQ4 5JZ

7 March 2017

By Email to Planning@torbay.gov.uk
Torbay Council
Spatial Planning (FAO Alexis Moran)
2nd Floor, Electric House
Castle Circus
Torquay
TQ1 3DR

Dear Ms Moran

Planning Application P/2017/0121
Proposed alterations and construction of two single story extensions with courtyard between. Relocation of school.
Myplace, Parkfield, Colin Road Paignton TQ3 2NR.

The Forum has examined the latest proposal and by unanimous vote objects to the proposal for the following reasons.

At the Development Management Committee meeting on 12 December 2016 the Committee refused the previous application (P/2016/1159) on the grounds of overdevelopment on the site and the impact the proposal would have on neighbouring properties by reason of the proximity to these properties.

Minute 65 recording the decision also confirms that before coming to this decision the Committee had visited the site.

It is therefore the case that the Committee saw first hand on the ground the issues involved and why the proposal was unacceptable.

The latest scheme is virtually unchanged and in effect attempts to convince the Committee that the decision taken was wrong.

The Forum strongly supports the Committee's previous conclusions and would add the following.

The Change of Use Order of 2015 makes it very clear that any reliance on permitted development rights in this instance is conditional upon

- Transport and highway impact
- Noise impact
- Contamination risks.

All three are a problem with this proposal as the Committee found by actually visiting the site.

1. Transport and highway impact

Use of Colin Road as an access is totally inadequate even without winter storage of beach huts on the existing car park that will be affected.

The volume and mix of delivery vehicles, teaching staff, parent 'school-runs' and general visitors by car and on foot will prove to be a major movement and safety problem.

Additionally, turning movements at the junction of Colin Road with Marine Drive will create extra traffic and highway danger that will be 'severe' in National Planning Policy terms as the term is a comparative one, not an absolute one.

The application also has inadequate regard to the time it will take and disturbance it will create for the queue of vehicles into and out of Colin Road during peak setting down and pick up times.

2. Noise impact

The fencing enclosing the courtyard will not prevent the residential amenity of the adjacent homes and businesses from being disturbed by children noise that will result from the play area and from extra traffic movements and turning movements involved.

This will damage the amenity of homes and businesses alike and will damage the tourism role of the area.

3. Contamination risks

The site is situated within a Flood Risk area shown on the Local Plan policy map. Insufficient reason exists to place a school facility in such a vulnerable location.

Additionally, foul water in particular will be very difficult to discharge via the inadequate sewer system that exists. This conflicts with the purpose of the policies in the newly adopted Local Plan.

The application fails to show how this problem will be resolved in accordance with Local Plan Policy ER2(4) which specifically requires that development proposals **must** provide appropriate sewage disposal systems with separate foul and surface water.

The Forum objects to the proposal that should continue to be refused as before on the grounds of overdevelopment on the site and the impact the proposal would have on neighbouring properties by reason of the proximity to these properties.

Yours sincerely

David Watts

Forum Chairman

Cc Mike Parkes, Forum Secretary

TORBAY SCHOOL RELOCATION TO MYPLACE, PAIGNTON

Members Briefing

Torbay Schools Capital Planning

Since the planning application was considered by the Development Management Committee in December 2016 the Project Board and Design Team (Torbay School, Catch 22 (Multi-Academies Trust), Torbay Schools Capital Planning, Torbay Youth Service, Torbay Youth trust, Torbay Council, TDA, Torbay Childrens Services) have worked to address all of the concerns raised at DMC together with those outlined earlier by the Urban Design Consultant. These are outlined in full in an addendum document to the original Design & Access Statement. The headline issues, concerns and mitigation are listed below and include a greater explanation of some of the main points;

- **Impact on residential amenity and location of student path.** This was seen as one of the principal issues at DMC and notably the external access to the playground adjacent to the boundary. This had the potential to cause a nuisance to neighbours and so the entrance block has been redesigned to incorporate a dedicated student access. In addition the School has brought forward and published their Behaviour Management Strategy.
- **Treatment of the site boundary.** The boundary fencing adjacent to the Colin Road properties is modest and includes improved landscaping brought away from the boundary. The single storey extensions negate any overlooking of adjoining properties.
- **Mini-bus parking in proximity to site boundary and neighbours.** Minibus parking has been relocated away from the site boundary.
- **Playground net a visual intrusion and containment.** This was a firm request by the staff and pupils of the School and was visually insignificant from Marine Park. However the net has been removed from the plans.
- **Overdevelopment of the site.** The two new extensions are single storey. The dedicated student entrance has pushed the building toward the boundary however the entrance block has been redesigned to be lower in height and form. The rear of the site currently accommodates workshops, garages and plant and the proposals only produces a maximum 64 place EBD facility with space being dual used by the Youth Service.
- **Building not fit for purpose** The proposals fully satisfy the client brief that has been collaboratively designed. The existing MyPlace space has been optimised to multi use space across the day, evening and when the School is closed. The new extension includes a vocational block tailor made for the to meet the needs of the SEMH designated students.
- **Space Standards.** The new and existing MyPlace facilities have been carefully considered with reference to BB102 Government Guidance.
- **Proposals do not include adequate staff facilities.** The extensions include a dedicated reception block with adequate staff facilities. Contrary to comments at DMC the existing MyPlace building does include a staff room positioned on the first floor to provide a quiet working area for planning and preparation.
- **Size of playground insufficient size.** The overall area of the playground is similar to the combined area of the playgrounds at Torbay School however the sports hall provides an exciting new opportunity for dedicated, varied and structured sports.

- **Management of dining hall furniture.** Appropriately designed dining furniture will be erected and removed daily over the lunch period and cleared to a new dedicated store enabling the sports hall to be used throughout the day. Opportunities for elite sports will continue when the school is closed.
- **Visitor and staff parking.** The Atkins Transport Assessment concludes that the proposal will not have any significant adverse impact in highway terms. The Travel Plan has now been updated to include higher sustainable travel targets for staff and visitors. The adjacent Colin Road car park will incorporate dedicated drop off spaces and improved markings to assist pedestrians and a turning head within the site will facilitate visits. Torbay Council will work with the School regarding permits for the adjacent underused car park.
- **Form and building layout.** The entrance block has been reduced in height and incorporates a dedicated student entrance. Suggestions to reduce the climbing wall facility is contrary to the client brief to protect the existing exemplary facilities. A two storey extension has also been considered however this would require expensive foundations, incorporate wasted space and would adversely impact neighbouring properties.
It should be noted that this type of school provides for specialist teaching within very small class sizes and the room sizes meet all of the clients requirements. Further it is an operational requirement that some rooms face onto the courtyard with no hidden spaces.
- **Vocational block does not have vehicular access.** The curriculum does not require an entire vehicle to be ever situated in the car mechanic vocational teaching room.

Beyond the space and form of these proposals the relocation of the Torbay School EBD facility to the MyPlace youth centre will create excellent opportunities for the young people of Torbay. There is already evidence that the economies of scale will create real change for the climbing wall, BMX track and Youth Radio in an exemplar model that when successful will have the potential to be replicated across other public assets.

Moran, Alexis

From: Sutton, Richard
Sent: 02 March 2017 10:45
To: Moran, Alexis
Cc: Talbot, Clare
Subject: FW: RE: P/2016/1159 Alterations and construction of two single storey extensions with courtyard between. Relocation of school, Myplace, Parkfield , Colin Road, Paignton, TQ3 2NR
Attachments: TC Statement of Intent - MyPlace signed.pdf; Catch22 vision for Parkfield GP v4 (2).pdf

Dear Alexis

Further to Helen's comments yesterday regarding the full facilities at MyPlace not being available to the Youth Service or possibly for 12months. I have retrieved an email I sent ahead of the December DMC (below) to you and my reference to 12 months related to the construction period when the facilities would be unavailable.

The Catch 22 'Vision' (submitted as a planning document) attached includes the paragraph at the bottom of page 2, as follows;

Regarding the curriculum provision, we aim to ensure that all students are suitably equipped with the appropriate qualifications in English and Maths to enable them to fully access the next steps in their education, whether this is a return to a mainstream setting or into further education. Each learner will also undertake an individualised induction programme designed to integrate them smoothly into school life at The Brunel Academy. In line with our ethos for education, we will ensure that students have the opportunity to obtain vocational qualifications that lead to progression into a variety of jobs or further training. To this end, the following teaching spaces will be provided for in the new building:

- *Two science rooms*
- *Two vocational areas (planned as construction and motor vehicle)*
- *Food Technology Kitchen*
- *Art Room*
- *A café run by the students for business and enterprise learning*

In addition, there is a recording studio already in the building, which could be used during the day for opportunities to celebrate students' work, plans are currently in place to develop this radio opportunity with students through partnership working. The access to high quality indoor PE facilities will greatly enhance our sports offerings and during school hours the students will also have opportunities to use the internal climbing wall under supervision. All of these resources will be available to the young people of Torbay outside of school hours via the Youth Trust offerings. The external skate park and BMX track will not be part of the school site and as such will be available to the public at all times as is currently the case.

We feel strongly that all young people, and not just those taught at the Academy, will benefit enormously from these additional resources. In particular, we will work with the Council to promote the use of the vocational spaces after school for those interested in construction or vehicle maintenance. Due care will be given to Health and Safety requirements and the facilities will need to be appropriately staffed at all times. There is great potential for evening classes for students, and it is hoped that we can draw from the experience of local people to help with these activities, for example a local artist running a course for children on drawing and painting the wonderful scenery of Torbay.

Regards

Richard Sutton

From: Sutton, Richard

Sent: 01 December 2016 13:52

To: Moran, Alexis <Alexis.Moran@torbay.gov.uk>

Cc: Talbot, Clare <Clare.Talbot@tedcltd.com>

Subject: RE: P/2016/1159 Alterations and construction of two single storey extensions with courtyard between. Relocation of school, Myplace, Parkfield , Colin Road, Paignton, TQ3 2NR

Dear Alexis

I write to confirm that notwithstanding the details in the design and access statement, the facilities within the MyPlace building (particularly the sports / activity facilities) will be available to Torbay Youth services (including new users as they direct) outside of school hours when the work is completed. It is anticipated that the climbing wall and sports hall will be included in the areas that will close during the construction period which is scheduled to be for approximately 12 months. We are working on proposals where some of the ground floor areas of the main building could be kept open during the works, notably the training room with access to toilets.

I can confirm that the TDA has been engaged in activity to keep the current occupiers informed of the process and offered assistance in searching for alternative accommodation.

Regards

Richard Sutton

Torbay Development Agency
3rd Floor Tor Hill House
Union Street
Torquay
TQ2 5QW •

Tel: 01803 208481

MOBILE: 07810 654610 (do not text)

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Moran, Alexis

From: planning@torbay.gov.uk
Sent: 03 March 2017 01:06
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:05 AM on 03 Mar 2017 from Mr Paul Mogford.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Proposal: Relocation of Torbay School to MyPlace, Parkfield.
Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr Paul Mogford
Email:
Address: Bronte Hotel, 7 Colin Road, Preston Paignton, Torbay TQ3 2NR

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Drainage
- Impact on local area
- Noise
- Not in keeping with local area
- Over development
- Traffic and access
Comments: It is my understanding that the current site of Torbay school is on land adjacent to the former Half Moon public house car park which has been shut down for several months. Could the land that currently houses the pub & car park not be purchased & the existing site be expanded away from the Paignton tourist area.

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 05 March 2017 15:07
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:06 PM on 05 Mar 2017 from Mr gerry holloway.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr gerry holloway
Email:
Address: 11B Marine Drive, Preston, Paignton, Torbay TQ3 2NJ

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:

- Drainage
- Noise
- Not in keeping with local area
- Over development
- Privacy / overlooking
- Traffic and access

Comments: As we totally objected on the previous our thoughts on this new application are the same as both plans are similar but maybe worded slightly different. only the other evening i went out into my garden, it was around 9 pm, all that was heard were the shouting and swearing of youths, this noise i believe was coming from the B.M.X and skateboard tracks, bearing in mind there is the large building between us and them. So if this was clearly heard then what is it going to sound like when they are closer to my property? having being mislead from the beginning that this place would be good for the community, its nothing but a nuisance to us. Also something should be done out side Park Field before some one gets hurt from a vehicle accident ! WE STRONGLY OBJECT !!!!

Paignton People Passionate about the Future of their Town

Paignton Town Community Partnership
12 Youngs Park Road
Paignton
Devon
TQ4 6BU

01st March 2017

For the Attention of Mr Alexis Moran

**RE: Objection to Planning Application number P/2017/0121
Proposed Transfer of Torbay School to Parkfield**

I am writing to correct the wrong impression we feel has been given by one of the documents submitted with the planning application.

I am referring to the Note of Meeting on the headed notepaper of the TDA dated 5th October 2016 that has been submitted with the application and shown on the Council planning application website as document reference P-2017-0121-3 Community Partnership.

The note does not reflect the very strong views we raised at the meeting and we have not been given any opportunity to see or comment on the note included with the application.

I am writing to make it absolutely clear that the Paignton Town Community Partnership is totally opposed to the application.

It will cause over development of the site, harm the environment of neighbouring properties, and will cause traffic problems to properties that front the area which include tourist accommodation.

At our steering group meeting last night we confirmed this remains our view and to tell you of our objection in the strongest possible terms.

Please ensure the Development Management Committee is made aware of our objection and of our disagreement with the document that has been submitted by the TDA.

Louise Gilson
Chairman PTCP

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 06 March 2017 17:48
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:47 PM on 06 Mar 2017 from Ms Gabriela Piazza.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Ms Gabriela Piazza

Email:

Address: Castleton Hotel, 17 Marine Drive, Preston Paignton, Torbay TQ3 2NJ

Comments Details

Commenter Type: Local Business

Stance: Customer objects to the Planning Application

Reasons for comment:

- Impact on local area
- Noise
- Not in keeping with local area
- Over development
- Traffic and access

Comments: I am afraid the high fencing could be an eyesore and deter tourists from entering Marine Park road as they would see the high fencing which usually indicates some form of detention centre or high security which could have a negative reaction from visitors.
The parking in Marine Park road is always very busy, with it being a No through road many more cars may have to reverse onto the main busy road and I have already witnessed many near misses.
The noise from the play ground and from sports etc. may even disturb our guests that come to Marine Park. Many people google accommodation and surrounding area before booking accommodation. If guests leave bad reviews of their stay I am afraid many of our business may suffer and even be forced to turn their accommodation into HMO's which would lower the tone on the sea front road.

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 07 March 2017 07:31
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:30 AM on 07 Mar 2017 from Mr David Tooley.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mr David Tooley
Email: !
Address: 4 Marine Park, Preston, Paignton, Torbay TQ3 2NW

Comments Details

Commenter Type: Local Business

Stance: Customer objects to the Planning Application

Reasons for comment:

- Impact on local area
- Noise
- Not in keeping with local area
- Over development
- Privacy / overlooking
- Traffic and access

Comments: I, residential proprietor of The Baildon Royd Holiday Apartments object to the above planning application. We are trading outside of the town and advertise as a noise free area. Building of this prison like school in such a confined space, for teenage students is likely to cause daytime noise and possible after school noise and disruptions in the area. You are also mixing teenage attitudes with much younger children who use the park. This could have a negative effect on these young children especially if the teens start to use the area after school time.
The building will also overlook the end of our road due to the differing levels.
I would imagine using Parkfield house with a much larger area would be a more cost efficient excersise.
Finally an increase of traffic and parking will not help an area where the small businesses are already struggling.
Regards
David Tooley.

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 07 March 2017 16:41
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:40 PM on 07 Mar 2017 from Mrs Tracey Calitz.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Proposal: Relocation of Torbay School to MyPlace, Parkfield.
Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School

Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Mrs Tracey Calitz
Email: [REDACTED]
Address: 6 Colin Road, Preston, Paignton, Torbay TQ3 2NR

Comments Details

Commenter Type: Petition
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Tracey Calitz, 6 Colin Road, TQ3 2 NR (object)

Moran, Alexis

From: planning@torbay.gov.uk
Sent: 07 March 2017 14:00
To: Moran, Alexis
Subject: Comments for Planning Application P/2017/0121

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:00 PM on 07 Mar 2017 from Miss Joan Spraggon.

Application Summary

Address: Myplace, Parkfield Colin Road Paignton TQ3 2NR
Relocation of Torbay School to MyPlace, Parkfield.
Proposal: Alterations to MyPlace, Parkfield and construction of new single storey extension for Torbay School
Case Officer: Mr Alexis Moran

[Click for further information](#)

Customer Details

Name: Miss Joan Spraggon
Email: _____
Address: Colin House, 2 Colin Road, Preston Paignton, Torbay TQ3 2NR

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:

- Impact on local area
- It provides facilities
- Loss of light
- Noise
- Not in keeping with local area
- Privacy / overlooking
- Traffic and access
- Trees and wildlife

Comments: The area is residential and tourism. The school would not fit in with this. It is too close to residences and would cause a nuisance. The traffic would be increased and at times would inconvenience residents and tourists. It is not in keeping with the area as the security fences would be an eyesore. There is vulnerable wildlife in the area (badgers and bats etc) which would be endangered by over-activity.

The other concerns are that it is not in the best location for the pupils of the school - there is too much temptation for them to abscond. Take a leaf from South Devon College where moving to the Ring Road has improved attendance significantly.

REF: P/2017/0121

01.03.17

TORBAY COUNCIL PLANNING	
REC'D	- 6 MAR 2017
TO	

15 Colin Road

PAIGNTON

TQ3 2NR.

Dear Sir,

I am writing to you regarding the planning application for the relocation of Torbay School.

I do feel Parkfield is the wrong site for this school. As it was built with money from the Lottery how can you justify taking over the building? Do the Council have to pay the £4 million plus back to the Lottery?

Parkfield is right at the bottom of my garden and the entrance is at the side of my property. I am not very happy with all the extra people and traffic coming in.

Colin Road has Hotels and is extremely busy during the summer months; also people park in the car park to go down to the beach.

Some of these youngsters that already attend Torbay School are quite intimidating. They spit, swear and some are very rude. I know this from past experience when seeing them on Torbay Road. I do not particularly want them around my property.

I would just like to add that I object very strongly to this application.

Yours faithfully

MRS P. EVANS

Torbay Community partnership

C/o Torbay CDT,
4-8 Temperance St,
Torquay
TQ2 5PU

Torbay Council
Spatial Planning (FAO Alexis Moran)
2nd Floor, Electric House
Castle Circus
Torquay
TQ1 3DR
Monday 6th March, 2017

By Email to Planning@torbay.gov.uk

Dear Ms Moran,

Planning Application P/2017/0121

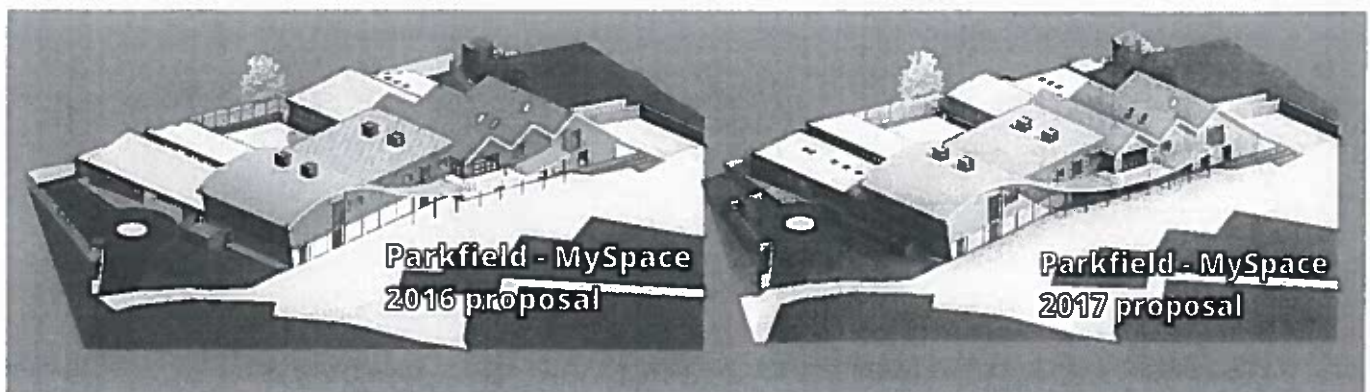
Proposed alterations and construction of two single story extensions with courtyard between. Relocation of school. Myplace, Parkfield, Colin Road Paignton TQ3 2NR.

In regard to the above application I confirm that at the AGM of the Torbay Community Partnership Company (which comprises all 17 of Torbay's Community Partnerships) the meeting overwhelmingly voted to **object** to the application. The decision at this meeting was taken by a vote of represents from across Torbay.

I would remind members that the Committee refused a previous application in December 2016 with the following decision:

"That the application be refused on the grounds of overdevelopment on the site and the impact the proposal would have on neighbouring properties by reasons of the proximity to these properties."

The 'revised' application is of a similar mass and has failed to address the principle reason for refusal which is overdevelopment. The image below shows both proposals and illustrates the lack of any significant change which overcomes the over development determination.



The current site is 4900sq metres of which 1300 sq metres is developed – or 26%. This proposal increases the built area to 2250 sq metres, almost doubling the mass to occupy 46% of the site.

The proposals also do not show any car parking facilities so the assumption has to be that staff will be expected to park in the nearby public car park. It would be expected that any new development should include car parking and this proposal loses seven existing spaces and provides zero!

In addition to over development there is concern that the proposal will adversely impact upon parking and vehicular movements in and around Colin Road which will have a negative effect upon residents and local businesses alike.

The site is located in a prominent position close to Paignton seafront and sits within the Core Tourism Investment Area (CTIA) as prescribed in the adopted Torbay Local Plan; the positioning of a school in this location would be at odds with this policy and serve to undermine the economic and strategic importance of the policy.

The site is subject to covenant and we believe these will be impacted if a school is opened which will lead to restriction of public access – an inevitable consequence given safeguarding responsibilities.

The development will also have a visual impact which will affect the character of the neighbourhood which is within a Conservation Area and in addition the massing makes the building design inappropriate for this location.

Finally, I would remind members that Parkfield (MySpace) is a valuable asset for the provision of much needed youth facilities and was recognised as a valuable community asset by the successful registration by this organisation as an Asset of Community Value.

Given the reason for previous refusal has not been overcome, the value of the site as a community asset and that the proposals impact upon both the CTIA and Conservation Area we urge members of the Committee to refuse this application.

Yours sincerely,

Darren Cowell,
Chair, Torbay Community
Partnership Company