

Record of Decisions

Redevelopment of 12-14 Strand (former Debenhams building).

Decision Taker

Cabinet on 23 March 2021.

Decision

- i) that the approach to redeveloping the Strand by focussing on 12-14 Strand and in line with the previous decision to fund the works required to obtain a planning permission from the Fleet Walk surplus be approved. Funding to be from a reserve created from the Fleet Walk surplus from 2019/20 earmarked for regeneration; and
- ii) that the Cabinet will ensure that there was continuing engagement between the community and the project team with a view to exploring options to retain the canopy of 12-14 The Strand.

Reason for the Decision

The replacement of the existing soon to be empty building at the Strand with a mixed use development would benefit economic and housing growth. Employment opportunities would be provided through the provision of new food retail and commercial floor space at ground floor level once the development is completed. Employment opportunities would also exist through the delivery of the design and construction. Such development would rejuvenate this part of Torquay and compliment the Town Deal projects.

Implementation

This decision will come into force and may be implemented on 7 April 2021 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

Information

In April 2020 the Council acquired the Debenhams buildings at 10-10A and 12-14 Strand, Torquay (consisting of two separate buildings). Originally, the current tenant (Debenhams) had security of tenure until January 2022 although recent events had meant that Debenhams would be vacating all of their stores in advance of that date. This would leave the Council with an empty property in a strategically important location whilst still being responsible for all associated holding costs.

Approval was therefore sought to refine the focus of any redevelopment plan and seek planning permission for a mixed used development of the land owned by the Council.

Councillor Long proposed and Councillor seconded a motion which was agreed unanimously by the Council, as set out above.

Alternative Options considered and rejected at the time of the decision

Alternative options were set out in the submitted report.

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None.

Published

26 March 2021

Signed: _____ Date: _____
Leader of Torbay Council on behalf of the Cabinet