

Record of Officer Decision

Capital Investment Plan - Victoria Square

Decision Taker and Date Decision Taken:

Chief Executive, in consultation with the Cabinet Member for Place Development and Economic Growth, on 07 October 2024.

Summary of Matter or Issue Requiring Decision:

The Council is focussed on delivery of a range of regeneration schemes across Torbay. In this regard, Willmott Dixon, with Milligan, has been appointed as its regeneration partner. The partner has been progressing the development of the schemes for Crossways and Victoria Shopping Centre together with sites in Torquay. Delivery of a scheme in Crossways is a significant priority and the partner expects, subject to planning and funding, to be in a position whereby a Crossways scheme can begin on site in winter 2025. The now fully funded Paignton & Preston Promenade project will begin in the first quarter of 2025. It is recognised that with these two developments occurring this will place a strain on the availability of parking in Paignton. To mitigate this pressure, the Council has been exploring ways in which parking capacity can be sustained while these two major developments are delivered. Whilst a range of options have been considered, including parking being displaced to out of town centre locations, it is recommended that the best way to provide the required temporary capacity is the demolition of the Victoria Centre structures (undertaken in phases when units become empty) with them being replaced for the short to medium term by a surface level car park, with a security fence around the site. The work will be funded from Future High Streets Funding as set out in the Capital Plan.

Decision Taken:

That approval be given for demolition of the remaining section of Victoria (Garfield Road) Multi Storey Car Park and Victoria Shopping Centre (to be undertaken in phases depending on unit vacancies) and temporary repurposing of the land as a surface Car Park.

Summary of Reason(s) for Decision Taken:

To ensure the Council maintains the progress of the regeneration programme in Paignton and the proposed redevelopment of the land at Victoria Square into a residential mixed used development, whilst providing interim car parking capacity as other schemes are progressed.

Summary of Alternatives or Options considered and rejected and Background Papers:

To not carry out the demolition now would risk losing the allocated funding from Central Government, delay the regeneration programme and not mitigate against parking pressures.

Details of any conflict of interest and dispensation granted to the Officer taking the decision or by any Member of the Council in delegating responsibility for any specific express delegation:

None

Implementation:

This decision will be implemented immediately.

A copy of this decision and any supporting documentation considered by the Officer taking this decision may also be available for inspection by the public at the Council's offices or posted upon payment of any copying and postage charges. Any member of the public wishing to take up either of these options is asked to please ring (01803) 207087 or email governance.support@torbay.gov.uk

Signed: _____ Date: _____
(Chief Executive)