

P/2011/0266/PA

Cockington With Chelston Ward

Cockington Court, New Build Studios, Cockington Lane, Cockington, Torquay

Change of use of studios 7 and 8 from B1 craft use to A1 retail and Unit 6 from B1 craft use to A3 cafe/restaurant

Site Details

The site comprises the former car park to Cockington Court which is being redeveloped to provide 13 craft workshops. It is envisaged that these units, coupled with improvements to the existing craft units and use of the first floor of the Court for creative industries will provide a cultural hub, enhanced employment opportunities and revitalise Cockington Court. The scheme was funded under the Sea Change programme and is nearing completion.

This application is to be considered by DM Committee as the TDA own and manage the site.

Relevant Planning History

P/2009/0675: Change of use of first floor of Cockington Court to provide creative hub and associated works to building and existing workshops: Approved 14.12.09.

P/2009/0676: Listed building consent for above: Approved 7.07.09.

P/2010/0803: Floor repair and strengthening works to first floor structures, lateral ties to stable block and restraint to roof: Approved 18.08.10

P/2010/0022: Construction B1 Craft workshops: Approved

P/2011/0059: Provision of 4 temporary car parking spaces: Approved 10.03.11

Relevant Policies

PPS5 Planning for the Historic Environment.

PPS4 Planning for Sustainable Economic Growth

Torbay local Plan 1995-2011

S6 Retail Development outside identified centres.

Proposals

Change of use of units 7 and 8 from craft use [B1] to A1 retail. Change of use of unit 6 from craft use [B1] to A3 café/restaurant.

Consultations

None

Representations

None received at the time of writing this report, any responses received as a result of consultation will be reported verbally.

Key Issues/Material Considerations

The key issue is how these proposed changes of use fit with the overall concept of promoting the regeneration of Cockington Court as a creative hub for creative industries and a key cultural destination.

The craft workshops were approved for class B1 purposes, this allows a range of craft related businesses to be developed and would allow ancillary retailing of goods produced on the site. Units 6,7 and 8 are attached to the resource building and as such form a discrete area of building separate from the main areas of craft workshops.

In terms of the retail use it is intended to let 2 of the units to the Devon Guild of Craftsmen who currently operate a successful retail outlet in Bovey Tracey and who sell only Devon Guild members artworks and small quality goods from UK/European non mass market and fair trade sourced

suppliers. It is considered that this will add to the attractiveness of the Court for visitors and traders as it will complement the range of goods that will be available from the operation of the businesses on site. In terms of the café use it is intended to use the unit immediately adjacent to the Education/Resource room for the sale of snacks/soft drinks/smoothies and milk shakes on a takeaway and sit down basis and it is considered that this will provide a complementary service for the hub.

The SW Innovation Centres who are managing the craft workshops are anxious to let these units to the identified user for this summer period. However, the public consultation period in relation to this application does not expire until the 3rd June. Any comments received up until the date of this committee will be reported verbally and it is recommended that permission should be granted for this change of use subject to there being no further planning related objections which raise matters not already considered by the committee.

Sustainability – N/A

Crime and Disorder – N/A

Disability Issues – All units are equally accessible

Conclusions

It is considered that the use of the units in the way proposed will act in a way to reinforce the hub as a centre for creative activities and as a key tourist destination.

Recommendation

Approval; subject to there being no planning related objections received prior to the expiry of the consultation period (03 June).