

P/2011/0483/R3
Roundham With Hyde Ward
56 Palace Avenue, Paignton
Use as Class A2 (retrospective)

Site Details

The site is situated in Palace Avenue, Paignton, which is a mixed use area with retail shops, office accommodation, theatre and some residential properties. The property is located in the Old Paignton Conservation Area and was originally Paignton's Fire Station, but more recently has been used for office and financial and professional services, being the Paignton town office and Connexions centre for Torbay Council.

Relevant Planning History

No immediate relevant planning history.

Relevant Policies

Saved Adopted Torbay Local Plan 1995-2011

Paignton Town Centre

ES Employment and Local Economy Strategy

E2 Town Centre Office Sites (New office development on town centre sites, in particular schemes involving the modernisation and improvement of existing buildings will be permitted so long as they do not conflict with other local plan policies).

Proposals

Retrospective consent is sought to regularise the planning use of this property for A2 financial and professional services. No external alterations are indicated.

Consultations

None.

Representations

None.

Key Issues/Material Considerations

This is a retrospective application. The main issue to consider is whether it complies with Policy E2 relating to Town Centre Office Sites. In this respect, office employment plays an important part in widening the choice of job opportunities in the town centre location. Such a use would be capable of and has indeed has in the past, co-existed with other uses within the Paignton Town Centre. It is conveniently located to public transport networks including bus networks and the local Paignton railway station.

Sustainability – No issues.

Crime and Disorder – No issues.

Disability Issues – No issues.

Conclusions

This is a retrospective application which seeks to continue the use of this premises for A2 use, including financial and professional services. It is considered to comply with Local Plan Policy and it will bring a currently vacant building back into active occupation.

Recommendation:

Approval.