

P/2011/0036/CA
Wellswood Ward
Former Royal Garage Site, 4-24 Torwood Street, Torquay
Demolition works

Site Details

The site comprises the frontage buildings of 4 – 24 Torwood Street and includes the land to the rear of these buildings, which is currently being used as a car park. It is bound to the south by Torwood Street and to the north by a concrete faced rock wall of approximately 10m in height beyond which is The Terrace at the higher level. To the west of the site is a public right of way which provides pedestrian access between the two roads. The car park originally provided stabling and garaging for the former Royal Hotel, to the west of the application site. The site area is approximately 0.23ha.

In terms of constraints; the site is within the Torquay Harbour Conservation Area. The Torquay Harbour Area Character Appraisal identifies most of the buildings on the site as key buildings within the conservation area with largely unspoilt frontages. Within the Local Plan the frontage buildings are identified as being within a Secondary Shopping Frontage. Most of the site is allocated for mixed use development which could include retail, leisure, employment and residential. Torwood Street is part of the major road network.

The existing buildings on the site are as follows:

4 Torwood Street	“Tictocs’n’rocks” – Retail
6 Torwood Street	“Devon Kebab House” – Takeaway
8 Torwood Street	“Trents” – Bar
10 Torwood Street	“Legends” – Restaurant
12 – 16 Torwood Street	“Brights of Nettlebed” – Retail
22 Torwood Street	“Wild Jacks” – Takeaway
24 Torwood Street	“The Gold Shop” - Retail

Relevant Planning History

Various applications have been submitted in relation to the existing buildings on site including changes of use, minor alterations including shop-front alterations and signage.

Various applications were submitted in the 1980's as follows:

P/1983/1792	Retail unit/multi-storey car park. Refused 4/6/1984
P/1984/3237	84 Sheltered flats and wardens flat. Refused 29/1/1985
P/1985/0361	49 flats. Refused 2/4/1985. Appeal dismissed 5/9/1985
P/1986/2379	Erection of 43 sheltered flats plus wardens accommodation, offices and retail/storage space. Approved 25/9/1987

Subsequently an application for a certificate of lawfulness was submitted in 2005 in an attempt to prove that work had commenced on the scheme which was approved in 1987, thereby allowing the work to continue. The certificate of lawfulness application was refused on 6/3/2006 and subsequently dismissed at appeal on 22/08/2007.

P/2009/0689	Demolition Works. Approved 06/07/2010
P/2009/0690	Demolition of 4 – 24 Torwood Street. Redevelopment of site comprising 12 residential apartments with residential parking, 80 bedroom hotel and associated facilities, 6 screen cinema. 1 retail unit and 3 restaurants. Approved 6/1/11

Relevant Policies

BES Built environment strategy

BE1 Design of new development
BE5 Policy in conservation areas
BE6 Development affecting listed buildings
PPS5 "Planning for the Historic Environment"

Proposals

The demolition of 4 – 24 Torwood Street and associated structures in connection with a scheme for redevelopment. This is the subject of a concurrent application P/2011/0035.

Consultations

English Heritage: Responded that they do not need to be consulted.

Representations

At the time of writing approximately 15 letters of objection had been received in relation to the associated planning application, a number of which express concern about the loss of these buildings. These have been re-produced and placed in the Members Room.

Key Issues/Material Considerations

As an application for conservation area consent the key issue is whether demolition of these buildings is acceptable.

The demolition of the buildings on the site was approved as part of the approved scheme. There is extant conservation area consent for the demolition. The applicant has submitted a fresh application for demolition although this is technically not required. Members will recall from considering the approved scheme that the principle of the demolition of these buildings within the conservation area was closely linked with the quality of the replacement scheme. It was shown that an acceptable scheme, which delivered regeneration benefits, was well designed and appropriate to the conservation area was possible on this site. English Heritage agreed to the demolition on this basis and after all the possible ways of retaining the building were explored and discounted. It was therefore concluded that all the tests of PPS5 were met. The demolition of the buildings is considered to be acceptable. The application is therefore recommended for approval subject to a condition which prohibits the demolition of the buildings until planning permission is approved for a replacement scheme and a contract let for the work.

Conclusions

There is an unexpired consent for the demolition and it is still considered to be acceptable.

Recommendation:

Conditional Approval

Condition(s):

01. The building(s) shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the development for which the contract provides.

Reason: To ensure that the character and appearance of the area is not prejudiced in accordance with Policy BE5 of the Saved Adopted Torbay Local Plan 1995-2011 and advice in PPS5 "Planning for the Historic Environment".