

Site progress report – July 2020

Introduction

This report recognises the importance of housing delivery and regeneration of Torbay – it has been updated since the original report was requested by Members in March 2020.

The review has taken place during the global Covid-19 pandemic and at a time of great change in the construction industry. The outbreak is continuing to present an increasing range of challenges for businesses and individuals. We have never seen such an intense period of regulatory and social change and that, coupled with the lockdown and other restrictions in place, creates a unique situation with potentially far reaching challenges.

In June the Government announced new measures to help boost the construction industry through the Business and Planning Bill, including flexible working hours, deadline extensions and speeding up the planning process. Certain sites with consent that have an expiry date between the start of lockdown and the end of this year will now see their deadlines extended to 1 April 2021. These new measures will prevent work that has been temporarily disrupted by the pandemic from stopping altogether.

Meanwhile, the Government also announced reforms to the use classes order to give more flexibility and increase options for change without the need for planning permission (due to come into effect by September) and a Planning White Paper due to be published later this year.

Alongside these national initiatives, at a local level, Torbay Council will be undertaking a Local Plan Review, a Housing and Economic Land Availability Assessment (HELAA) and ensuring better communication with developers/agents to improve our knowledge of sites with development potential in Torbay.

This new report provides the same level of detail as that of March 2020 (pre-Covid-19) and includes a brief description of each site, including the number of units proposed, completions to date and those anticipated. Further notes are provided to expand on the potential reasons for the lack of progress.

What is a stalled site?

There is no strict planning definition of what constitutes a stalled site. However, for the purposes of this report, a stalled site is defined as a site with an implemented planning permission where development has not been completed. Sites included in this report are those with permission for at least 6 units. Sites can be stalled for a wide variety of often multi-faceted and complex reasons. They may be site specific issues, factors affecting specific landowner or developer specific and/or wider factors at work in the housing market and/or wider economy.

There are other sites which could be classed as a stalled site, where there has been a previous non-implemented permission which has now expired, or where planning permission has not been applied for, but could be considered a blight on the community. Examples of these are the former Rainbow Fun House, Bancourt Hotel and former Laundry site on Rock Road (all in Torquay) or Crossways in Paignton town centre. Some owners ensure sites continue to have the benefit of planning permission through concurrent planning applications, rather than through implementing on site. The site is therefore left undeveloped.

How does this link with other work?

Housing supply is a big issue in Torbay. The Spatial Planning team monitors the net gain of housing on an annual basis, the results of which feed into producing a 5 year land supply, updating the Brownfield Register and production of the Authority Monitoring Report (AMR) all on an annual basis. Other annual returns to government use the data, including a Self-Build and Custom Housing Return, Housing Delivery Test and the Housing Flow Reconciliation.

As part of the evidence base for the Local Plan Review, Spatial Planning are in the early stages of conducting a Housing and Economic Land Availability Assessment (HELAA) which will provide us with evidence of site availability and likely future development timeframes. The stalled sites which feature in this report will feed into this process, and we will also be considering the sites which are shown as committed or with development potential in the adopted Local Plan – to understand why some have not been developed and try to encourage development on these sites and to potentially add any other suitable sites which will have been highlighted through the HELAA process.

It should be noted that many of the sites listed in this report originally applied for planning permission prior to the adoption of the current Torbay Local Plan. Planning applications are decided in accordance with the local and national policies/guidance at that current time and so it may well be the case that the permissions would no longer be appropriate or viable. Also, the Council and community aspirations for the site may well have changed over time as is the case at Oldway Mansion, Paignton and Middle Street Car Park, Brixham.

What happens next?

At this stage there are no financial commitments identified as the intention is to utilise existing resources and coordinate ongoing activities with a view to finding solutions.

This report should be read in conjunction with:

- National Planning Policy Guidance (NPPF) and Planning Practice Guidance (PPG)
- Torbay Local Plan and Neighbourhood Plans
- Torbay Housing Delivery Test Action Plan August 2019 – 2020 version forthcoming

- Torbay Five Year Housing Supply 2019 (February 2020) – 2020 version forthcoming

The sites:

Torquay

331 Teignmouth Road
Walton Lodge, Middle Warberry Road
Bishops Court Hotel, Lower Warberry Road
R/O Edinburgh Villas, off McKay Avenue & Newton Road
Hollicombe Gas Works, Torbay Road
Shedden Hall Hotel, Shedden Hill
Former Zion Chapel, Zion Road

Paignton

R/O 10-16 & 18-20 Gibson Road
Oldway Mansion and Fernham

Brixham

Paint Station, Land at King's Drive, Off Rea Barn Road
Middle Street Car Park (Brixham Town Centre)

TORQUAY

Site: **331 Teignmouth Road**

Application reference number: **P/2005/0740**

Description: **22 apartments in 2 blocks with vehicular access**

Total capacity: **22**

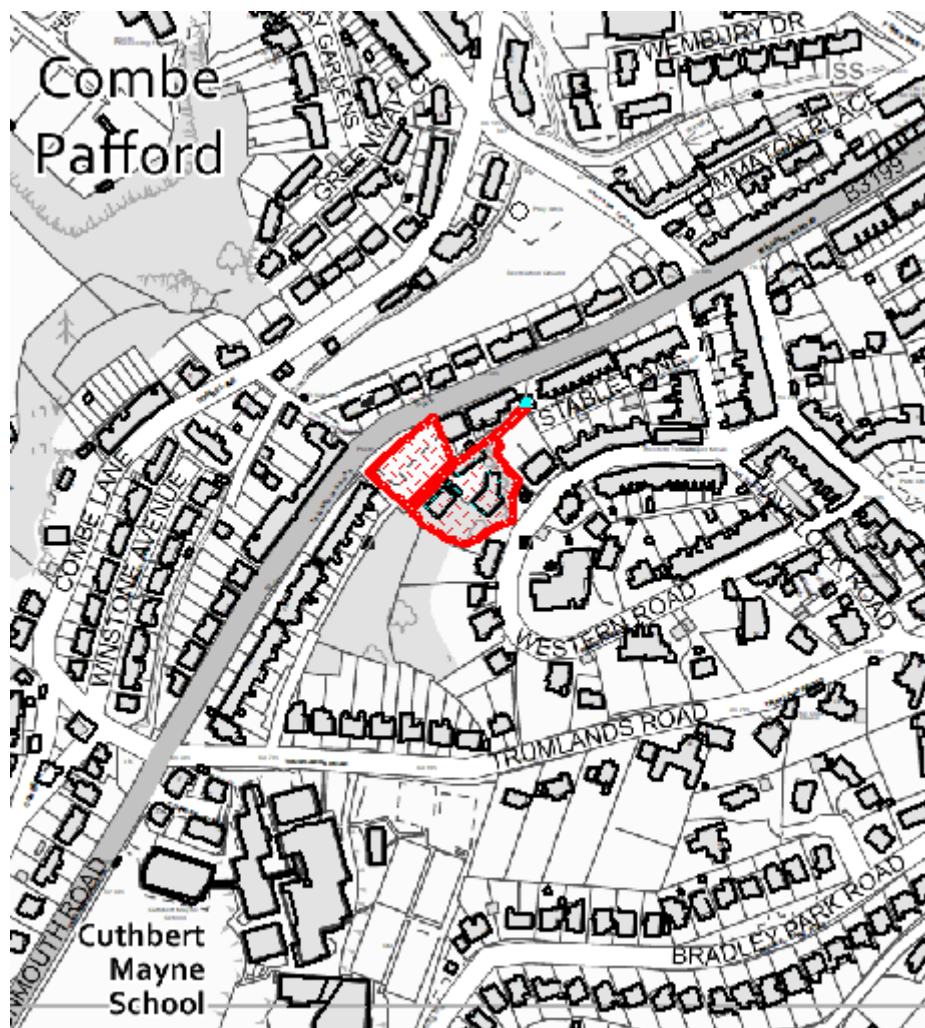
Units proposed: **22**

Completions to date: **0**

Brownfield? **Yes**

Affordable housing? **No**

Notes: **Permission implemented.**



Site: **Walton Lodge, Middle Warberry Road**

Application reference number: **P/2006/1149, P/2009/0049, P/2011/0015**

Description: **Demolition of Existing Building and Erection of 12 Apartments (Revised Scheme)**

Total capacity: **11**

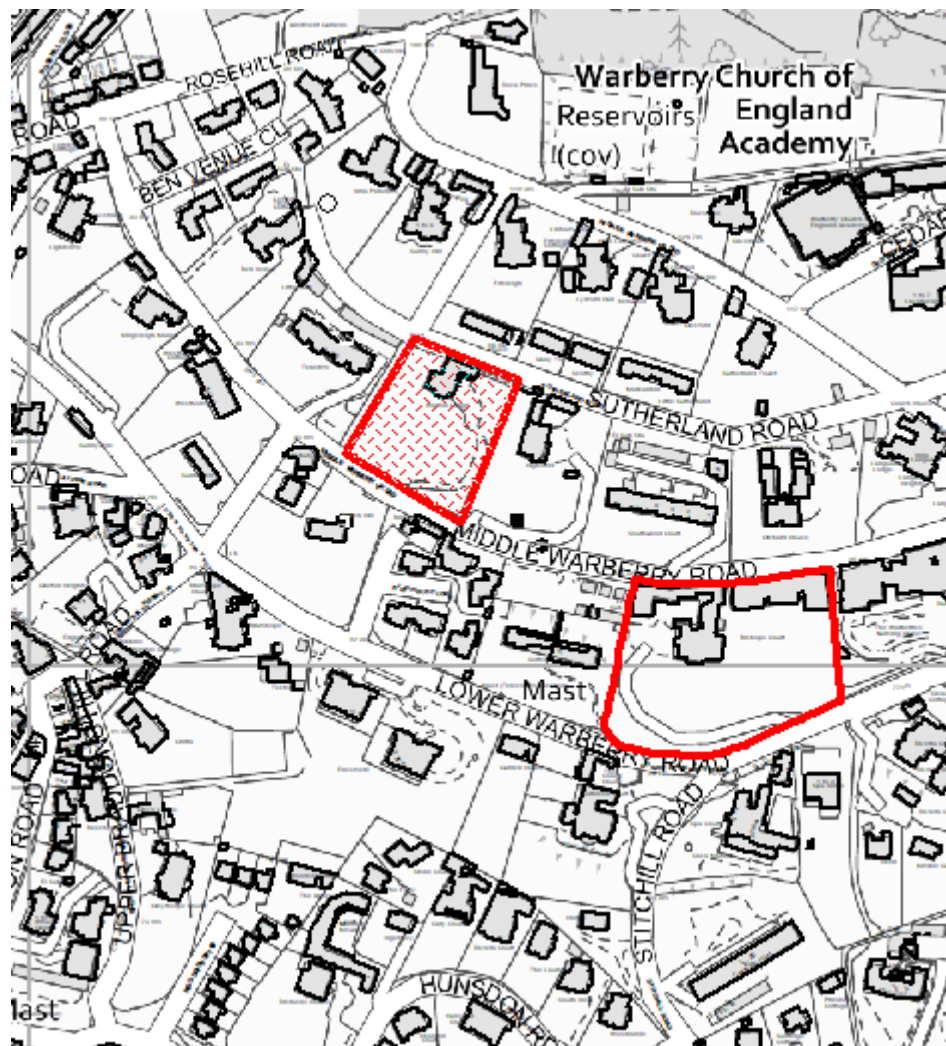
Units proposed: **11**

Completions to date: **0**

Brownfield? **Yes**

Affordable housing? **No**

Notes: **Permission implemented.**



Site: **Bishops Court Hotel, Lower Warberry Road**

Application reference number: **P/2008/1623, P/2012/1001 (implemented) and P/2019/1274 (approved)**

Description (current application pending consideration): **Conversion and refurbishment of mansion to form 5 apartments. Removal of redundant leisure complex and construction of 11 new houses within grounds. Conversion and refurbishment of 14 existing curtilage apartments to form 4 houses, and construction of 8 radial garages and 2 detached garages to replace surface parking.**

Total capacity: **42 (implemented but not able to process) 20 (application pending)**

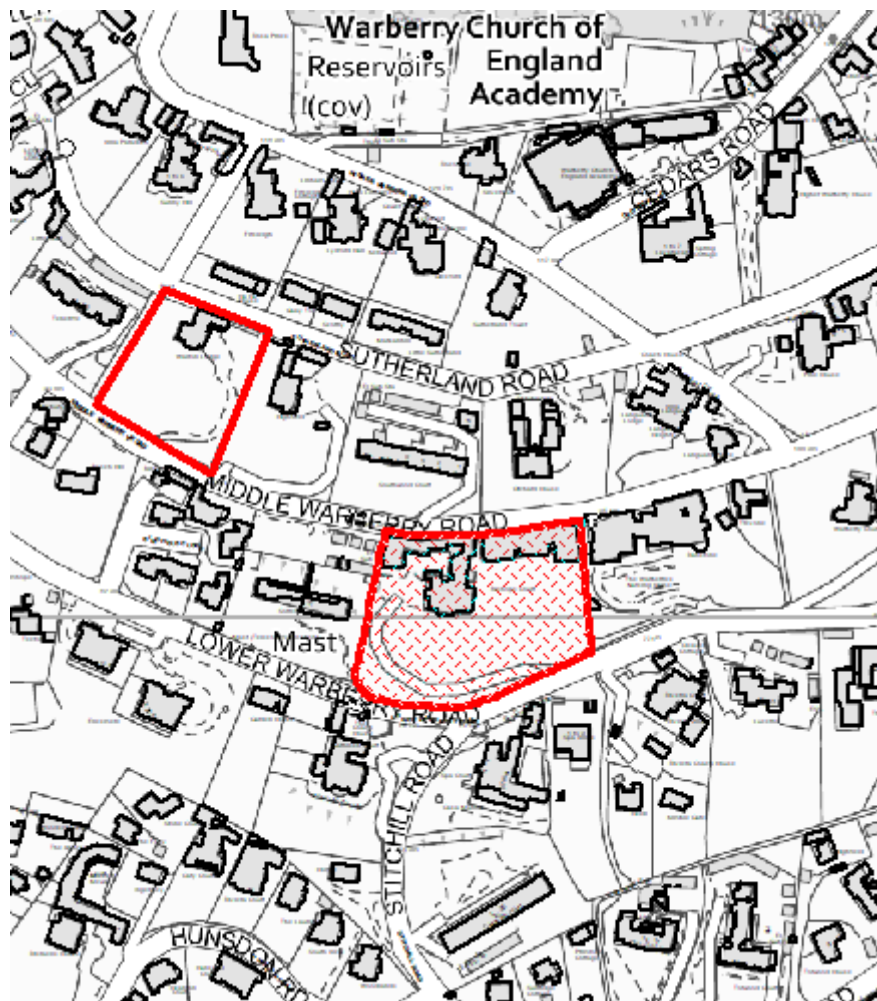
Units proposed: **20 – with a net gain of 6 units**

Completions to date: **4**

Brownfield? **Yes**

Affordable housing? **No**

Notes: **Planning application approved, awaiting signature of Section 106 agreement. Developers on site.**



Site: **Rear of Edinburgh Villas, off McKay Avenue and Newton Road**

Application reference number: **P/2016/1047**

Description: Construction of new building to provide up to 75 one and two bedroom apartments

Total capacity: **75**

Units proposed: **75**

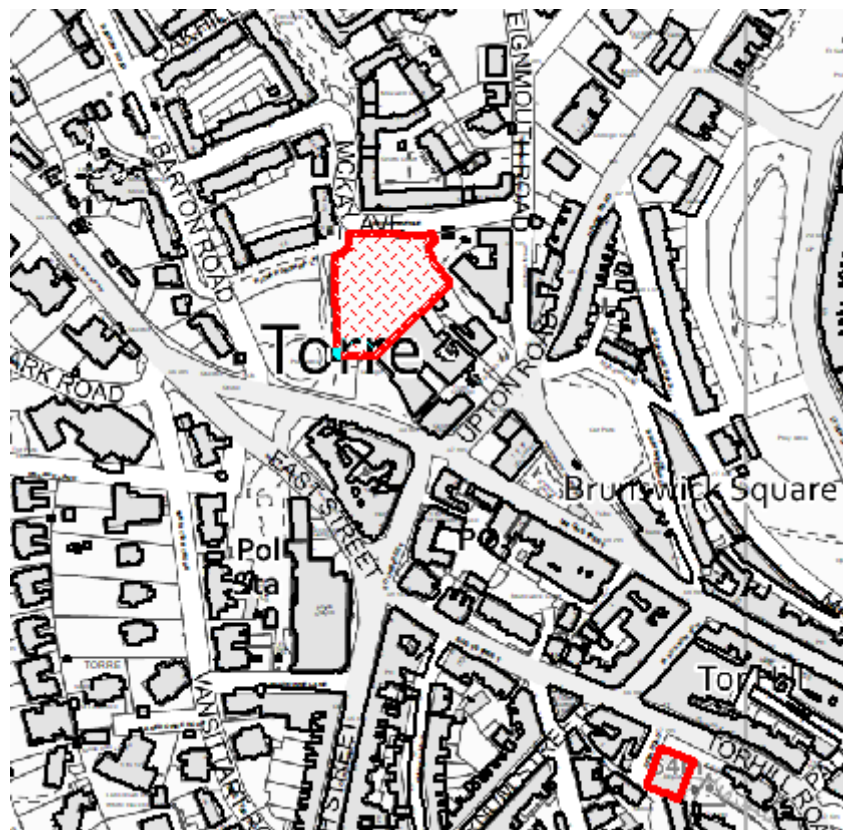
Completions to date: **0**

Brownfield? **Yes**

Affordable housing? **Yes**

Anticipated completions:

Notes: **Permission implemented.**



Site: **Hollicombe Gas Works, Torbay Road**

Application reference number: **P/2008/0114 and P/2015/0999**

Description: **Construction of 185 residential apartments with associated vehicular and pedestrian access, parking, infrastructure and landscaping works.**

Total capacity: **185**

Units proposed: **185**

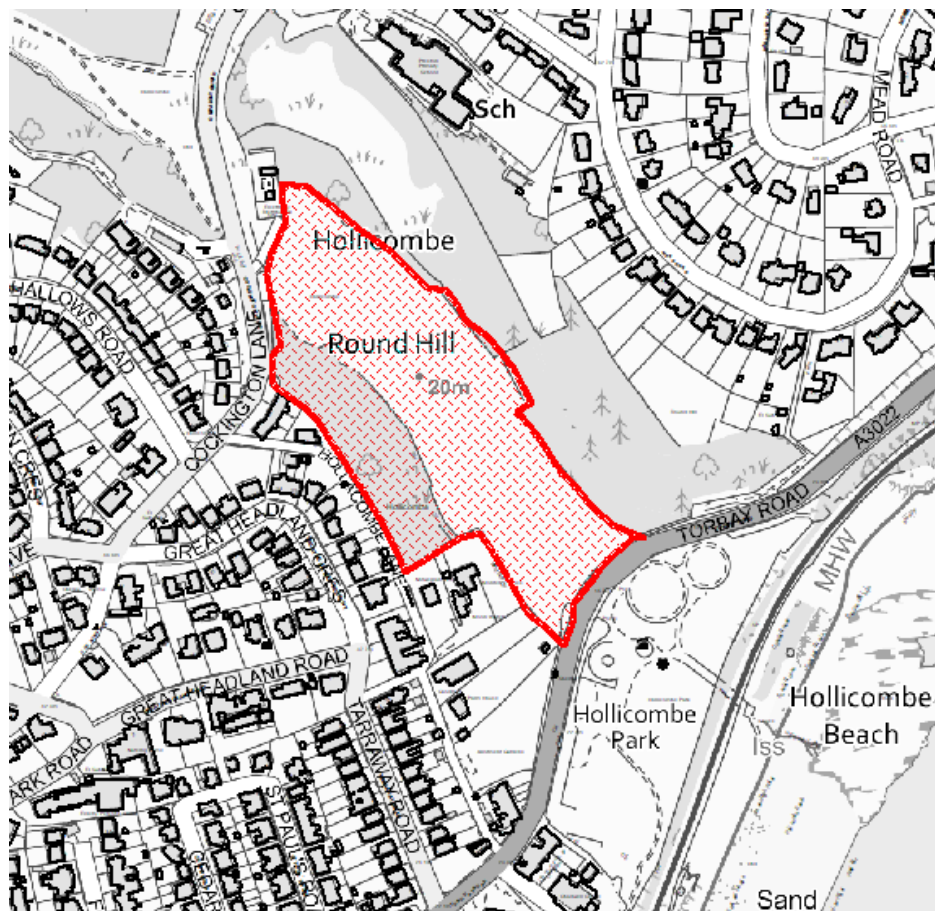
Completions to date: **0**

Brownfield?

Affordable housing? **Yes**

Anticipated completions:

Notes: **Permission implemented. Site remedial works completed. Linden Homes have confirmed that the site is stalled. Ongoing communication with developer.**



Site: **Shedden Hall Hotel, Shedden Hill**

Application reference number: **P/2011/0227 and P/2016/0305**

Description: **Refurbishment of former hotel and demolition of modern extensions. Conversion to provide 4 residential apartments. New build residential accommodation within grounds comprising 2 two storey garden cottages, 4 four storey town houses and 1 four storey coach house. Provision of 19 car parking spaces. Reconnection to public footpath and reinstatement of stone boundary wall.**

Total capacity: **11**

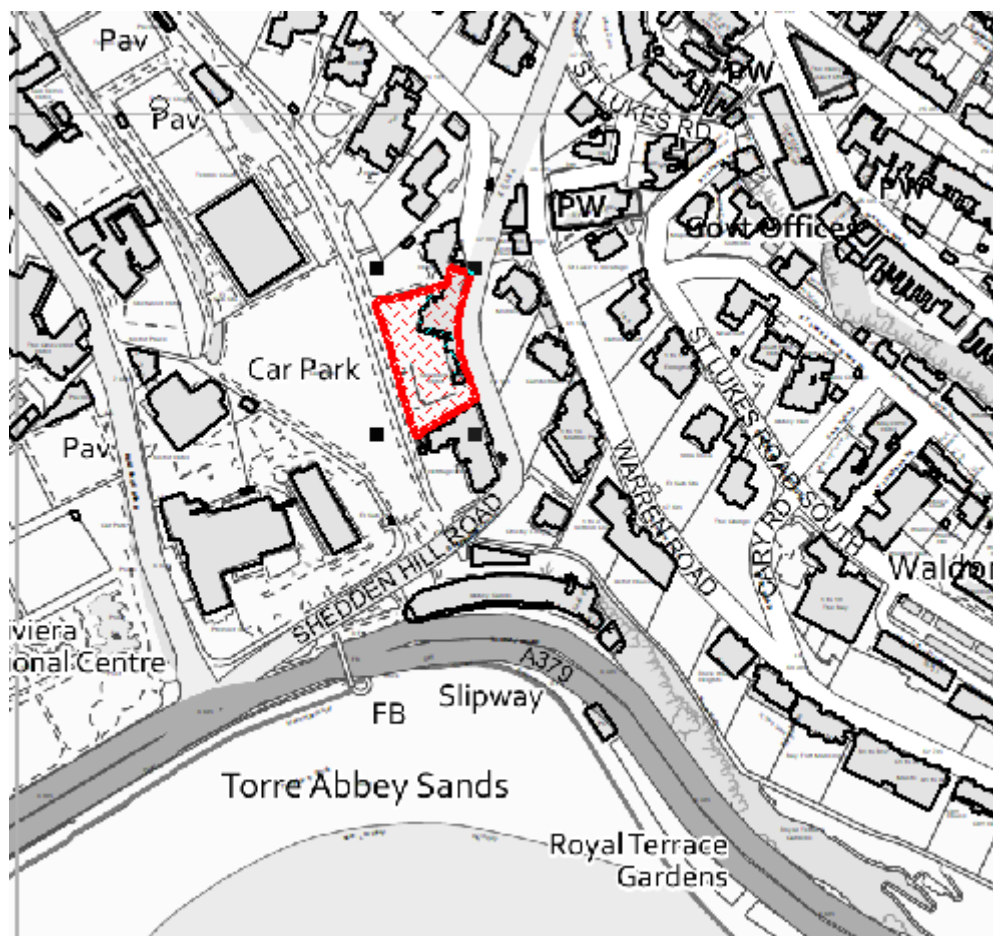
Units proposed: **11**

Completions to date: **0**

Brownfield? **Yes**

Affordable housing? **No**

Anticipated completions: Notes: **Not implemented. Subject to serious fire leading to destruction of the building (therefore application described above no longer implementable). Continue to engage with site owner and new application anticipated.**



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Site: **Former Zion Chapel, Zion Road**

Application reference number: **P/2016/0914**

Description: **Alterations to and conversion of former chapel to form 6 apartments including car parking at ground floor level and extensions to both roof slopes. Demolition of northern workshop extension and formation of single dwelling.**

Total capacity: **7**

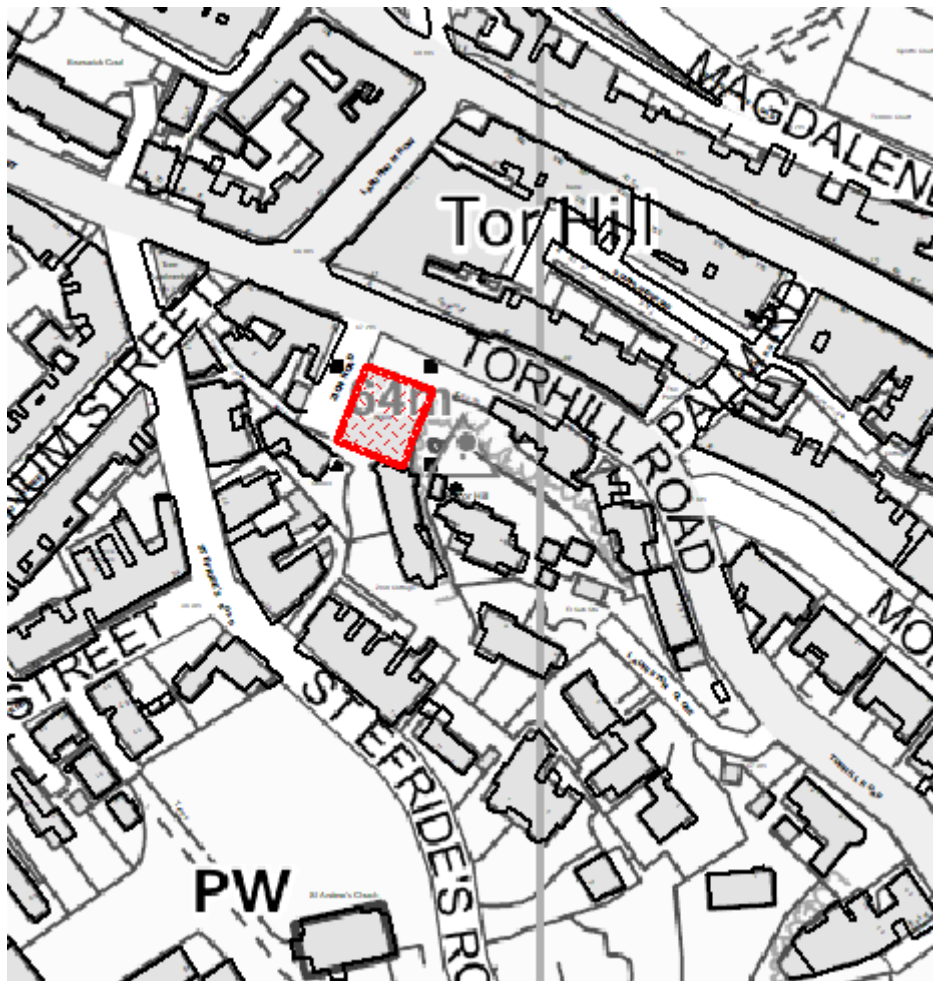
Units proposed: **7**

Completions to date: **0**

Brownfield? **Yes**

Affordable housing? **No**

Notes: **Not implemented. Application due to expire March 2020.**



PAIGNTON

Site: **R/O 10-16 and 18-20 Gibson Road**

Application reference number: **P/2008/0206**

Description: **6 Dwellings with Associated Access Road and Parking; Vehicular/Pedestrian Access**

Total capacity: **6**

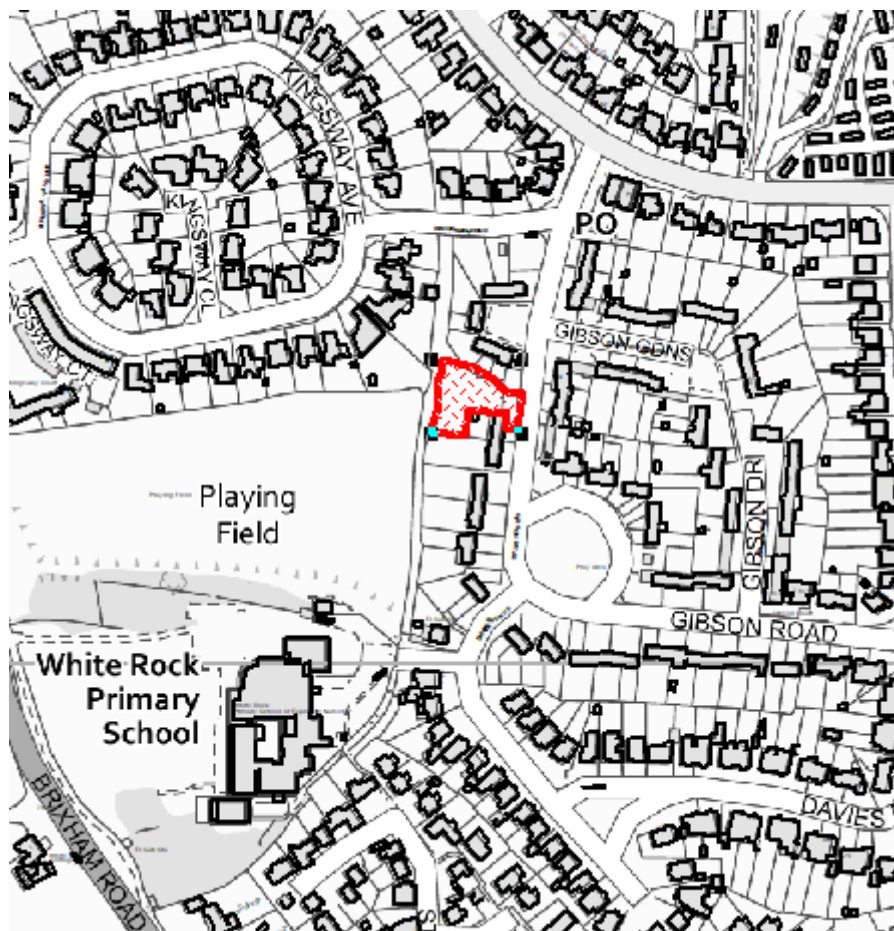
Units proposed: **6**

Completions to date: **0**

Brownfield? **Yes**

Affordable housing? **No**

Notes: **Permission thought to have been implemented, but not confirmed.**



Site: **Oldway Mansion and Fernham**

Application reference number: **P/2011/0925**

Description: **Construction within the grounds of Oldway Mansion to form 46 three and four bed town houses. Construction of a new Orangery wedding room and cafe. New 4 rink indoor bowling centre, reconfiguration of 6 hard surfaced tennis courts, alterations to access and works to provide new public car parking and improvements to existing car park areas. Restoration of historic gardens and landscape. Construction of 55 category II sheltered flats in a 4 to 6 storey building with 24 car parking space.**

Total capacity: **101**

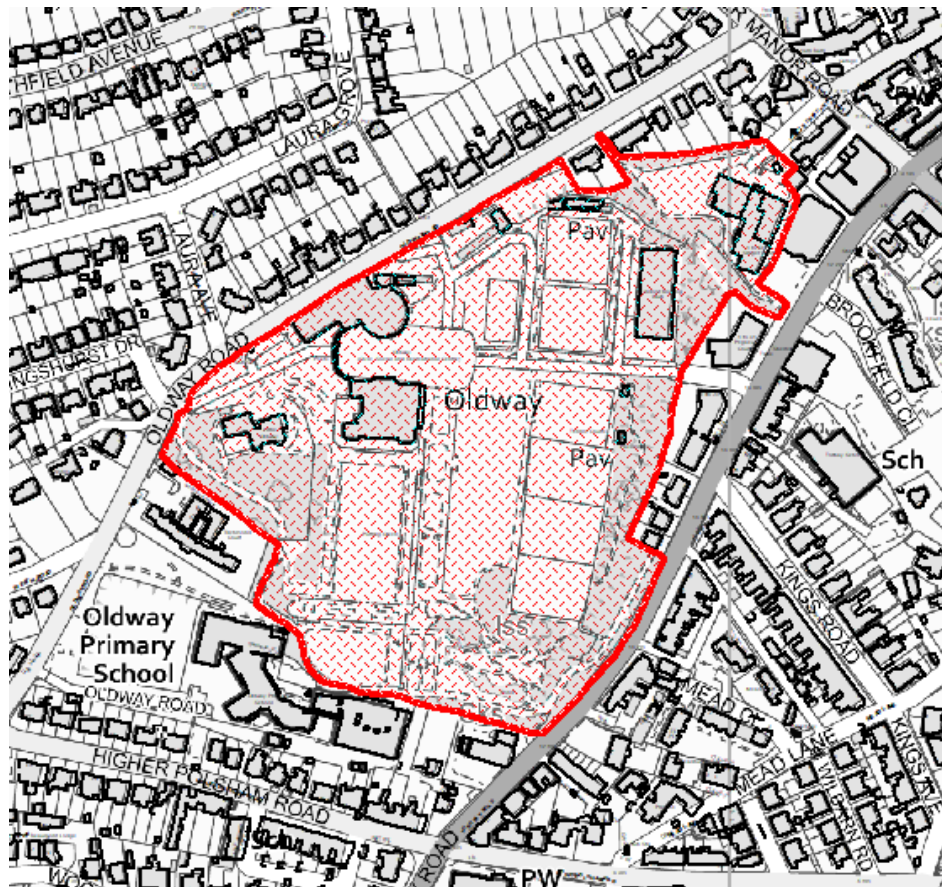
Units proposed: **46**

Completions to date: **55**

Brownfield? **No**

Affordable housing? **Yes**

Notes: **Permission implemented as 55 sheltered flats have been completed. Site status has changed since completion, with further development of the site unlikely at the current time.**



BRIXHAM

Site: **Paint Station, Land at King's Drive, Off Rea Barn Road**

Application reference number: **P/1989/1577 and P/2006/1066**

Description: **Erection Of Church/Community Building Together With 35 Residential Units with Vehicular/Pedestrian Access; Parking; Infrastructure (as revised by plans received 29/09/2006 & 02/10/2006)**

Total capacity: **35**

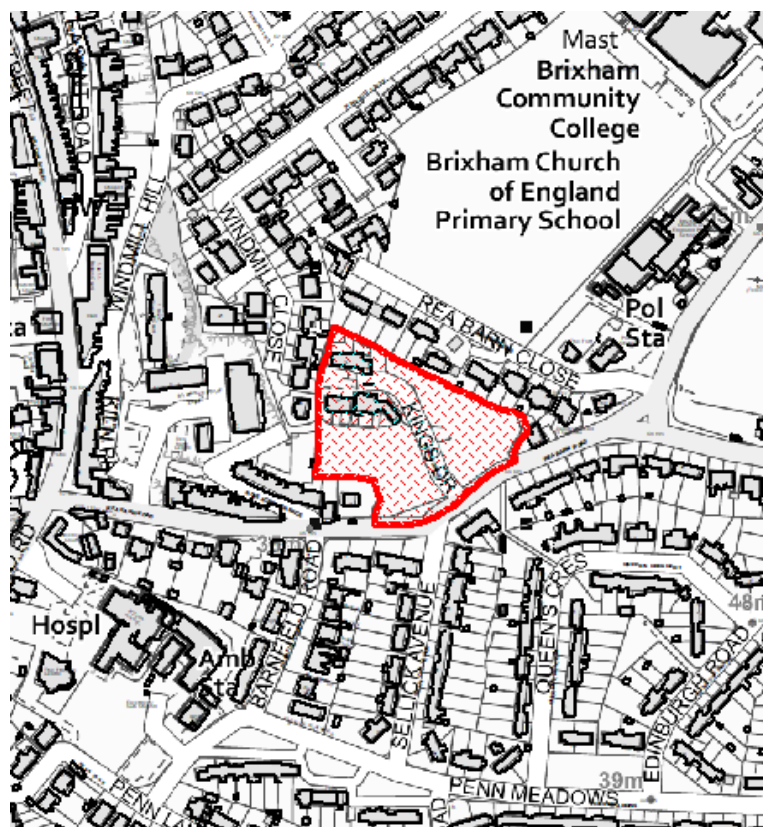
Units proposed: **22**

Completions to date: **13**

Brownfield? **Yes**

Affordable housing? **Yes**

Notes: **Permission implemented. P/2006/1066 permitted 30.08.07 (35 units in total) Part built. CN/2016/0086 permitted 11.01.17. New owners (Coyde Construction) hoping to be on site in next 12months (Covid-19 impact dependent).**



Site: **Middle Street Car Park (Brixham Town Centre)**

Application reference number: **P/2012/1309**

Description: **Provision of a 4 storey building containing a Class A1 supermarket [net sales 2791m²], 8 A1 and A2 retail units [GIA 218m²] including a shopmobility unit on the ground floor level, 338 car parking spaces on levels 1-3, 14 residential dwellings on Middle Street and c/o Bank Lane/ Brewery Lane, associated public realm improvements, highway alterations and access provision. Remediation of land and all necessary infrastructure provision. This application is accompanied by an Environmental Statement.**

Total capacity: **14**

Units proposed: **14**

Completions to date: **0**

Brownfield? **Yes**

Affordable housing? **No**

Notes: **Although some development potential, it's unlikely to take the form of the above proposal.**

