

Record of Decision

Disposal of Land Adjacent to the Inn on the Quay, Tanners Road, Goodrington, Paignton

Decision Taker

Mayor on 19 July 2017

Decision

- (i) that the granting of a Lease to the Inn on the Quay Tenant for a term to be co-terminus to the existing Lease for Inn on the Quay (around 78 years) of the area edged red on the Plan number EM 2923 be approved, with the authority being delegated to the Assistant Director Corporate and Business Services in consultation with the Executive Head of Business Services and the Torbay Developments Agency to approve the detailed terms of the Lease;
- (ii) that prior to the closure and demolition of the existing public toilets, alternative toilets are provided and that adequate toilet facilities are retained in the area of Goodrington beach that are accessible to the public, with suitable provision for disabled users; and
- (iii) that the Chief Financial Officer be recommended to allocate part of the funding received as part of the revised Lease arrangement, towards the provision of alternative toilets in the area, unless or until the wider corporate review into the provision and delivery of public toilets determines that the funds are no longer required and report the outcome of this to Council as part of the normal budget monitoring arrangements.

Reason for the Decision

To increase the tourist accommodation offer in the area and to increase the Council's rental income for the site. A larger hotel in this area will contribute towards a prosperous Bay.

The Minute from the Policy Development and Decision Group (Joint Operations Team) of 18 May 2017 stated that the results from the Public Open Space consultation be considered at a future meeting of the Policy Development and Decision Group (Joint Operations Team) together with the proposed details for a new lease.

The Decision is requested to be taken earlier than the next Policy Development and Decision Group (Joint Operations Team) Meeting on 24 July 2017 as the Tenant of Inn on the Quay has very tight delivery timeframes to be able to minimise the disruption of the delivery of the project during the 2018 season.

The Disposal of Open Space procedure closed for public comments on 23 June 2017. Officers attended the Steering Group meeting of the Goodrington, Roselands and Hookhills Community Partnership on 19 June 2017 and, as requested, representatives from Whitbread Plc attended a special meeting of the Steering Group on 10 July 2017.

Implementation

This decision will come into force and may be implemented on 27 July 2017 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

Information

The Report and Minutes from the Policy Development and Decision Group (Joint Operations Team) of 18 May 2017 are available at <http://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=656&MId=7460&Ver=4>

The Disposal of Open Space procedure closed for public comments on 23 June 2017. A number of letters were received. The letters were mainly concerned with the possible loss of the toilet facilities. One specifically stated that they had no objections to the Premier Inn expansion, with another saying that the expansion of the hotel accommodation accords with the objectives of The Paignton Neighbourhood Plan.

Representatives from Whitbread Plc attended the Steering Group meeting of the Goodrington, Roselands and Hookhills Community Partnership on 10 July 2017.

Alternative Options considered and rejected at the time of the decision

Alternative options were set out in the submitted report to the Policy Development and Decision Group (Joint Operations Team) of 18 May 2017.

Is this a Key Decision?

Yes – Reference Number: I030793

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

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19 July 2017

Signed: _____
Mayor of Torbay

Date: 19 July 2017

