

Meeting: Policy Development and Decision Group
(Joint Operation Team)

Date: 18 May 2017

Wards Affected: Goodrington with Roselands

Report Title: Inn on the Quay, Goodrington, Paignton

Is the decision a key decision? Yes

When does the decision need to be implemented? As soon as possible

Executive Lead Contact Details: Mayor and Executive Lead for Regeneration and Finance, mayor@torbay.gov.uk

Supporting Officer Contact Details: Kevin Mowat, Executive Head of Business Services, 01803 292429, Kevin.mowat@torbay.gov.uk

1. Proposal and Introduction

- 1.1 The operator of the Inn on the Quay at Goodrington (Premier Inn) has approached the Council to expand/extend their hotel by an extra 20 beds, within their existing leased area. To accommodate this, the tenant would require additional Council owned land to accommodate the additional car parking required.
- 1.2 The intended outcomes are 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.

2. Reason for Proposal

- 2.1 This proposal has come forward at the request of the hotel operator who already rents land from the Council, adjacent to the Inn on the Quay. The proposed extension will increase the tourist accommodation offer at Goodrington, improve revenue to the Council and contribute towards a more prosperous Bay.

3. Recommendation(s) / Proposed Decision

- 3.1 That, Premier Inn Hotels Limited be granted a long lease of the area indicated in Appendix 3 to the submitted report and that the lease should be co-terminus with the existing leased area shown in Appendix 2 to the submitted report.
- 3.2 That the Heads of Terms and consideration offered in exempt Appendix 4 to the submitted report be accepted and that the cash sum should be used to provide alternative public toilets.

- 3.3 That, the Assistant Director - Corporate and Business Services, be requested to implement the procedure for the disposal of 'open space', including public consultation, in respect of the proposed lease area identified in Appendix 3 to the submitted report and that she give consideration to any representations which are received.
- 3.4 That, subject to the outcome of the public consultation identified in 3.3 above, authority is delegated to the Assistant Director - Corporate and Business Services, in consultation with the Executive Head of Business Services and the Torbay Development Agency, to finalise the details of the new lease.

Appendices

Appendix 1: Supporting Information and Impact Assessment

Appendix 2: Existing Leased Area

Appendix 3: Tenant's Proposal Plan

Appendix 4: Confidential Tenant's Financial Proposal (Exempt)

Background Documents

None