

Record of Officer Decision

Disposal of development site at Preston Down Road, Paignton

Decision Taker and Date Decision Taken:

Chief Executive, in consultation with the Cabinet Member for Place Development and Economic Growth, on 17 December 2025.

Summary of Matter or Issue Requiring Decision:

On 11 July 2024, the Cabinet agreed:

1. That Recommendations 3.1 and 3.2 of the decision made by Cabinet on the 21 March 2023 (Minute 458/03/23 refers) be rescinded and that the following be approved in replacement:

- 1.1 That the Chief Executive be given delegated authority to determine an effective disposal strategy which enables the sale of the Preston Down Road; with an objective to secure a disposal which will result in delivery of 30% affordable housing and maximise the sales receipt in a timely manner.
- 1.2 On determination of 1.1 above, the Chief Executive be given delegated authority, in consultation with the Cabinet Member for place Development and Economic Growth, to dispose of Preston Down Road.
- 1.3 That the surplus received on the capital receipt from Preston Down Road be ringfenced for the delivery of affordable (including social) housing in Torbay, with a minimum of 50% being ringfenced for delivery of affordable (including social) housing in Paignton.

2. Additionally if required:

- 2.1 No later than 12 months prior to the expiration of the planning consent for the site, the Director of Pride in Place to bring forward a capital proposal to undertake the minimum works necessary to discharge relevant planning conditions, make a technical start on site and make the planning consent extant, in consultation with the Section 151 Officer, and Cabinet Member for Housing & Finance.

The Chief Executive was delegated authority in respect of 1.1 and 1.2 above. As such, following a marketing exercise, the site at Preston Down Road, Paignton will be disposed of to a residential developer.

Decision Taken:

That the site at Preston Down Road, Paignton (edged red in Appendix 1) be disposed of, at market value to a residential developer as set out in Exempt Appendix 2.

Summary of Reason(s) for Decision Taken:

To give effect to the decision made by the Cabinet on 11 July 2024. Furthermore, to secure timely delivery of much needed homes providing housing options for local people that were looking to buy or rent a home in the Paignton area.

Summary of Alternatives or Options considered and rejected and Background Papers:

The alternative options were set out in the report considered by Cabinet on 11 July 2024 ([Agenda for Cabinet on Thursday, 11 July 2024, 5.30 pm](#)).

Details of any conflict of interest and dispensation granted to the Officer taking the decision or by any Member of the Council in delegating responsibility for any specific express delegation:

None

Implementation:

This decision will be implemented immediately.

A copy of this decision and any supporting documentation considered by the Officer taking this decision may also be available for inspection by the public at the Council's offices or posted upon payment of any copying and postage charges. Any member of the public wishing to take up either of these options is asked to please ring (01803) 207087 or email governance.support@torbay.gov.uk

Signed: _____ Date: _____
(Chief Executive)