

**Agenda Item 4, Disposal of Land at Little Blagdon Farm,
Collaton St Mary and Land at Preston Down Road, Paignton**

Conservative Group Amendment

Extraordinary Council Meeting

8 October 2020

Amendments shown in bold

Proposed Amendment:

- 3.1 That the decision of the Council on 18 July 2019 as set out in minute 46/7/19 (i) to (iv) be rescinded.
- ~~3.2 That the disposal of the freehold interest of the land at Preston Down Road ensuring best value, edged red at Appendix 3, to TorVista Homes or a company wholly owned by the Council, be approved and that the Chief Executive be given delegated authority to agree and finalise the terms of the disposal, in consultation with the Cabinet Member for Economic Regeneration, Tourism and Housing and the Head of Finance.~~
- ~~3.3 That subject to a business case being produced Members authorise a loan via prudential borrowing or provide a guarantee of up to £23million to TorVista homes or a company owned by the Council, to facilitate the delivery of the site, and that the Chief Executive be given delegated authority to agree the provision of the loan or provision of a guarantee in consultation with the Cabinet Member for Finance and the Head of Finance.~~
- ~~3.4 That the open market disposal of the freehold interest at Collaton St Mary (identified by land edged red in Appendix 2) be approved and the Chief Executive be given delegated authority to agree and finalise the detailed disposal terms in consultation with the Leader and Cabinet Member~~
- 3.2 That the freehold interest of land at Preston Down Road (edged red at Appendix 3) and Collaton St Mary (edged red at Appendix 2) be dealt with in the following manner:
- a) the sites be disposed of to TorVista Homes, or another company wholly owned by the Council; and
 - b) the Council enter into a Development Agreement with TorVista Homes, or another company wholly owned by the Council with delegated authority given to the Chief Executive in consultation with the Group Leaders and the Head of Finance to agree the finalised terms ensuring that best value is achieved and to include obligations to:

- **obtain an outline planning permission for the whole site and a detailed application on an initial phase, with the land split into smaller parcels/phases and these to be offered to the marketplace/local developers/SME's;**
 - **construct the access arrangements and any site wide infrastructure works required along with meeting any planning obligations required to be undertaken at that time including any work necessary to satisfy the Land Release Fund requirements within the prescribed time; and**
 - **to dispose of the remaining phases that include contractual arrangements to clawback a pro rata financial contribution for any site wide works undertaken with the net receipts paid to Torbay Council.**
- c) That subject to a business case being produced Council authorise a loan via prudential borrowing or provide a guarantee to TorVista homes or a company owned by the Council of funds sufficient, to facilitate the delivery of the initial phase and any site wide works required, and that the Chief Executive be given delegated authority to agree the provision of the loan or provision of a guarantee in consultation with Group Leaders and the Head of Finance.**

Proposer Councillor David Thomas
Secunder Councillor John Thomas