

Call-in Reasons – Churston Covenant – Application of General Disposal Consent Order 2003

1. The General Disposal Consent Order 2003 states that “where applicable, authorities should have regard to the community strategy”. The Record of Decision does not state how regard has been had to any community strategy.
2. When last considering the proposed covenant, members were informed that the General Disposal Consent Order could only be relied upon “if the difference between the unrestricted value of the land to be disposed of and the consideration for the disposal does not exceed £2 million”. No information is provided within the Record of Decision on the valuation that has taken place.
3. The General Disposal Consent Order requires that before the making of the covenant, the Council’s intention to do so should be advertised in a local newspaper for two consecutive weeks and any objections needed to be duly considered. It is understood that this advertisement was placed in December 2014.
 - a. No reference to the response to this consultation is included in the Record of Decision.
 - b. Between that advertisement being placed and the Record of Decision being published, the Inspector’s Final Report on the Examination into the Torbay Local Plan has been published. This included that (amongst other things) Churston Golf Club should be added to the list of possible housing sites for the medium/long term.

This may impact on the views which people may wish to express in response to the advertisement.