

FARMS ESTATE COMMITTEE

22 June 2017

Present:-

County Councillors:

Councillors C Chugg (Chairman), J Brook, J Berry, A Dewhirst, T Inch, C Whitton and J Yabsley

Co-opted Members:

C Latham (Tenants' Representative) and E Quick (Devon Federation of Young Farmers Clubs)

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Minutes

RESOLVED that the minutes of the meetings held on 22 February and 18 April 2017 be signed as correct records.

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Items Requiring Urgent Attention

There was no matter raised as a matter of urgency.

* 3

Revenue Monitoring (Final Outturn) 2016/17 and Revenue Monitoring (Month 2) 2017/18

The Committee received the Report of the County Treasurer (CT/17/59) on the County Farms Estate Revenue Monitoring (Final Outturn) for 2016/17 and Revenue Monitoring budget at Month 2 for 2017/18. Members noted that the Final Outturn for 2016/17 showed a net surplus of £389,442 compared to the target surplus of £362,000. The target surplus for the financial year 2017/18 was £362,000.

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Capital Monitoring (Final Outturn) 2016/17 and Capital Monitoring (Month 2) 2017/18

The Committee received the Report of the County Treasurer (CT/17/60) on the County Farms Estate Capital Monitoring 2016/17 (Final Outturn) and Capital Monitoring of 2017/18 at Month 2, noting that:

(a) the Final Outturn at 2016/17 showed total expenditure of £1,107,944 and scheme slippage of £1,483,554, against the capital programme of £2,591,498.

(b) the approved Capital Programme for 2017/18 totalled £600,000 which, together with scheme slippage of £1,483,554 for 2016/17, took the total capital scheme for 2017/18 to £2,083,554.

* 5

The County Farms Estate - Annual Report 2016/17

The Committee received the Report of the County Treasurer (CT/17/61) incorporating the 26th Annual Report of the County Farms Estate.

The Annual Report 2016/17 covered the Committee's functions and financial and Estate management performance and highlighted notable Estate achievements and events.

* **6** **Recognising Success at the Devon Farm Business Awards 2017**

The Committee received the Report of the Head of Digital Transformation and Business Support (BSS/17/04) acknowledging the success of Estate tenants at the Devon Farm Business Awards 2017.

Members noted that Awards had been made in eight categories and the winners and runners-up were as follows:

- Colin Latham of Chapel Farm, Marwood – winner in the Best Commercial Farmer category and named overall Devon’s Farmer of the Year;
- Alex Wilson-North of Little Stone Farm, South Molton – runner-up in the Best Young Farmer category;
- Stewart and Ann Taylor of New Standon Farm, Bridestowe – shortlisted in the Best Dairy Farmer category;
- Leonard Bartlett of Hayne Farm, Gittisham (formerly Markhams Farm, Ide) – winner of the CAAV John Neason Diversification Award;
- Rachel Leonard of Northcott Barton Farm, Chulmleigh (formerly of New Gulliford Farm, Dawlish) – winner of the Best Woman in Farming category.

The Chairman undertook, on behalf of the Committee, to write to all existing and former Estate tenants nominated for the Devon Farm Business Awards in 2017 in recognition of and congratulating them upon their outstanding achievements.

* **7** **Management and Restructuring Issues**

The Committee considered the Report of the Head of Digital Transformation and Business Support (BSS/17/05) on County Farms Estate Management and Restructuring issues.

It was **MOVED** by Councillor Brook, **SECONDED** by Councillor Yabsley and

RESOLVED

(a) that acceptance of the tenant’s surrender of Manor Farm, Holcombe, effective at 25 March 2018, be endorsed;

(b) that the reletting of the farmhouse, cottage, buildings (except the former parlour and dairy) and 116.25 acres or thereabouts of land at Manor Farm, Dawlish as an equipped residential starter farm on the open market to new entrants and on a Farm Business Tenancy commencing 25 March 2018 and expiring 25 March 2025, subject to terms being agreed, be endorsed;

(c) that the appointed tenant of Manor Farm be offered a series of 12 month Farm Business Tenancies of the adjoining fields OS 1826, 1224, 0614 and Part 1400 amounting to 10.38 acres or thereabouts, on the same terms as the main tenancy until such time as any development potential has been secured or discounted or until 25 March 2025, whichever is the sooner;

(d) that OS 6743 (2.60 acres or thereabouts) be retained in hand with vacant possession;

(e) that Part OS 2355 (4.46 acres or thereabouts) be let on a Farm Business Tenancy to the current tenant of Manor Farm, Holcombe for a term of five years commencing 25 March 2018 and expiring 25 March 2023, subject to the landlord being able to serve upon the tenant an open break clause terminating the lease for any purpose on giving the tenant no less than 12 months’ notice in writing and subject to all other terms being agreed;

(f) that the current commercial sub-tenant of the former parlour and dairy building be let on a security of tenure excluded Landlord and Tenant Act 1954 lease commencing 25 March 2018 and expiring 25 March 2025, subject to terms being agreed;

(g) that the appointed tenant of Manor Farm be given landlord's consent to sublet the farm cottage, subject to the head landlord approving the terms of the sublease until such times as the cottage may be required by the landlord for any other Estate purpose;

(h) that the appointed tenant of Manor Farm be given landlord's consent to sublet the commercial workshop to a light industrial use (Use Class B1) occupier, subject to the head landlord approving the terms of the sublease.

***DENOTES DELEGATED MATTER WITH POWER TO ACT**

The Meeting started at 2.15 pm and finished at 2.50 pm

1. *The Minutes of this Committee are published on the County Council's Website.*
2. *These Minutes should be read in association with any Reports or documents referred to therein, for a complete record.*
3. *Members of the Council have been granted a dispensation to allow them to speak and vote in any debate as a consequence of being a representative of the County Council on any County Council wholly owned, controlled or joint local authority company or Joint Venture Partnership unless the matter under consideration relates to any personal remuneration or involvement therein.*