

## FARMS ESTATE COMMITTEE

3 September 2018

Present:

County Councillors

Councillors R Edgell (Chair), J Brook (Vice-Chair), J Berry, A Dewhirst and C Whitton

Co-opted Members

Mrs L Warner (Tenants' representative)

Apologies:

Councillors T Inch and J Yabsley

\* **51**      **Minutes**

**RESOLVED** that the minutes of the meetings held on 15 May 2018 and 23 July 2018 be signed as a correct record.

\* **52**      **Items Requiring Urgent Attention**

There was no item raised as a matter of urgency.

\* **53**      **Revenue Monitoring (Month 4) 2018/19**

The Committee received the Report of the County Treasurer (CT/18/62) on the County Farms Estate Revenue Monitoring (Month 4) 2018/19, noting the target surplus of £414,000 and providing a summary of the annual budget and detailing income and expenditure to date.

\* **54**      **Capital Monitoring (Month 4) 2018/19**

The Committee received the Report of the County Treasurer (CT/18/63) on the County Farms Estate Month 4 Capital Monitoring Statement for 2018/19, noting that the approved capital programme for 2018/19 included schemes totalling £600,000 and with scheme slippage of £1,068,360 and the unallocated savings of £236,595 resulted in a capital programme for 2018/19 of £1,904.955.

\* **55**      **Management and Restructuring Issues**

The Committee considered the Report of the Head of Digital Transformation and Business Support (BSS/18/06) on County Farm Estate Management and Restructuring issues.

(a) **East Week Farm 1, South Tawton**

The Head of Digital Transformation and Business Support stated that an amendment should be made to the Report at paragraph 1.0 by the addition of the words '*and part OS 6500*' in the first line of the paragraph so that it read '*It is recommended that the house, buildings and OS 5600 and part OS 6500 forming part East...*'.

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

**RESOLVED** that the house, buildings and OS 5600 and part OS 6500 forming part East Week Farm 1, South Tawton and extending to 2.74 hectares (6.76 acres) or thereabouts be

declared permanently surplus to the operational requirements of the Estate at 25 March 2019 and sold on the open market.

(b) **Part Firsdon Farm, Ashreigney**

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

**RESOLVED**

- (i) that the 30.56 hectares (75.60 acres) or thereabouts of land formerly part Firsdon Farm, Ashreigney be let to the tenant of Furze Barton Farm, Ashreigney for a further six month term commencing 29 September 2018 and terminating 25 March 2019 (co-terminating with the lease of Furze Cottages Farm, Ashreigney), subject to terms being agreed;
- (ii) the 30.56 hectares (75.60 acres) or thereabouts of land formerly part Firsdon Farm, Ashreigney be advertised to let as an optional lot of land with Furze Cottages Farm, Ashreigney on a seven year Farm Business Tenancy commencing 25 March 2019 and terminating 25 March 2026, subject to terms being agreed; and
- (iii) the tenant of Furze Barton Farm, Ashreigney be given the option of tendering for the 30.56 hectares (75.60 acres) or thereabouts of land formerly part Firsdon Farm, Ashreigney on a seven year Farm Business Tenancy commencing 25 March 2019 and terminating 25 March 2026, subject to terms being agreed, when advertised to let with Furze Cottages Farm, Ashreigney.

It was then **MOVED** by Councillor Brook, **SECONDED** by Councillor Dewhirst and

**RESOLVED** that the press and public be excluded from the meeting during further discussion of this item under Section 100(A)(4) of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Schedule 12A of the Act, namely information relating to, and which was likely to reveal the identity of, tenants and information relating to the financial or business affairs of tenants and the County Council and, in accordance with Section 36 of the Freedom of Information Act 2000, by virtue of the fact that the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

*(An item taken under Section 100A(4) of the Local Government Act 1972 during which the press and public were excluded, no representations having been received to such consideration under Regulation 5(5) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.)*

The Head of Digital Transformation and Business Support then shared with the Committee personal information of the respective tenants in relation to paragraphs (b) and (c) of this item.

It was **MOVED** by Councillor Edgell **SECONDED** by Councillor Brook and

**RESOLVED** that the press and public be now readmitted to the meeting.

(c) **Part Little Stone Farm, South Molton**

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

**RESOLVED**

- (i) that the tenant's surrender notice of Little Stone Cottage, South Molton be accepted; and

- (ii) that Little Stone Cottage be amalgamated with Little Stone Farm, South Molton for a term commencing 29 September 2018 and expiring 25 March 2023, subject to terms being agreed.

\* **56**      **The County Farms Estate Annual Report 2017/18**

The Committee received the Report of the County Treasurer (CT/18/61) incorporating the 27<sup>th</sup> Annual Report of the County Farms Estate.

The Annual Report 2017/18 covered the Committee's functions, financial performance and Estate management performance, and highlighted notable Estate achievements and events.

\* **57**      **Improving the Marketing Exposure of the County Farms Estate**

The Committee considered the Report of the Head of Digital Transformation and Business Support (BSS/18/07) on improving the marketing exposure of the County Farms Estate.

The Report highlighted the need to maintain high levels of interest in farms to let and the wider social and environmental outputs of the County Farms Estate in a society rapidly moving away from paper-based systems to alternative and instantly available online platforms.

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

**RESOLVED** that the increased exposure of the Devon County Farms Estate on Facebook, Twitter or any other form of social media be endorsed.

\* **58**      **Exclusion of the Press and Public**

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

**RESOLVED** that the press and public be excluded from the meeting for the following items of business under Section 100(A)(4) of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Schedule 12A of the Act, namely information relating to, and which was likely to reveal the identity of, tenants and information relating to the financial or business affairs of tenants and the County Council and, in accordance with Section 36 of the Freedom of Information Act 2000, by virtue of the fact that the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

\* **59**      **Holdings and Tenancies etc.**

*(An item taken under Section 100A(4) of the Local Government Act 1972 during which the press and public were excluded, no representations having been received to such consideration under Regulation 5(5) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012)*

(a) **North Hele Farm, Buckland Brewer**

The Committee considered the Report of the Head of Digital Transformation and Business Support (BSS/18/08) on matters relating to the occupation of North Hele Farm, Buckland Brewer.

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

**RESOLVED** that should the tenant of North Hele Farm, Buckland Brewer surrender his Agricultural Holdings Act 1986 tenancy of the holding at 25 March 2019 then:

- (i) the proposed surrender be accepted by the landlord;

- (ii) the tenant be simultaneously re-granted a Farm Business Tenancy of North Hele Farm, Buckland Brewer for a term commencing 25 March 2019 and terminating 25 March 2032, subject to terms being agreed;
- (iii) the tenant be granted a new Farm Business Tenancy of the land at Glebe Farm, West Putford for a term commencing 25 March 2019 and terminating 25 March 2032, subject to terms being agreed; and
- (iv) landlord's consent be granted for the tenant to construct a 75' x 30' galvanised steel portal frame youngstock building at North Hele Farm subject to the improvements being written down in value to £100 on a straight line basis over a life expectancy of 25 years.

(b) **Requests for extension of tenancy**

The Committee considered the Report of the Head of Digital Transformation and Business Support (BSS/18/09) on requests for extension of tenancy.

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

**RESOLVED** that the tenant of Lower Uppacott Farm, Mariansleigh be offered a further two year Farm Business Tenancy of the holding for a term commencing 25 March 2022 and terminating 25 March 2024, subject to terms being agreed.

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

The Meeting started at 2.15 pm and finished at 3.14 pm

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| <ol style="list-style-type: none"><li>1. <i>The Minutes of this Committee are published on the County Council's Website.</i></li><li>2. <i>These Minutes should be read in association with any Reports or documents referred to therein, for a complete record.</i></li><li>3. <i>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.</i></li></ol> |
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