

**FARMS ESTATE COMMITTEE – DECISION NOTICE**

20 February 2023

Present:-

Councillors J Yabsley (Chair), J Brook (Vice-Chair), A Dewhirst, H Gent, L Samuel, C Whitton, M Broom and L Warner

Apologies:-

Councillor J Berry

\* 1 **Minutes**

**RESOLVED** that the minutes of the meetings held on 5 December, 19 December, 20 December 2022 and 9 January 2023 be signed as correct records.

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\* 5 **Management and Restructuring Issues**

(1) Land at Glebe Farm, West Putford

**RESOLVED** that the 27.85 hectares (92.90 acres) or thereabouts of bare land at Glebe Farm, West Putford be advertised to let in internal competition between the tenants of Merrifield Farm, Holsworthy; North Hele Farm, Buckland Brewer; and Lower Alminstone Farm, Woolserly on a five year Farm Business Tenancy (or for a shorter term to co-terminate with the term date of the successful tenant's main holding tenancy) commencing 25 March 2024, subject to terms being agreed.

(2) Part Beara Down Farm, Bratton Fleming

**RESOLVED** that:

- (a) the farmstead, comprising NG 9089 and extending to 1.32 acres or thereabouts be declared permanently surplus to the requirements of the estate and sold for residential development with outline planning consent as soon as practically possible.
- (b) the 16.45 hectares (40.65 acres) or thereabouts of bare land at Beara Down Farm, Bratton Fleming be advertised to let in internal competition between the tenants of Beara Down Farm, Bratton

Fleming; Chapel Farm, Marwood; Prixford Barton Farm, Marwood; Little Stone Farm, South Molton; Great Stone Farm, South Molton; and Great Blakewell Farm, Chittlehampton, on the following subject to contract basis:

- (i) *the 26.05 acres of land or thereabouts forming part Beara Down Farm and more particularly described as OS 0800, 0805, 1500, 3122, 4425 and 5625 be let on a further separate five year Farm Business Tenancy commencing 25 March 2024;*
- (ii) *parts NG 7200, 0005 and 9793 extending to 12.87 acres or thereabouts of bare land be let to the same tenant as (i) above but on a series of consecutive 12 month Farm Business Tenancy Agreements until 25 March 2029 or until such times as the development potential of the land can be realised, whichever the earlier; and*
- (iii) *part NG 0005 amounting to 1.73 acres or thereabouts of bare land be let to the same tenant as (i) and (ii) above but on a series of consecutive seasonal grazing agreements until 25 March 2029 or until such times as the prospective buyers complete on the subject to contract and planning purchase, whichever the earlier.*

(3) Part Higher Henland Farm, Kentisbeare

**RESOLVED** that Part Higher Henland Farm Kentisbeare, amounting to 9.89 hectares (24.45 acres) or thereabouts of bare land be advertised to let in internal competition between the tenants of Higher Henland Farm, Kentisbeare; Lower Henland Farm, Kentisbeare; Westcott Farm, Burlescombe; Great Southdown Farm, Burlescombe; Dungeons Farm, Cullompton; Tarrant's Farm, Payhembury; and Perriton Barton Farm, Whimple on a five year Farm Business Tenancy (or for a shorter term to co-terminate with the term date of the successful tenant's main holding tenancy) commencing 25 March 2024, subject to terms being agreed.

(4) Dungeons Farm, Cullompton

**RESOLVED** that the farmhouse, buildings and 65.11 hectares (160.01 acres) or thereabouts of land at Dungeons Farm, Cullompton be advertised to let as an equipped residential progression dairy farm in internal competition between existing tenants of the Estate and on a Farm Business Tenancy for a term of up to 15 years commencing 25 March 2024 and expiring 25 March 2039, subject to terms being agreed.

(5) Lower Uppacott Farm, Mariansleigh

**RESOLVED** that the farmhouse, buildings and 34.56 hectares (85.45 acres) or thereabouts of land at Lower Uppacott Farm, Mariansleigh be advertised to let on the open market as a new entrant opportunity and on a Farm Business

Tenancy for a term of seven years commencing 25 March 2024 and terminating 25 March 2031, subject to terms being agreed.

(6) Glebe Farm, Rattery

**RESOLVED** that NG 8938 and Part 0037 amounting to 0.64 acres or thereabouts be declared permanently surplus to the requirements of the Estate and sold for residential conversion with the benefit of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

(7) Higher Fingle Farm, Drewsteignton

**RESOLVED** that:

- (a) The tenant's proposed surrender of Higher Fingle Farm, Drewsteignton at 25 March 2025 be accepted subject to an Agreement to Surrender and a Deed of Surrender being signed before 25 March 2023.
- (b) The tenant's proposed surrender of the 27.97 hectares (69.11 acres) of land at Great Parks Farm, Crediton at 25 March 2025 be accepted subject to an Agreement to Surrender and a Deed of Surrender being signed before 25 March 2023.
- (c) The tenant's proposed surrender of the 11.86 hectares (28.61 acres) of land at East Week Farm, South Tawton at 25 March 2024 be accepted subject to an Agreement to Surrender and a Deed of Surrender being signed before 25 March 2023.
- (d) It be acknowledged and accepted that the current tenant of Higher Fingle Farm, Drewsteignton be allowed to vacate the farmhouse and farm another commercially viable holding rented locally in the private sector during a transitional and phased progression move between 25 March 2023 and 25 March 2025.
- (e) The farmhouse, buildings and 22.83 hectares (56.41 acres) or thereabouts of land at Higher Fingle Farm, Drewsteignton be advertised to let on the open market as a new entrant opportunity and on a Farm Business Tenancy for a term of seven years commencing 25 March 2025 and terminating 25 March 2032, subject to terms being agreed.
- (f) The 27.97 hectares (69.11 acres) or thereabouts of bare land at Part Great Parks Farm, Crediton be advertised to let in internal competition between the tenants of Lower Parks Farm, Crediton; Middle Yeo Farm, Down St Mary; Endfield Farm, Sandford; and Lower Chitterely Farm, Bickleigh on a five year Farm Business Tenancy (or for a shorter term to co-terminate with the term date of

the successful tenant's main holding tenancy) commencing 25 March 2025, subject to terms being agreed.

- (g) The 16.76 hectares (40.44 acres) or thereabouts of bare land at East Week Farm be advertised to let in internal competition between the tenants of East Week Farm (land), South Tawton; Smithscross Farm, Drewsteignton; and East Fingle Farm, Drewsteignton on a five year Farm Business Tenancy (or for a shorter term to co-terminate with the term date of the successful tenant's main holding tenancy) commencing 25 March 2024, subject to terms being agreed.

\* 7 **Exclusion of the Press and Public**

**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.

\* 9 **Holdings and Tenancies etc.**

**RESOLVED** that landlord's consent be granted for the tenant of Great Stone Farm, South Molton to construct a 240' x 55' steel portal frame livestock building, subject to the improvement being written down in value to £100 on a straight line basis over a life expectancy of 25 years for a galvanised iron building or 20 years for a painted steel building.