

FARMS ESTATE COMMITTEE – DECISION NOTICE

11 September 2023

Present:-

Councillors J Yabsley (Chair), J Brook (Vice-Chair), J Berry, A Dewhirst, C Whitton and L Warner

Apologies:-

Councillors R Chesterton and H Gent

* 1

Minutes

RESOLVED that the minutes of the meetings held on 15 May 2023 and 23 June 2023 be signed as correct records.

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The County Farms Estate - Management and Restructuring Issues

(1) Part Duckaller Farm, Dawlish

RESOLVED:

- (a) that the tenant's proposed voluntary surrender of part NG 0001 extending to 0.02 acres or thereabouts of land be accepted; and
- (b) that part NG 0001 extending to 0.02 acres or thereabouts of land be let to the Environment Agency on a 10 year common law tenancy commencing 29 September 2023 and terminating on 29 September 2033, subject to terms being agreed.

(2) Part Tapps Farm, Coplestone

RESOLVED that a 35 year common law tenancy be granted to Network Rail of 13.5 acres of land or thereabouts comprising Part NG 0032 at Tapps Farm, Coplestone for a term commencing 25 March 2024 and terminating 24 March 2059, subject to terms being agreed.

(3) Furze Barton Farm, Ashreigney

RESOLVED that:

- (a) the Case G Notice to Quit served on the personal representatives of the late tenant of Furze Barton Farm, Ashreigney be upheld and vacant possession of the holding be taken at 24 March 2025; and

- (b) the farmhouse, buildings and 54.22 hectares (133.99 acres) or thereabouts of land at Furze Barton Farm, Ashreigney be advertised to let on the open market as an equipped residential starter dairy farm for a term of seven years commencing 25 March 2025 and expiring 25 March 2032, subject to terms being agreed.

* **6** **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 **Request for landlord's consent for proposed tenants' improvements**

RESOLVED that:

- (a) landlord's consent be granted for the tenant of Bulleigh Elms Farm, Ipplepen to construct a CIRIA and SSAFO compliant 90' x 45' concrete bunker silage clamp providing approximately 2,000 tonnes capacity, subject to the improvement being written down in value to £100 on a straight-line basis over a life expectancy of 30 years.
- (b) landlord's consent be granted for the tenant of Bulleigh Elms Farm, Ipplepen to construct a 75' x 30' steel portal frame general purpose 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.

RESOLVED that:

- (c) landlord's consent be granted for the tenant of Higher Bradaford Farm, Virginstow to construct a 60' x 65' steel mono-pitch roof livestock building with minimum eaves height of 14', 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.

RESOLVED that:

- (d) landlord's consent be granted for the tenant of Merrifield Farm, Holsworthy to construct a 27' x 45' steel mono-pitch roof 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.

10 **Monitoring of tenants**

RESOLVED that:

- (a) a letter be sent to the tenant of Coppa Dolla Farm, Broadhempston confirming a satisfactory level of competence has been attained to date;
- (b) letters be sent to the tenants of Thorndon Farm, Broadwoodwidge; Ten Oaks Farm, Roborough; Nunford Farm, Colyton; and Southcott Farm, Okehampton requesting copies of their accounts for review as the final yet integral part of their first monitoring visits. Subject to the accounts not giving any cause for concern they then be notified that they have attained a satisfactory level of competency to date. If the accounts are not presented for review before 1 January 2023, or the accounts give cause for concern, they will be deemed to have not attained a satisfactory level of competency and the first monitoring visit will need to be repeated in 2024;
- (c) the first monitoring visit for the tenant of Higher Artiscombe Farm, Gulworthy be deferred until 2024 by mutual agreement;

RESOLVED that:

- (d) the tenant of Northground Farm, Milton Abbot be offered a second but final seven-year Farm Business Tenancy of the holding for a term commencing 25 March 2025 and terminating 25 March 2032, subject to terms being agreed to include a formal monitoring visit between 48 and 60 months; and
- (e) the tenant of Manor Farm, Dawlish be informed he is required to produce a new business plan supported by cashflows and budgets and be interviewed before the County Farms Estate Committee at its next meeting to be held 20 November 2023 before a decision can be made as to whether or not he be offered a second and final seven-year Farm Business Tenancy of the holding.