

FARMS ESTATE COMMITTEE

18 September 2017

Present:-

County Councillors:

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

Co-opted Members:

C Latham (Tenants' Representative)

* **8** **Minutes**

RESOLVED that the minutes of the meeting held on 22 June 2017 be signed as a correct record.

* **9** **Items Requiring Urgent Attention**

There was no matter raised as a matter of urgency.

* **10** **Revenue Monitoring (Month 5) 2017/18**

The Committee received the Report of the County Treasurer (CT/17/78) on the County Farms Estate Month 5 Revenue Monitoring Statement for 2017/18, noting the target surplus of £382,000 and detailing income and expenditure to date.

Members noted the importance of early planning for the maintenance programme especially as most works were weather dependent and the Chairman requested that any concerns on the maintenance programme be raised at the next meeting.

* **11** **Capital Monitoring (Month 5) 2017/18**

The Committee received the Report of the County Treasurer (CT/17/77) on the County Farms Estate Month 5 Capital Monitoring Statement for 2017/18, noting that the approved capital programme for 2017/18 included schemes totalling £600,000 and with scheme slippage of £1,483,554 resulted in a capital programme for 2017/18 of £2,083,554.

It was reported that surveys had been completed on the Estate's 28 farmhouses and it was anticipated that all works would be carried out within year as forecast.

* **12** **The County Farms Estate - Review and Update of Standard Form of Farm Business Tenancy Agreements**

The Committee considered the Report of the Head of Digital Transformation and Business Support (BSS/17/07) on the proposed updates to the standard form of Farm Business Tenancy.

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

RESOLVED that the proposed updates to the standard form of Farm Business Tenancy Agreements be adopted with immediate effect save for where heads of terms had already been agreed with existing tenants for tenancy renewals that had not yet commenced.

* **13** **Management and Restructuring**

The Committee considered the Report of the Head of Digital Transformation and Business Support (BSS/17/08) on County Farms Estate Management and Restructuring issues.

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

RESOLVED

(a) Ten Oaks Farm, Roborough

- (i) that the acceptance of the tenant's surrender of Ten Oaks Farm, Roborough, effective at 25 March 2019, be endorsed;
- (ii) that the reletting of the farmhouse, buildings and 92.90 acres or thereabouts of land at Ten Oaks Farm, Roborough as an equipped residential starter dairy farm on the open market to new entrants and on a Farm Business Tenancy commencing 25 March 2019 and expiring 25 March 2026, subject to terms being agreed, be approved;

(b) North Ground Farm, Milton Abbot

- (i) that the acceptance of the tenant's early surrender of North Ground Farm, Milton Abbot, effective at 25 March 2018, be endorsed;
- (ii) that the reletting of the farmhouse, buildings and 113.38 acres or thereabouts of land at North Ground Farm, Milton Abbot as an equipped residential starter mixed holding 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 approved;

(c) Whitson Farm, Bickleigh

that the current tenant, Mr JL, continue to be offered first refusal of further consecutive 12 month Farm Business Tenancies of the 36.26 acres or thereabouts of land at Whitson Farm, Bickleigh commencing 25 March 2017, subject to terms being agreed each year, and until such times as the potential development value of the land can be realised;

(d) Thorne Farm, Ottery St Mary

that the current tenant, Mr CP, continue to be offered first refusal of further consecutive 12 month Farm Business Tenancies of the 25.41 acres or thereabouts of land at Thorne Farm, Ottery St Mary commencing 25 March 2017, subject to terms being agreed each year and until such times as the potential development value of the land can be realised;

(e) Land at Port Road, Dawlish

that a notice to quit be served bringing the current annual periodic tenancy to an end at 25 March 2019 and that the current tenant, Mr KP, be offered first refusal of a further 3 year Farm Business Tenancy of the 1.13 acres or thereabouts of land at Duckaller Farm, Dawlish commencing 25 March 2019, subject to terms being agreed;

(f) Land at Glebe Farm, West Putford

that the 27.85 hectares (68.88 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, Woolsery on a 5 year Farm Business Tenancy commencing 25 March 2019, subject to terms being agreed;

(g) Part Glebe Farm, Rattery

that the Parish Council's expression of interest in acquiring or leasing part Glebe Farm, Rattery, more particularly known as part OS 2854 and Part OS 2244 be noted and that should the Local Planning Authority be minded to look favourably on a small scale residential development on another part of the holding then consideration be given to transferring this land to the Parish Council for recreational and amenity use as part of a much enhanced Public Open Space provision directly associated with any proposed residential development.

* **14 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.

* **15 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) The Committee considered the Report of the Head of Business Strategy and Support (BSS/17/09) on the monitoring of tenants on an initial Farm Business Tenancy.

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

RESOLVED that the tenants of Coppa Dolla Farm, Denbury and New Gulliford Farm, Dawlish be notified of the current and satisfactory level of competency attained to date.

(b) The Committee considered the Report of the Head of Business Strategy and Support (BSS/17/10) on request for Landlord's consent to proposed tenant's improvements.

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

RESOLVED that Landlord's consent be granted for a 60'x30' and 14' to eaves galvanised steel portal framed general purpose building at Thorndon Farm, Broadwoodwidge, subject to the improvements being written down in value to £100 on a straight line basis over a life expectancy of 25 years.

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

The Meeting started at 2.15 pm and finished at 3.36 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.

