

The County Farms Estate
Management and Restructuring

Report of the Head of Digital Transformation and Business Support

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

Recommendation(s):

That the Committee approves the recommendations as set out in the opening paragraph of sections 1 and 2 of this report.

1.0 Land at Combefishacre Farm, Ipplepen

1.1 That the land at Combefishacre Farm, Ipplepen amounting to 11.18 hectares (27.62 acres) be advertised to let in internal competition between the tenants of Bulleigh Elms Farm, Ipplepen; Lomans Farm, Broadhempston; Fairfield Farm, Denbury; Coppa Dolla Farm, Denbury; Buckridge Farm, Denbury and Cobberton Farm, Dartington on a Farm Business Tenancy for a term of up to five years commencing 25 March 2022, subject to terms being agreed.

1.2 The Ipplepen Estate comprises:

(a) Bulleigh Elms Farm	89.16 hectares (220.31 acres)
(b) Part Combefishacre Land	11.18 hectares (27.62 acres)
Total	100.34 hectares (247.93 acres)

1.3 In terms of Authority for the most recent period of occupation, Members resolved at its meeting of 28 June 2016, under minute reference FE/14(b) Land at Combefishacre Farm, Ipplepen:

‘that the 11.18 hectares or thereabouts of land at Combefishacre Farm, Ipplepen be advertised to let in internal competition between the tenants of Bulleigh Elms Farm, Ipplepen; Lomans Farm, Broadhempston; Fairfield Farm, Denbury; Coppa Dolla Farm, Denbury; Buckridge Farm, Denbury and Cobberton Farm, Dartington on a five year Farm Business Tenancy commencing 25 March 2017, subject to terms being agreed’

1.4 Following an internal tender exercise in 2016, the most recent occupier of the land has been the tenant of Cobberton Farm, Dartington.

1.5 There are a number of new estate tenants who have taken farms in the area recently and may also wish to secure a tenancy of the land at Combefishacre. It is therefore proposed that all existing estate tenants within a reasonable geographical range of the land be invited to tender for it.

2.0 Part Middle Winsham Farm, Braunton

2.1 It is recommended that the barns and 0.16 acres or thereabouts of land forming NG 9497 be declared permanently surplus to the operational requirements of the Estate and sold on the open market.

2.2 The Braunton Estate comprises:

(a)	Middle Winsham Farm	–	40.22 hectares (99.37 acres)
(b)	Part Middle Winsham Farm	-	50.03 hectares (123.93 acres)
(c)	Barn at Middle Winsham	-	0.06 hectares (0.16 acres)
	Total	–	90.31 hectares (223.46 acres)

2.3 A stone and tile roof barn and small plot of land forming NG 9497 at Middle Winsham Farm, Braunton (c above) was kept in hand and not let when the main farm (a above) and additional bare land (b above) was relet from 25 March 2021.

2.4 This property has been identified as an asset that might be capable of being sold on the open market at a premium (greater than existing/agricultural use value).

2.5 The barns are potentially suitable for conversion to a residential dwelling subject to securing permitted development rights under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 or full planning permission.

2.6 The traditional barn was scheduled redundant in the earlier Farm Business Tenancy expiring 25 March 2021. It would not add any material rental value to the farm. Over the course of any further tenancy term, it is likely to give rise to considerable cost to the county farms estate in terms of maintenance and repair liabilities. The traditional barn is thus considered more of a liability to the estate than an asset. It does however present a potentially capital receipt for the County Council.

3.0 Options/Alternatives

3.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

4.0 Consultations/Representations/Technical Data

- 4.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.
- 4.2 No other parties have been consulted and no other representations have been received
- 4.3 The technical data is believed to be true and accurate.

- 5.0 Financial Considerations
- 5.1 The Author is not aware of any financial issues arising from this report.

- 6.0 Legal Considerations
- 6.1 The Author is not aware of any legal issues arising from this report.

- 7.0 Environmental Impact Considerations (Including Climate Change)
- 7.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

- 8.0 Equality Considerations
- 8.1 The Author is not aware of any equality issues arising from this report.

- 9.0 Risk Management Considerations
- 9.1 The Author is not aware of any obvious risks to manage.

- 10.0 Public Health Impact
- 10.1 The Author is not aware of any public health impact.

- 11.0 Summary/Conclusions/Reasons for Recommendations
- 11.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Name

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Electoral Divisions: Ipplepen & The Kerswells; Braunton Rural

Local Government Act 1972: List of Background Papers

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Background Paper	Date	File Reference
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Nil

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