

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Cabinet Member for Regeneration

Date: 17 August 2017

Decision in the matter of: Farms Estate - General Management

- Decision:**
1. That approval be given for Officers to take all necessary actions to implement the proposals as follows:
 - i) That Aston By Budworth Estate, Holding 1, Gorsefield Farm should be relet, initially to be offered within the estate to all existing tenants who might be looking for an opportunity to progress, but as a contingency to new entrants on the open market. In either circumstance on a fixed term 15 year farm business tenancy or to age 65 whichever be the sooner.
 - ii) That the amalgamation, reorganisation and letting of land as detailed in the conclusions of Appendix 1 to the report be approved and that Officers be authorised to take all necessary actions to implement the proposals.
 2. That the disposal of the following properties at market value be approved and Officers be authorised to take all necessary actions to implement the proposals:
 - i) Batherton Farms Estate – Pt H 2 Old Dairy House Farm comprising the house, farm buildings and paddock land approximately as shown edged red. (Appendix 2 - Plan 1).
 - ii) Cranage Farms Estate - Part H5, Mill Lane Farm comprising the house, farm buildings and paddock land approximately as shown edged red. For plan see Appendix 2 – Plan 2)
 - iii) Goostrey Farms Estate – Part H15, Brickbank Farm comprising the house buildings and of land approximately as shown edged red subject to investigation and submission for planning consent for barn conversions if appropriate prior to disposal (For plan see Appendix 1- Item 3).
 - iv) Haslington Farms Estate - Part H8 Hall O'th Heath Farm comprising the house, farm buildings and paddock land approximately as shown edged red (Appendix 2 - Plan 4).

- v) Mobberley Farms Estate – Pt H1 Blakeley Farm comprising the house buildings and land not exceeding 5 acres or thereabouts subject to investigation and submission for planning consent for barn conversions prior to disposal (Appendix 2 - Plan 5).
 - vi) Ridley Farms Estate - Part H10 Bank Farm comprising the house, farm buildings and paddock land approximately as shown edged red (Appendix 2 - Plan 5) subject to investigation and submission for planning consent for barn conversions if appropriate, prior to disposal.
 - vii) Ridley Farms Estate - Part H23 Chestertons Farm comprising the house, farm buildings and paddock land approximately as shown edged red (Appendix 2 - Plan 5).
 - viii) Ridley Farms Estate - Part H26 Ridley House Farm comprising the house, farm buildings and paddock land approximately as shown edged red (Appendix 2 - Plan 5) subject to investigation and submission for planning consent for barn conversions if appropriate prior to disposal.
3. That the disposal of the farmstead of Gawsworth Estate, H11 as described in Appendix 1, Item 3, to the party named in the report be approved on the terms detailed therein and authorise Officers to take all necessary actions to implement the proposals.

Background:

Farms Estate policy was developed following a full service review and adopted in January 2012, affirming the Councils intention of retaining the Farms Service and setting ambitious targets for the improvement of the structure of opportunities provided by the service.

A series of subsequent issues reviews lead by a Cabinet Review Group considered objectives and tenancy matters and, including reference to Corporate Property Board, considered developmental and development opportunities, properties required in the mature target structure and those not required which would therefore be considered surplus to service requirements. This was further supplemented by a specific review in respect of Ridley Farms Estate in 2015.

Estate management decisions relating to tenancies, exploring planning potential etc in relation to the properties referred to in the Appendices were subsequently approved by Officer Decision Record resulting in the submission of planning applications where appropriate, thus far successfully securing consents for barn conversions in properties 2.2.1, 2.2.4 & 2.2.7 as listed.

This report therefore seeks approval to the letting of land, farms and disposal of properties considered surplus and flowing from the implementation of the approved strategy, on several of the Farms Estates. The farms estate management strategy is predicated on the retention and improvement of the service it provides, focusing on reorganising the structure of farming opportunities, realising capital to finance the associated costs in investment in modernisation.

Background Documents:

The background papers to this report can be inspected by contacting the report writer.

Approved:

Signed
Councillor Don Stockton (Cabinet Member for Regeneration)

Date:

17 August 2017

Advising Officer:

Signed
David Job (County Land Agent)