

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF SECTION 151 OFFICER OF THE COUNCIL,
CORPORATE SERVICES DIRECTORATE

DECISION NO: CSD79

SUBJECT: LAND ADJACENT TO A371 – FORMER PART OF LOCKING HEAD FARM, LOCKING

BACKGROUND:

Locking Head Farm, Locking is a Council owned farm comprising approximately 62 hectares.

As part of the proposals to restructure the lease of the farm in preparation for the future development of the Parklands Village the Council took back a number of fields from the lease during 2016 to facilitate the planned construction of a North-South Link Road between the West Wick roundabout on the A370 and the A371. As part of the lease restructure the Council also agreed to take back 2 additional fields which were not productive as part of the farm operation.

The 2 fields amount to approx. 4.62 acres in size with access being taken from the A371 as shown on the attached plan. As the fields are both outside of the Parklands Village area and within the Environment Agency's Flood Zone 3 they are not considered suitable for any form of development.

The Council did investigate the possibility of disposing of the 2 fields but, whilst the fields are currently not considered suitable for development, the longer term potential for development was considered sufficient enough for the Council to retain ownership at this point in time. As a result it has been necessary to seek a tenant for the fields in order that they might be managed in an appropriate manner.

Agreement has been reached, therefore, for the grant of a 2 year Farm Business Tenancy to Mr Kidner at a rent of £462 pa. The tenancy will roll on after the end of the initial 2 year period until terminated, subject to regular rent reviews. The tenancy will, however, include a break provision exercisable on the grant of planning permission for any non-agricultural use.

DECISION:

1. That officers be instructed to complete the grant of a Farm Business Tenancy to Mr Kidner on the terms reported

REASONS:

To generate a rental return whilst ensuring that the land is managed and maintained appropriately

OTHER ALTERNATIVES CONSIDERED:

The option of selling the land was considered but the long term potential for development was such that it was decided that the land ought to be retained.

FINANCIAL IMPLICATIONS:

The grant of the tenancy will generate a rental return for the council whilst removing the liability for management/maintenance

IMPLICATIONS FOR FUTURE YEARS:

As above

Signed: 
Section 151 Officer, North Somerset Council

Dated: 22/12/16

