

SUBJECT: Agree the letting of Welsh Church Trust Land in Llanmartin
MEETING: Individual Cabinet Member Decision – Cllr P Murphy
DATE: 9th September 2015
DIVISION/WARDS AFFECTED: Outside County

1. PURPOSE:

To seek approval for the letting of Welsh Church Trust [WCT] Land located in Llanmartin on a new farm business tenancy.

2. RECOMMENDATIONS:

That the Council as the trustees of the Welsh Church Estate grant a new farm business tenancy on the land outlined in red for the purpose of arable and general farming.

3. KEY ISSUES:

3.1 - The land is in the ownership of the WCT and is managed by the Council. Following the death of the previous tenant, a new agreement has been made for the future use of the land for agriculture.

3.2 – The land is located within the Newport County boundary and following consultations internally it was agreed that the land should be held for long term development options due to its proximity to the village of Llanmartin.

3.3 – The proposed letting, on a more modern fixed term tenancy, has generated an uplift in rent from the asset for the WCT as well as offer the landlord more options if alternative uses are sort in the future.

4. REASONS:

4.1 – The letting of the land secures an increased income for the Welsh Church Trust as well as preventing the land from becoming vacant and unmanaged.

5. RESOURCE IMPLICATIONS:

The letting will generate an income for the Welsh Church Trust and well reducing the management costs via the introduction of the newer style tenancy agreement.

6. SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS:

6.1 - Complete – No significant impacts

7. SAFEGUARDING AND CORPORATE PARENTING IMPLICATIONS

7.1 - NONE

8. CONSULTEES:

Cabinet Member for Estates
Dave Jarrett – Finance
Monitoring Officer
Estates Manager

9. BACKGROUND PAPERS:

- 1. – Location Map attached
- 2 – Exempt Information Paper

10. AUTHOR:

Gareth King – Management Surveyor

11. CONTACT DETAILS:

Tel: 01633 748 331

E-mail: garethking@monmouthshire.gov.uk