

<b>SUBJECT:</b>	<b>LETTING OF AGRICULTURAL LAND IN TRELLECH</b>
<b>MEETING:</b>	<b>Individual Cabinet Member Decision - Cllr P Murphy</b>
<b>DATE:</b>	<b>1<sup>st</sup> February 2017</b>
<b>DIVISION/WARDS AFFECTED:</b>	<b>Trellech United</b>

**1. PURPOSE:**

1.1 To seek consent for the letting of Welsh Church Trust (WCT) land in Trellech on a Farm Business Tenancy for use by Monmouthshire Meadows Group and Gwent Wildlife Trust.

**2. RECOMMENDATIONS:**

2.1 That the land be jointly let to Monmouthshire Meadows Group and Gwent Wildlife Trust for a period of 10 years.

**3. KEY ISSUES:**

- 3.1 Following a tender to let the site, we have agreed terms on a joint basis to Gwent Wildlife Trust and Monmouthshire Meadows as part of their activities locally.
- 3.2 The Council has agreed a rent that is reflective of the market rent and also agreed a programme of works to be carried out by tenants as part of the letting.
- 3.3 The land is designated a Local Wildlife Site due to the species rich mixture of plants and flowers on the site.
- 3.4 The designation of the land gives significant biodiversity benefits to the local area and it has been agreed that the two tenants will manage the site in line with the activities that they already carry out elsewhere in the local area and across the County.
- 3.5 The land is relatively poor condition and conventional commercial methods of farming would require the land to be ploughed and reseeded, due to the designation of the site it is unlikely that a licence would be granted for this activity.

**4. REASONS:**

- 4.1 The letting will bring income into Welsh Church Trust to support their activities.
- 4.2 The letting of the land will bring the land back in beneficial use and prevent it from deteriorating due to it being vacant
- 4.3 The letting will enable Monmouthshire Meadows Group and Gwent Wildlife Trust to continue and expand their activities in the area.
- 4.4 The package of works agreed between the Council and the tenants will preserve and improve the quality of the land and the boundaries which will benefit both parties in the future.

**5. RESOURCE IMPLICATIONS:**

- 5.1 The letting will produce and income for the WCT that it hasn't had the benefit previously
- 5.2 By letting the land it will alleviate the management time and cost burden associated with holding vacant land. This includes officer's time and any other resources that are required, the cost of which is charged back to the Welsh Church Trust.

**6. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING)**

Attached

**7. CONSULTEES:**

Local Member - Trellech United - Cllr D Blakebrough  
Cabinet Members - Cllr P. Murphy  
Estates Manager - Ben Winstanley  
Monitoring Officer - Robert Tranter  
Legal Services - Joanne Chase  
Biodiversity and Ecology Officer - Kate Stinchcombe  
WCT Accountant - Dave Jarrett

**8. BACKGROUND PAPERS:**

- 8.1 Location Plan
- 8.2 Exempt Background Paper

**9. AUTHOR:**

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**10. CONTACT DETAILS:**

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