

**Property Sub-Committee**

Wednesday 7 June 2023

**12:00**

Oak Room, County Buildings, Stafford

The meeting will be webcast live which can be viewed at any time here:

<https://staffordshire.public-i.tv/core/portal/home>John Tradewell  
Director of Corporate Services  
30 May 2023

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**A G E N D A****Part one**

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 03 May 2023** (Pages 1 - 2)
4. **Proposed Sub Lease of premises at 7 Eccleshall Road, Loggerheads, Market Drayton, Staffordshire** (Pages 3 - 10)
5. **Yearly Report on the Activity of the County Farms' Tenancies Panel** (Pages 11 - 22)
6. **Exclusion of the Public**

The Chairman to move:-

"That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 as indicated below".

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**Part two**  
**(reports in this section are exempt)**

7. **County Farms - Holding no.16 Aston Hall Estate - Approval of Progression Farm Letting at Rental Value** (Pages 23 - 28)

## **Over £200,000 For Term (exemption paragraph 3)**

8. **County Farms - Holding no.64 Bodnett's Estate - Approval of Starter Farm Letting at Rental Value Over £200,000 For Term (exemption paragraph 3)** (Pages 29 - 34)
9. **Disposal of the Ryecroft Site** (Pages 35 - 54)
10. **Sale of Former Magistrates Court, Spinning School Lane, and the adjacent Property known as 56A Albert Road, Tamworth** (Pages 55 - 116)

### **Membership**

Mark Deaville  
Ian Parry  
Jonathan Price

Alan White (Chair)  
Philip White (Vice-Chair)

## **Notes for Members of the Press and Public**

### **Filming of Meetings**

Staffordshire County Council is defined as a Data Controller under the Data Protection Act 2018. The County Council has agreed that Public meetings should be the subject of live web transmission 'webcasting'. Fixed cameras are located within meeting room for this purpose.

The webcast will be live on the County Council's website and recorded for subsequent play-back for 12 months. The recording will also be uploaded to YouTube. By entering the meeting room and using the seats around the meeting tables you are deemed to be consenting to being filmed and to the possible use of those images and sound recordings for the purpose of webcasting.

If you have privacy concerns about the webcast or do not wish to have your image captured then please contact the Member and Democratic Services officer named at the top right of the agenda.

### **Recording by Press and Public**

Recording (including by the use of social media) by the Press and Public is permitted from the public seating area provided it does not, in the opinion of the chairman, disrupt the meeting.

## Minutes of the Property Sub-Committee Meeting held on 3 May 2023

Present: Alan White (Chair)

### Attendance

Mark Deaville  
Ian Parry

Jonathan Price  
Philip White (Vice-Chair)

### Part one

#### 1. Declarations of Interest

There were no Declarations of Interest on this occasion.

#### 2. Minutes of the Meeting held on 5 April 2023

**Resolved** – That the minutes of the meeting held on 5 April 2023 be confirmed and signed by the Chairman.

#### 3. Sale of Property at Hassell Street, Newcastle-Under-Lyme

Proposals were submitted for the proposed sale of the Property at Hassell Street, Newcastle-under-Lyme to the current tenants.

**Resolved** – That approval be given for the property at Hassell Street, Newcastle-under-Lyme be sold to Tri Services Veterans on the terms indicated within the report now submitted; Approval of the final details of the transaction be delegated to the Assistant Director for Commercial and Assets.

#### 4. Exclusion of the Public

**Resolved** – That the public be excluded from the meeting for the following items of business which involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 as indicated below.

#### 5. Renewal of Lease of the Former Bradwell Community Education Centre (exemption paragraph 3)

Details were submitted of the proposed renewal of the lease of the Former Bradwell Community Education Centre, Newcastle-under-Lyme to the Jill Clewes Academy.

**Resolved** – That approval be give for the renewal of the lease of the Former Bradwell Community Education Centre, Newcastle-under-Lyme to the Jill Clewes Academy for a 10 year period on the terms detailed in the report.

#### **6. Hoon Avenue, Newcastle-Under-Lyme - Planning Appeal (exemption paragraph 3)**

Following the decision of Newcastle-under-Lyme Borough Council to refuse the County Council's outline planning application for residential development at Hoon Avenue, Newcastle-under-Lyme, proposals were submitted to lodge an appeal against that refusal.

**Resolved** – That an appeal be lodged against the refusal of the outline planning consent for residential development at Hoon Avenue, Newcastle-under-Lyme.

#### **7. Sale of Seabridge Centre (exemption paragraph 3)**

Details were submitted of the proposed sale of the former Seabridge Centre, Ash Way, Newcastle-under-Lyme and the background of the proposed sale of the former Seabridge Centre.

**Resolved** – That approval be given for a variation to the sale price; Approval of the final details of any final transaction be delegated to the Assistant Director for Commercial and Assets and where necessary in conjunction with the cabinet member for Commercial Matters.

**Chairman**

## **Property Sub-Committee - Wednesday 07 June 2023**

### **Approval of sub-letting of premises at 7 Eccleshall Road, Loggerheads, Market Drayton TF9 to Loggerheads Parish Council for use as a community managed library facility.**

Property PID 3796

#### **Local Member:**

Cllr Paul Northcott – Newcastle Rural ED

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#### **Recommendation(s) by Councillor Mark Deaville – Cabinet Member for Commercial Matters**

To approve the sub letting of premises at 7 Eccleshall Road, Loggerheads, Market Drayton TF9 4NX to Loggerheads Parish Council for a term of 5 years from 1<sup>st</sup> July 2023 at a peppercorn rent for the express purpose of running a community managed library from the premises in line with other operating agreements for community managed libraries in Staffordshire, the final details of the sub-letting being delegated to the Assistant Director for Commercial and Assets to approve.

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### **Transaction Summary**

To permit the sub letting of these premises for a term of five years from 1<sup>st</sup> July 2023 at a peppercorn rent to Loggerheads Parish Council on the condition that they run and maintain a community managed library facility on the premises in line with a community managed library operating agreement to be completed between the County and Parish Councils.

#### **1. Current Arrangements**

The property is held under a lease from a private landlord and was previously operated as a community managed library by Loggerheads Community Information Shop.

#### **2. Proposals**

The proposal is to permit a sub letting of the premises to Loggerheads Parish Council for a term of 5 years from 1<sup>st</sup> July 2023 at a peppercorn rent on the basis that they will run and maintain a community managed library here under a services agreement with the County Council.

### **3. Undervalue Transaction**

The proposal is to sub-lease these premises to the Loggerheads Parish Council at a nominal peppercorn rent in line with the operating model for other community managed library agreements throughout the county.

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## **Supporting Details**

### **4. Background Information**

- 4.1. The County Council leases this retail unit from a private landlord and has operated a public library from it for many years. The last lease was for a term of 5 years from 23<sup>rd</sup> August 2017 and contractually expired on 22<sup>nd</sup> August 2022. We are currently holding over under this agreement.
- 4.2. The property was previously operating as a community managed library by a partner organisation, Loggerheads Community Information Shop. This organisation decided in 2022 that they no longer wished to continue to operate the library here and therefore did not want to extend their sub lease on the property.
- 4.3. The Libraries Team were then left in a position of having to investigate the possible options with this provision. The library could have potentially been closed permanently which would have deprived the local residents of this facility. Secondly, the County Council could run it themselves which would have led to a significant increase in running costs, or thirdly we could seek a new partner to continue its operation as a community managed library.
- 4.4. Loggerheads Parish Council was identified as a potential partner organisation to operate a CML and in 2022 they voted to investigate the opportunity to manage Loggerheads Library. Since then, the Parish Council have engaged with the County Council and met regularly with Libraries and Arts Service Officers and the existing Library volunteers to understand the commitment and legal requirements of managing a CML. In December 2022 Loggerheads Parish Council voted unanimously to manage Loggerheads Library, and it is proposed that they should be granted a 5 year agreement in line with other community managed libraries, to take effect from 1<sup>st</sup> July 2023.
- 4.5. The Estates and Valuation Manager has successfully negotiated a new five year head-lease with the County Council's private landlord here which we have agreed will commence on 1<sup>st</sup> July 2023 and hence we would intend to sub-let the space to Loggerheads Parish Council for the same period. Unlike other community managed

libraries where there is a renewal option included in their operating agreements for generally two further five year periods, we are of course unable to grant that option here as our landlord has stated that he does not wish to grant the County Council a lease of more than five years at a time. We clearly cannot grant to a sub-tenant rights which we do not have ourselves.

- 4.6. As we are paying a market rent for the head lease and will be sub-letting the property at a peppercorn rent, it will be at an undervalue. However, the community managed library model has been operating on a similar basis at 27 locations throughout the county on the basis that these facilities are benefitting the local community and saving the County Council money in reduced running costs if it was to run the service using its own staff and resources.

## **5. Alternative Options**

Discussed above.

## **6. Implications of Transaction for County Council (Risks)**

**Strategic** – see risks below.

**Financial** – if the parish council did not run the library service here under a new sub lease, the County Council would probably have to run the service directly which would be more costly.

**Operational** – if the sub lease is not granted there could be a significant risk to the provision of library services in this area.

**Legal** – no significant risks identified

## **7. Community Impact\***

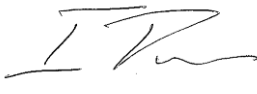
This proposal will facilitate continuation of the library service in the area which will hopefully help to satisfy all three priority outcomes set out below for the Staffordshire residents living in the local area.

## **8. Comments from Local Member**

To be reported to committee although we understand the local councillor, Paul Northcott, has previously been briefed by the Libraries and Arts service on these proposals in January 2023.

## 9. Support/Approval of the Proposal

Proposal supported by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 25 May 2023

## 10. Author/Valuer/Officer(s) Advising on this Transaction

**Report Author:** Paul Causer  
**Job Title:** Estates and Valuation Manager  
**E-Mail Address:** paul.causer@staffordshire.gov.uk

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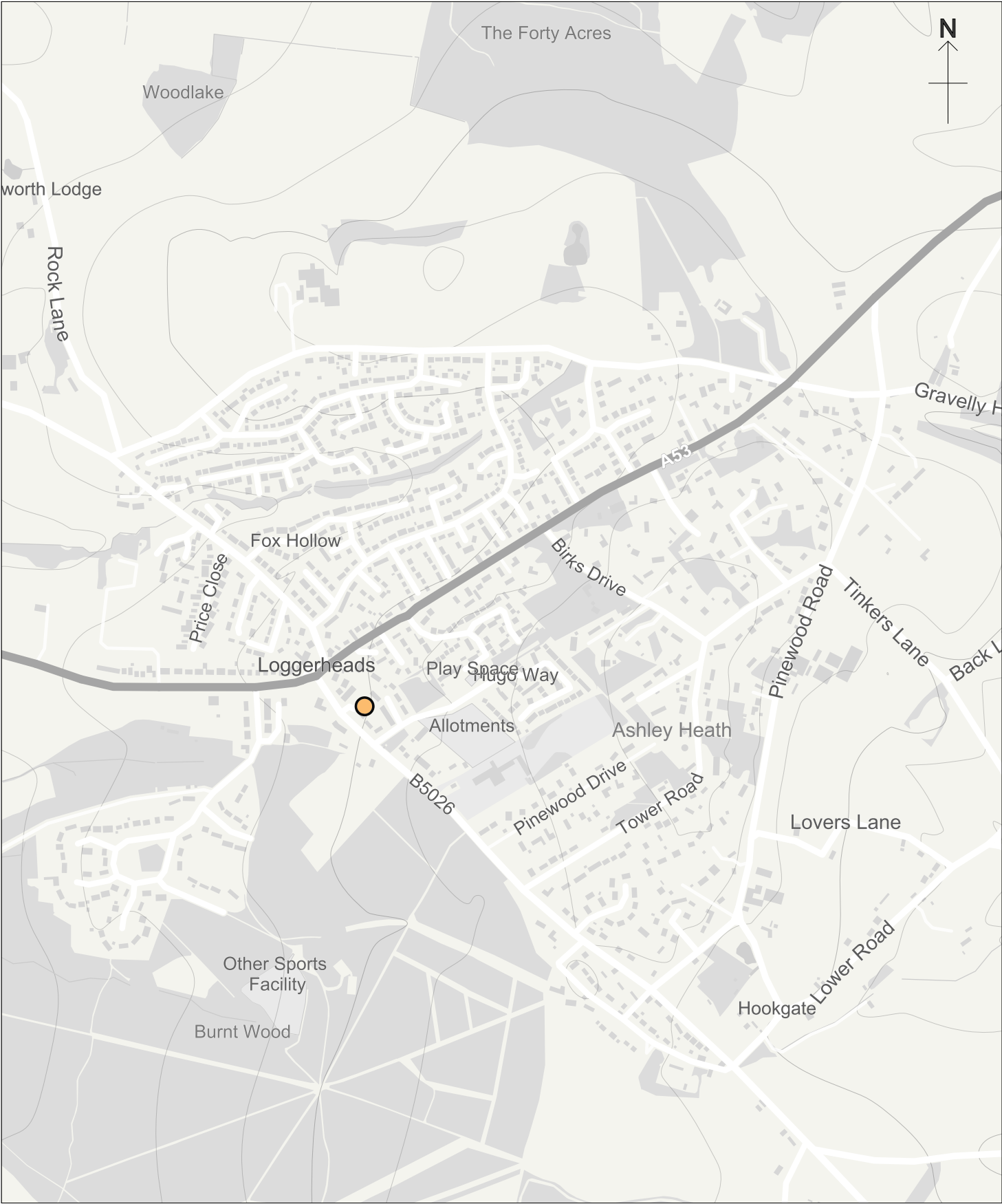
### List of Background Documents/Appendices:


Appendix 1. Site and location plans of the subject property.

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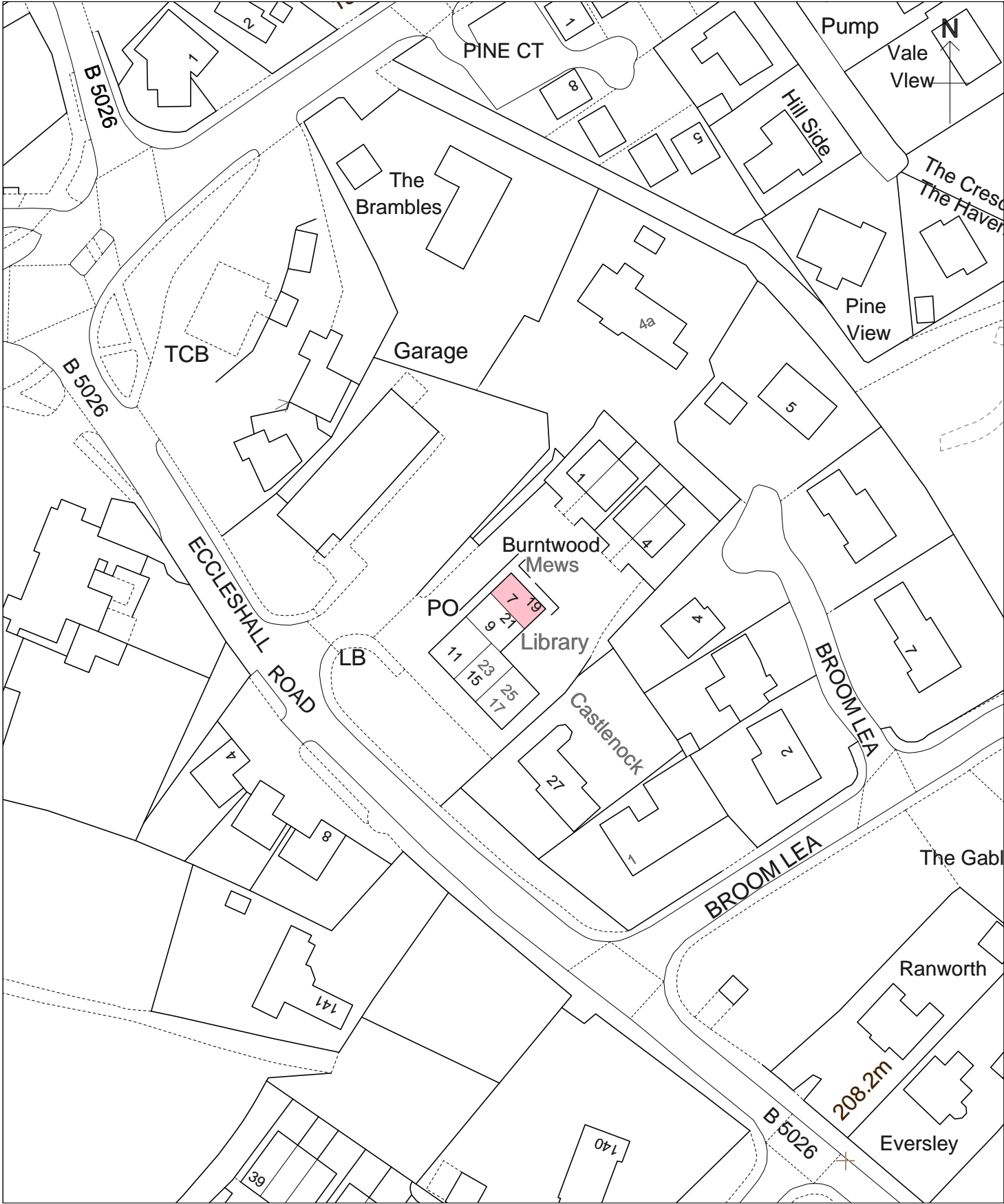
- \*3 priority Outcomes for the people of Staffordshire are:
- To be able to access more good jobs and feel the benefits of economic growth
  - To be healthier and more independent
  - To feel safer, happier and more supported in their community.





Scale: 1:10000	Title:	<div> <b>Staffordshire</b> County Council</div>
Paper Size : A4	Loggerheads Library	
Date: 24/05/2023	Eccleshall Road	
Plan Ref: 3796	Loggerheads	
Crown copyright and database rights 2023 Ordnance Survey License Number 100019422		Page 7







**Property Sub-Committee – 7 June 2023****Report by Darryl Eysers – Director of Economy, Infrastructure and Skills****Report Title:**

Yearly Report on the Activity of the County Farms' Tenancies Panel

**Period**

1 July 2022 to 30 June 2023

**Details:****1. Background**

Further to the review of decision-making processes in 2020, the County Farms' Tenancies Panel is required to submit a Report to the Property Sub-Committee at six monthly intervals providing details of the Panel decisions that have been made during the previous six months.

It is noted that such a half yearly report was not submitted for the second half of 2022 and the Panel activity for that period is recorded in this report.

## **2. Panel Decisions**

Panel activity covering the two half-yearly periods is as stated below:

### **Half year – 1/7/2022 to 31/12/2022 – 3 Panel interviews:**

**20 July 2022** – Starter farm letting of Holding no 4 Rowley Estate from 1 October 2022, letting details as stated in copy of Panel report dated 21 July 2022 attached. As the letting provided a rental income for the term in excess of £200k, this letting was also approved by the Property Sub-Committee meeting on 7 September 2022.

**18 August 2022** – Starter farm letting of Holding no 40 Yarlet Estate from 1 October 2022, details as stated in copy of Panel report dated 18 August 2022 attached.

**8 September 2022** – Starter farm letting of Holding no 1 Willow Grange Estate from 1 October 2022, details as stated in copy of Panel report dated 18 August 2022 attached.

### **Half year – 1/1/2023 to 30/6/2023 – 2 Panel interviews:**

**27 April 2023** – Starter farm letting of Holding no 64 Bodnett's Estate from 1 July 2023, letting details as stated in copy of Panel report dated 27 April 2023 attached. As the letting provides a rental income for the term in excess of £200k, this letting also requires approval by the Property Sub-Committee and a Report to that Committee's meeting on 7 June 2023 has been submitted.

**17 May 2023** – Progression farm letting of Holding no 16 Aston Hall Estate from 1 July 2023, letting details as stated in copy of Panel report dated 18 May 2023 attached. As the letting provides a rental income for the term in excess of £200k, this letting also requires approval by the Property Sub-Committee and a Report to that Committee's meeting on 7 June 2023 has been submitted.

## **3. Report by Darryl Eyers – Director of Economy, Infrastructure and Skills**

**Signed: Darryl Eyers** (approved by email)

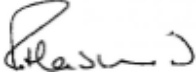
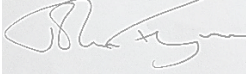
**Dated: 26 May 2023**

\*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
- To be healthier and more independent
- To feel safer, happier and more supported in their community.

## COUNTY FARMS TENANCY PANEL RECOMMENDATION

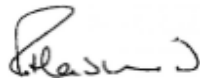
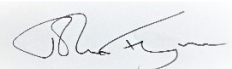
Date of Panel/Meeting		20 July 2022
Location		Remote Meeting by Microsoft Teams
Councillors in Attendance		Cllr Gill Heath
		Cllr Carolyn Trowbridge
Officers In Attendance		Richard Hadland
		Joseph Hogg
		Louise Vernon
Third Party Consultants in Attendance		Joe Scarratt - The Andersons Center, Farm Business Consultant
1	Recommendation Title	Starter Farm Tenant Selection and Letting Terms Recommendation
2	Holding No	Holding No. 4 Rowley Estate
3	Holding Address	Holding No. 4 Rowley Estate, Hamstall Ridware, Staffordshire. WS15 3SL
4	Proposed Tenant	Claire Alice Llewellyn of 14 Oakley Manor Farm, Croxall, nr. Lichfield, Staffordshire. WS13 8QZ
5	Proposed Tenancy Commencement	01 October 2022
6	Type of Tenancy	FBT Starter Farm tenancy for 10 years and 6 months
7	Acreage of Holding	95.04 acres (38.45 ha)
8	Rent	£1,800 per month, £21,600 per annum, £227/acre

9	Background	<p><i>This Holding was advertised as a starter mixed dairy/livestock farm in May 2022 - viewings were carried out on 22/06/2022 and eight full applications were subsequently received. Four applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 20/07/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that Claire Llewellyn should be granted the tenancy of this Holding.</i></p>
10	Recommendation	<p><i>The Panel recommend that Claire Alice Llewellyn be offered a Farm Business Tenancy of the Holding from 1 October 2022 to 31 March 2033.</i></p>
11	<b>Recommendation Submitted by Chair of Panel</b>	
	<b>Name:</b>	<i>Richard Hadland</i>
	<b>Position:</b>	<i>Land and Rural Estates Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>20 July 2022</i>
12	<b>Recommendation Approved</b>	
	<b>Name:</b>	<i>John Flynn</i>
	<b>Position:</b>	<i>Physical Regeneration Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>21 July 2022</i>



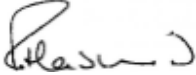
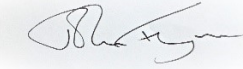
## COUNTY FARMS TENANCY PANEL RECOMMENDATION

Date of Panel/Meeting		18 August 2022
Location		Remote Meeting by Microsoft Teams
Councillors in Attendance	Cllr Gill Heath	
	Cllr Carolyn Trowbridge	
Officers In Attendance	Richard Hadland	
	Joseph Hogg	
	Louise Vernon	
Third Party Consultants in Attendance		Joe Scarratt - The Andersons Center, Farm Business Consultant
1	Recommendation Title	Starter Farm Tenant Selection and Letting Terms Recommendation
2	Holding No	Holding No. 40 Yarlet (1) Estate
3	Holding Address	Holding No. 40 Yarlet (1) Estate, Spring Farm, Enson Lane, Yarlet Staffordshire. ST18 9TA
4	Proposed Tenant	Paul Brown of New Buildings Farm Cottage, Hopton, Staffordshire. ST18 9TH
5	Proposed Tenancy Commencement	01 October 2022
6	Type of Tenancy	FBT Starter Farm tenancy for 10 years and 6 months
7	Acreage of Holding	85.71 acres (34.70 ha)
8	Rent	£1,645 per month, £19,740 per annum, £230/acre

9	Background	<p><i>This Holding was advertised as a starter mixed dairy/livestock farm in June 2022 - viewings were carried out on 22/07/2022 and ten full applications were subsequently received. Five applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 18/08/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that Paul Brown should be granted the tenancy of this Holding.</i></p>
10	Recommendation	<p><i>The Panel recommend that Paul Brown be offered a Farm Business Tenancy of the Holding from 1 October 2022 to 31 March 2033, subject to satisfactory references being obtained.</i></p>
11	<b>Recommendation Submitted by Chair of Panel</b>	
	<b>Name:</b>	<i>Richard Hadland</i>
	<b>Position:</b>	<i>Land and Rural Estates Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>18 August 2022</i>
12	<b>Recommendation Approved</b>	
	<b>Name:</b>	<i>John Flynn</i>
	<b>Position:</b>	<i>Physical Regeneration Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>18 August 2022</i>

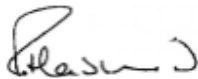
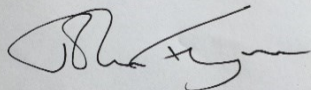
## COUNTY FARMS TENANCY PANEL RECOMMENDATION


Date of Panel/Meeting		08 September 2022
Location		Remote Meeting by Microsoft Teams
Councillors in Attendance	Cllr Gill Heath	
	Cllr Carolyn Trowbridge	
	Cllr Victoria Wilson	
Officers In Attendance	Richard Hadland	
	Joseph Hogg	
Third Party Consultants in Attendance		Joe Scarratt - The Andersons Center, Farm Business Consultant
1	Recommendation Title	Starter Farm Tenant Selection and Letting Terms Recommendation
2	Holding No	Holding No. 1 Willow Grange Estate
3	Holding Address	Holding No. 1 Willow Grange Estate, Willow Grange Farm, Marston Lane, Marston, Staffordshire. ST18 9SY
4	Proposed Tenant	Robert Paul Bowyer of 9 Elton Way, Gnosall, Staffordshire. ST20 0EN
5	Proposed Tenancy Commencement	01 October 2022
6	Type of Tenancy	FBT Starter Farm tenancy for 10 years and 6 months
7	Acreage of Holding	71.37 acres (28.89 ha)
8	Rent	£1,500 per month, £18,000 per annum, £252/acre

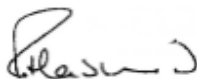

9	Background	<p><i>This Holding was advertised as a starter mixed livestock farm in July 2022 - viewings were carried out on 11/08/2022 and seventeen full applications were subsequently received. Four applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 8/09/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that Robert Paul Bowyer should be granted the tenancy of this Holding.</i></p>
10	Recommendation	<p><i>The Panel recommend that Robert Paul Bowyer be offered a Farm Business Tenancy of the Holding from 1 October 2022 to 31 March 2033, subject to satisfactory references being obtained.</i></p>
11	<b>Recommendation Submitted by Chair of Panel</b>	
	<b>Name:</b>	<i>Richard Hadland</i>
	<b>Position:</b>	<i>Land and Rural Estates Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>20 September 2022</i>
12	<b>Recommendation Approved</b>	
	<b>Name:</b>	<i>John Flynn</i>
	<b>Position:</b>	<i>Physical Regeneration Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>20 September 2022</i>

## COUNTY FARMS TENANCY PANEL RECOMMENDATION

Date of Panel/Meeting		27 April 2023
Location		Remote Meeting by Microsoft Teams
Councillors in Attendance	Cllr Gill Heath	
	Cllr Carolyn Trowbridge	
Officers In Attendance	Richard Hadland	
	Joseph Hogg	
	Lucy Cooke	
	Louise Vernon	
Third Party Consultants in Attendance		Joe Scarratt - The Andersons Center, Farm Business Consultant
1	Recommendation Title	Starter Farm Tenant Selection and Letting Terms Recommendation
2	Holding No	Holding No. 64 Bodnett's Estate
3	Holding Address	Holding No. 64 Bodnett's Estate, Plantation Lane, Hopwas, Tamworth, Staffordshire. B78 3AU
4	Proposed Tenant	James Francis Redfern of Newhouse Farm, Meadowfields, Onecote, Leek, Staffordshire. ST13 7SD
5	Proposed Tenancy Commencement	01 June 2023
6	Type of Tenancy	FBT Starter Farm tenancy for 10 years and 10 months
7	Acreage of Holding	106.97 acres (43.29 ha)

8	Rent	£2,025 per month, £24,300 per annum, £227/acre
9	Background	<i>This Holding was advertised as a starter mixed livestock farm in early February 2023 - viewings were carried out on 07/03/2023 and fourteen full applications were subsequently received. Four applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 27/04/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that James Francis Redfern should be granted the tenancy of this Holding.</i>
10	Recommendation	<i>The Panel recommend that James Francis Redfern be offered a Farm Business Tenancy of the Holding from 1 June 2023 to 31 March 2034.</i>
11	<b>Recommendation Submitted by Chair of Panel</b>	
	<b>Name:</b>	<i>Richard Hadland</i>
	<b>Position:</b>	<i>Land and Rural Estates Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>27 April 2023</i>
12	<b>Recommendation Approved</b>	
	<b>Name:</b>	<i>John Flynn</i>
	<b>Position:</b>	<i>Physical Regeneration Group Manager</i>
	<b>Signed:</b>	
	<b>Dated:</b>	<i>27 April 2023</i>

		<b>COUNTY FARMS TENANCY PANEL RECOMMENDATION</b>
Date of Panel/Meeting		17 May 2023
Locations		Holding nos 3 and 4 Yarlet Estate
Councillors in Attendance	Cllr Gill Heath	
Officers In Attendance	Richard Hadland	
	Joseph Hogg	
	Lucy Cooke	
Third Party Consultant	J T Scarratt - The Andersons Center, Farm Business Consultant	
1	Recommendation Title	Progression Farm Tenant Selection and Letting Terms Recommendation
2	Holding No	Holding No. 16 Aston Hall Estate
3	Holding Address	Holding No. 16 Aston Hall Estate, Barn Farm, Aston-by-Doxey, Stafford. ST18 9LJ
4	Proposed Tenant	James Michael Foxley of Holding no 4 Yarlet Estate, Lynwood Farm, Green Lane, Whitgreave, Stafford. ST18 9SR
5	Proposed Tenancy Commencement	01 July 2023
6	Type of Tenancy	Farm Business Tenancy for 24 years and 9 months
7	Acreage of Holding	Initially 97.18 acres (39.32 ha), increasing to 136.58 acres in April 2025.
8	Rent	Initially £1,850 per month, £22,200 per annum, £227/acre - increasing pro-rata with the addition of additional land in April 2025 and the provision of fixed equipment by the Landlord.

9	Background	<p>9.1 The former long term tenant of this holding retired on 25/3/2023, two year's earlier than expected due to ill-health.</p> <p>9.2 The upcoming availability of adjacent land to increase the size of this Holding to form a well proportioned modern dairy so advertised in February 2023.</p> <p>9.3 Viewings were carried out on 17/03/2023 and two full applications were subsequently received. Both applicants were interviewed by the Panel at their current holdings on 17/5/2023.</p> <p>9.4 After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring.</p> <p>9.5 The Panel members unanimously agreed to recommend that James Michael Foxley should be granted the tenancy of this Progression Holding.</p> <p>9.6 Mr Foxley's ten year Starter tenancy of Holding no 4 Yarlet commenced on 1 April 2022 and the proposed term of the Progression tenancy provides him with a total term of 26 years on the Estate in accordance with the current letting Policy.</p>
10	Recommendation	The Panel recommend that James Michael Foxley be offered a Farm Business Tenancy of the Holding from 1 July 2023 to 31 March 2048.
11	<b>Recommendation Submitted by Chair of Panel</b>	
	<b>Name:</b>	Richard Hadland
	<b>Position:</b>	Land and Rural Estates Group Manager
	<b>Signed:</b>	
	<b>Dated:</b>	17 May 2023
12	<b>Recommendation Approved</b>	
	<b>Name:</b>	John Flynn
	<b>Position:</b>	Physical Regeneration Group Manager
	<b>Signed:</b>	
	<b>Dated:</b>	18 May 2023



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