

1. REPORT SUMMARY

A report to Councillors regarding landlord consent for the replacement of an outbuilding at River Bourne Community Farm.

2. BACKGROUND

River Bourne Community Farm CIC (RBCF) holds a 25-year lease from Laverstock & Ford Parish Council for the land and buildings at River Bourne Community Farm, Cow Lane, Laverstock. The lease commenced on 25 June 2015 and is supplemented by a Deed of Variation dated January 2023.

RBCF has approached the Parish Council seeking landlord consent to replace a dilapidated existing outbuilding with a modern prefabricated portable building (portacabin-style structure). The replacement building would be funded entirely by RBCF and no financial contribution is sought from the Parish Council.

At the Council meeting on 15 June in the Clerk's Report, councillors expressed broad support for the proposal in principle, subject to reviewing plans and drawings showing the appearance, size and location of the proposed replacement building.

Copies of the drawing and photo of the existing building submitted by RBCF are attached as annexes to this report.

3. SUMMARY

The existing building has reportedly reached the end of its useful life and requires replacement in order to support the ongoing operation of the Community Farm.

The proposal is for a slightly larger replacement structure to occupy the location of the existing building and to continue supporting activities associated with the Farm's permitted use.

The Farm is leased for community purposes including farming and agricultural facilities, educational use and related community activities. The replacement of a deteriorating building with a modern structure capable of supporting these activities appears consistent with the objectives of the Farm and the permitted use contained within the lease and associated agreements.

The lease prohibits additions and alterations unless the tenant:

- obtains all necessary statutory consents;
- submits drawings and specifications to the landlord;
- pays the landlord's reasonable professional costs;
- enters into any required covenants relating to the works; and
- obtains the Landlord's written consent, which must not be unreasonably withheld or delayed.

This request to the Council is therefore consistent with the requirements of the lease.

The proposal is being funded entirely by RBCF. The lease places responsibility for tenant alterations, development works, statutory compliance, insurance and ongoing maintenance

upon the tenant. No direct capital expenditure is therefore proposed from Parish Council funds. The lease provides that any additional buildings, alterations or improvements may be required to be removed at the end of the lease term if requested by the Parish Council. The 2023 Deed of Variation continues to allow the Parish Council to require removal of tenant fixtures and making good of any resulting damage at lease expiry.

4. RECOMMENDATION

Council is requested to consider the submitted drawing and determine whether to grant landlord consent in principle to the replacement of the existing outbuilding, subject to:

- The proposed structure being installed substantially in accordance with the drawing submitted to the Council.
- RBCF obtaining any planning permission, building regulation approval or other statutory consent that may be required.
- RBCF meeting all costs associated with the works.
- RBCF maintaining the structure thereafter in accordance with the terms of the lease.

REPORT PC26.098 Replacement of outbuilding at River Bourne Community Farm

Author: Jon Sloan, Parish Clerk

Date: 3rd July 2026

ANNEX 1 – Current Building



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ANNEX 2 – Proposed Replacement Building

