

Community Nomination Form

FOR OFFICE USE ONLY

Reference Number	
Date of Validation	



ASSETS OF COMMUNITY VALUE COMMUNITY NOMINATION FORM

Section A: About your organisation

A1 Organisation's name and address

Name of organisation Wittersham Parish Council
Registered, main or head office address including postcode 23 Hilltop Drive Rye, East Sussex TN31 7HT

A2 Contact details

Name Yvonne Osborne
Position in organisation Clerk to the Council

Address including postcode
23 Hilltop Drive
Rye, East Sussex
TN31 7HT

Daytime telephone no. 07944 183798

Email address wittershampc@googlemail.com

A3 Type of organisation

Description (pursuant to Regulation 5)	Put a tick against that which applies	Registration number (if applicable)
(a) Designated Neighbourhood Forum pursuant to s.61F of the Town and Country Planning Act 1990		☒
(b) Parish Council	<<<<<<<<<<	☒
(c) Unincorporated body with at least 21 members which does not distribute any surplus it makes to its members		
(d) Charity		
(e) Company limited by guarantee which does not distribute any surplus it makes to its members		
(f) Industrial and Provident Society which does not distribute any surplus it makes to its members		
(g) Community Interest Company		

A4 Local Connection (pursuant of Regulation 4)

Unless you are a Parish Council (see below), your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area of Ashford Borough Council or a neighbouring local authority (Reg 4(1)(a)). Please explain what your association's local connection is.

Please note the following in relation to Community Nominations from Parish Councils (Reg 5(b)) –

A Parish Council making a Community Nomination in respect of land in its parish does not need to show a local connection (s.89(2)(b)(i)).

A Parish Council making a Community Nomination in relation to land in another parish has a local connection if the two parishes share a common boundary at any point. (Reg 4(2)(a)).

A Parish Council making a Community Nomination in relation to land which is not within a parish has a local connection if the parish is in the borough of Ashford or (if the parish council is outside the borough, it shares a common boundary with the borough of Ashford) (Reg 4(2)(b)).

(If you ticked (c) at Q.A3 please fill out the next question)

A5 Membership of Unincorporated Bodies (Reg 5 (c) (pursuant to Regulation 4(1)(c) and Reg 4(3))

In the case of an unincorporated body at least 21 of its members must be registered to vote in local government elections in the borough of Ashford or in a neighbouring authority's area. Please include a list of the current members of the body and their addresses. If they are registered to vote in the area of a neighbouring local authority, rather than in Ashford, please confirm which area this is.

(if you ticked (c), (e) or (f) in Q.A3 please answer the question below)

A6 Distribution of surplus funds (Unincorporated Bodies (Reg 5(1)(c)), companies limited by guarantee (Reg 5(1)(e)) and Industrial and Provident Societies (IReg 5(1)(f) (pursuant to Reg 4(b))

If your organisation is an Unincorporated Body, a Company Limited by Guarantee, or an Industrial and Provident Society then any surplus that it makes must be wholly or partly applied for the benefit of the administrative area of Ashford or a neighbouring local authority. Please confirm this and provide evidence by referring to the relevant part of the document provided pursuant to part A7.

A7 Required Documentation for your organisation (not required if a Parish Council)

Please provide us with an up-to-date copy of the following as relevant to your organisation	Please put a tick against the document provided
Memorandum and Articles of Association	
Trust Deed	
Constitution	
Interest Statement if a Community Interest Company	
Companies House Return	
List of Members	
Minute / authority authorising your organisation to make this Community Nomination	

Part B: Information concerning the land / building(s) which is subject to the Community Nomination

B1 Description and address

Name of land / building(s) The Swan Inn
Address including postcode Swan Street Wittersham Tenterden TN30 7PH

*please note that we can only accept nominations for land within the borough of Ashford. If the land you wish to nominate is partly in and partly outside of the borough, then you should nominate that part which is outside of the borough to the appropriate local council in whose are it falls

B2 Detailed plan

Please include (here or on a separate sheet) a detailed plan of the land.

The plan must:

- be drawn to scale
- be a copy of an extract from the Ordnance Survey map on the largest scale published (generally 1/1250 for urban properties and 1/2500 for rural properties), showing the land to which the application relates
- indicate the scale and orientation
- show the precise extent of the property by suitable edging (0.4mm max), and
- show the position of the land in relation to nearby roads and other relevant features.

See attached Filed Plan K341975 of Land Registry edged in red

*Please note that by submitting the plan, you authorise us to copy and publish as may be necessary

B3 Owners and others with an interest in the land / building(s) (Reg 8)

Please provide the following information to the best that you are able. If any information is not known to you, please say so.

	Name(s)	Address(es)
Names of all current occupants of the land / building(s) (if there are different occupiers for different parts please provide details)	Thomas Kevin Gillespie	The Swan Inn Swan Street Wittersham Tenterden TN30 7PH
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	Thomas Kevin Gillespie	The Swan Inn (as above) The Royal Oak, High Street, Brookland, Romney Marsh TN29 9QR (address shown on Land Registration Title Register as at 27 Feb 2023)
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	None known or registered	None known or registered

Please answer wither B4 or B5 below -

B4 For Land / building(s) currently in use for community benefit – why you think the land / building(s) is of community value

1. What is the current main use of the land / building(s)

Public House

2. How does that current main use of the land / building(s) further the social wellbeing or social interests of the local community (defined in s.88(6) of the Act)

- There is a beer garden attached to the pub which is used and enjoyed by local people including families. This is particularly enjoyed in the summer months and brings different groups of people together to use the pub in furthering the recreational and social interests of the community.
- The pub has a great daytime food menu (breakfast onwards) enjoyed by the community.
- This is the only pub in the village or for several miles in any direction, with an infrequent bus service and none in the evenings.
- The pub contributes to local culture with live musical performances.
- There is good access for disabled people at the pub, with easily accessible and inclusive space to meet with other members of the community, and provides a safe and enjoyable environment in furthering persons' individual wellbeing.
- The pub provides space for specific community functions, eg. a social/coffee morning held by CARM (Caring Altogether on Romney Marsh) for local senior citizens.
- The KCC mobile library service uses the car park from time to time as it switches its destinations around.

3. Why do you consider that this, or some other main use to which the land / building(s) will be put which will further the social wellbeing or social interests of the local community, will continue and over what period (defined in s.88(6) of the Act)

The pub was shut by the previous owner from shortly before Covid 19 until it was bought at auction and reopened as a pub by the present owner. This long-established pub will now serve the local community and further its wellbeing by continuing to provide and build on the services that it offers, and it can continue this for the long term future, thereby supporting the principles of ACV registration.

B5 For Land / building(s) not currently in use for community benefit (s.88 (2) of the act)

Please answer the questions below

1. If the land / building(s) main use in the recent past furthered the social wellbeing or social interests of the local community please confirm that use and explain how it did that (including dates for when this was) (defined in s.88(6) of the Act)

2. How do you anticipate that the land / building(s) will be returned to that use or put to some other main use which will further the social wellbeing or social interests of the local community and when do you consider this will happen

Section C: Submitting this nomination

C1 Signature

By signing your name here you are confirming that the contents of this form and the documents enclosed are correct, to the best of your knowledge and belief.

I am duly authorised to sign on behalf of the nominating organisation -

Signature	<i>Yvonne Osborne</i>
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C2 Where to send this form

You can submit this Community Nomination Form:-

By post to:

Legal and Democratic Services
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
TN23 1PL

If any further information is required the Council will contact you by writing to you or emailing you at the contact details you have provided in the Nomination Form

Any Reference to "Regulation" or "Reg" is to the Assets of Community Value (England) Regulations 2012 and any reference to the "Act" is to the Localism Act 2011

H. M. LAND REGISTRY

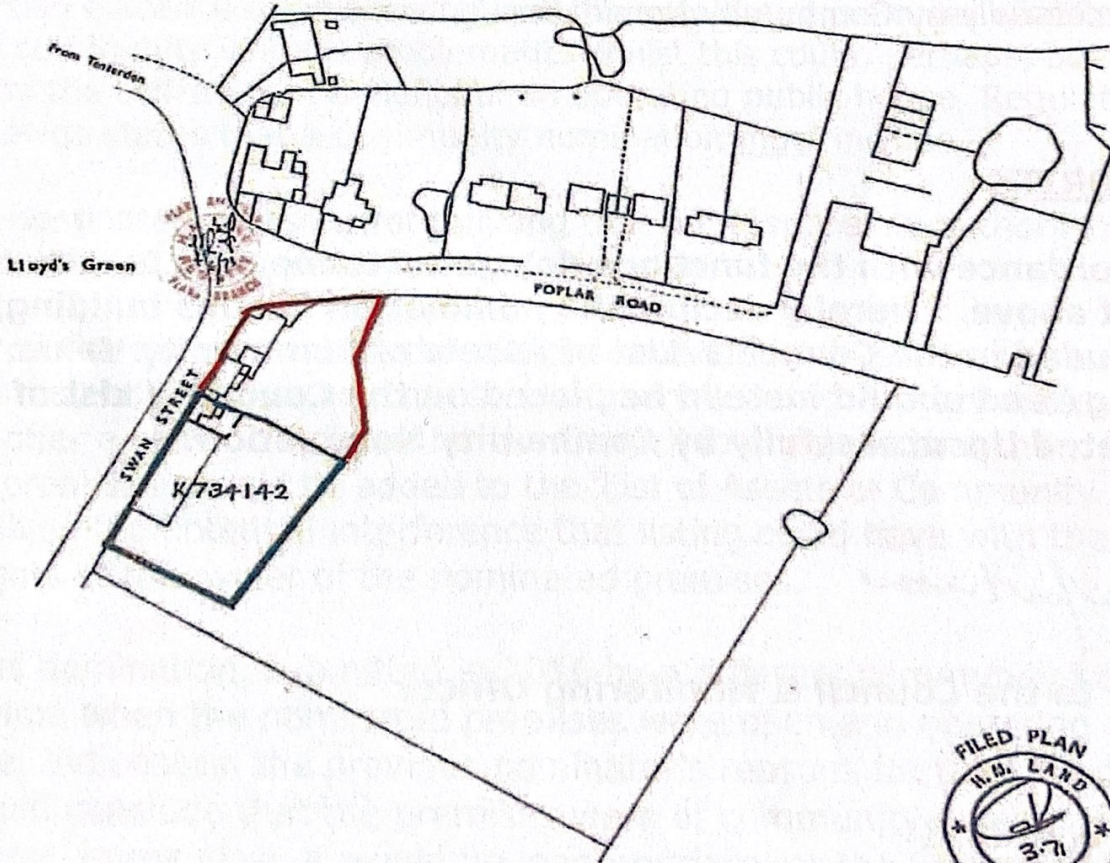
NATIONAL GRID PLAN LXXIX 12
KENT

Scale 1/1250

Enlarged from 1/2500

WITERSHAH PARISH

THE BOUNDARIES SHOWN BY DOTTED
LINES HAVE BEEN PLACED TO FRONT THE
PLANS ON THE DEEDS AND ARE
SUBJECT TO REVISION ON SURVEY.



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