


10 JAN 2019

ABC Copy ✓

Community Nomination Form

FOR OFFICE USE ONLY

Reference Number	
Date of Validation	

 <p>ASHFORD BOROUGH COUNCIL</p> <p>ASSETS OF COMMUNITY VALUE COMMUNITY NOMINATION FORM</p>

Section A: About your organisation

A1 Organisation's name and address

Name of organisation Brabourne Parish Council
Registered, main or head office address including postcode 14 Sandyhurst Lane Ashford TN25 4NS

A2 Contact details

Name Mike Hickmott
Position in organisation Chairman of the Parish Council
Address including postcode % 14 Sandyhurst Lane Ashford TN25 4NS
Daytime telephone no. 07968932064 / 07955882269
Email address stablelodge@gmail.com

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.

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 Plough Inn and garden
Address including postcode Lees Road Brabourne Lees Ashford TN25 6QB

*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

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)	Currently vacant	N/A
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	David Derrick	The Plough Inn Lees Road Brabourne Lees Ashford TN25 6QB
Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)		

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)

The property is a public house and garden. It is a meeting place for the community and it has hosted various groups and events over many hundreds of years, having been built circa 1720. The property has only been unoccupied since it was sold by the brewery in mid 2018.

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

If the building continues as a public house, restaurant and community venue it will continue to enhance the wellbeing of local residents and bolster community cohesion. No alterations are required for this to continue, it could be re-opened more or less immediately.

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



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

Darren McBride

Subject: FW: The Plough Inn, Lees Road, Brabourne - nomination of building to be included in the ACV

From: Susan Wood <susanwood@uwclub.net>

Sent: 28 January 2019 16:51

To: Darren McBride <darren.mcbride@ashford.gov.uk>

Subject: Re: The Plough Inn, Lees Road, Brabourne - nomination of building to be included in the ACV

Dear Mr McBride

Thank you for your email and I can confirm that the Parish Council agrees to the changes.

We look forward to hearing from you in due course.

Kind regards

Susan Wood

Brabourne Parish Council

From: Darren McBride

Sent: Monday, January 28, 2019 11:32 AM

To: Westwell, Brabourne, Smeeth & High Halden Parish Council

Subject: RE: The Plough Inn, Lees Road, Brabourne - nomination of building to be included in the ACV

This email and any enclosures, are from the Council's Legal Services Unit and are legally privileged, confidential and exempt from disclosure under the Freedom of Information Act 2000. If you are not the intended recipient of this email or any part of it, please telephone us immediately upon receipt (01233 330606). You should not disclose the contents to any other person or take copies.

Dear Mrs Wood

I have received the revised Asset of Community Value – Community Nomination Form in respect of the premises.

First, the red line plan submitted with the revised nomination is at a scale of 1/2500 but the property boundary is still a little small. Therefore, I have produced a plan at a scale of 1/1250 (copy attached). Please confirm whether the Parish Council agrees to the substitution of the plan submitted with its nomination for the plan attached.

Second, thank you for completing Section B5 of the nomination form relating to 'land/building(s) not currently in use...' The questions/answers at Section B5 state as follows:

- Q1. *If the land/buildings(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)...*
- A1. The property is a public house and garden. It is a meeting place for the community and it has hosted various groups and events over many hundreds of years, having been built circa 1720. The property has only been unoccupied since it was sold by the brewery in mid 2018.
- Q2. *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?*

A2. *If the building continues as a public house, restaurant and community venue it will continue to enhance the wellbeing of local residents and bolster community cohesion. No alterations are required for this to continue,* it could be re-opened more or less immediately. [*my emphasis*]

As you can see, notwithstanding that the premises are not currently in use, the answers to these two questions give the impression that the premises are currently operating. Therefore, may I suggest the following amendments to the wording of the answers:

A1.

Delete the passage: *'The property is a public house and garden'* and replace with the following: *'The property was a public house and garden'*

Delete the passage: *'It is a meeting place for the community...'* and replace with the following: *'It was meeting place for the community...'*

A2.

Delete the passage: *'If the building continues as a public house, restaurant and community venue it will continue to enhance the wellbeing of local residents and bolster community cohesion. No alterations are required for this to continue...'* and replace with the following: *'If the building reopens as a public house, restaurant and community venue it will enhance the wellbeing of local residents and bolster community cohesion. No alterations are required for this use to recommence...'*

Please confirm whether the Parish Council agrees to these suggested amendments. If they do then I should be able to validate the nomination.

I hope this helps but if you have any queries then please let me know.

Kind regards

Darren McBride

For the Head of Legal and Democracy

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

DX 151140 Ashford (Kent) 7

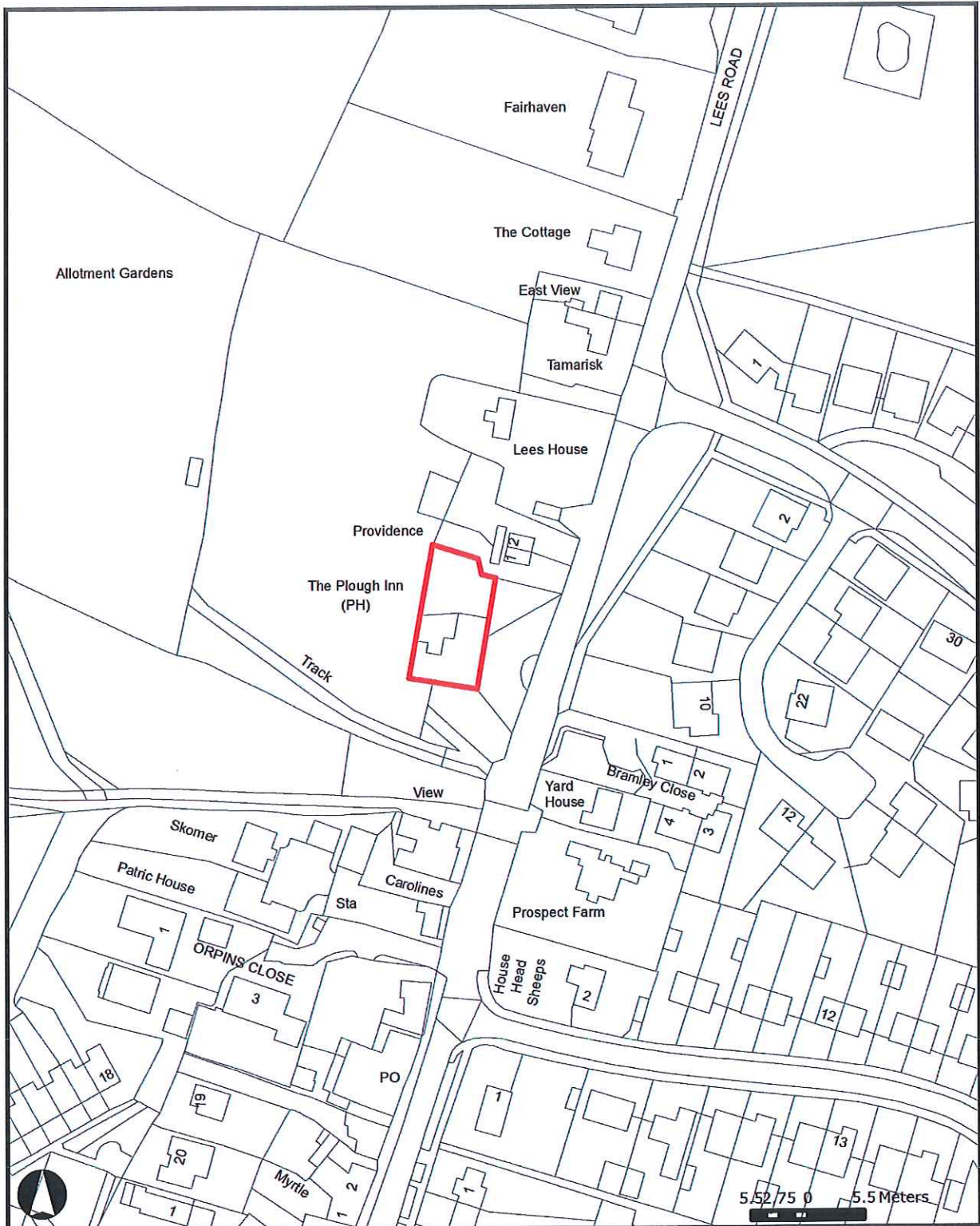
Tel. 01233-330 270

Fax 01233-330 649

darren.mcbride@ashford.gov.uk



Former Plough Inn, Lees Road, Brabourne Lees



All rights reserved. Licence Number 100024427

This product includes mapping data from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. All rights reserved.