

Unsuccessful Community Asset Nomination List

<p>Details of Building / Asset / land being nominated by the community for inclusion on the List of Assets of Community Value</p> <p>To include:</p> <ul style="list-style-type: none"> ➤ Description of land including boundaries ➤ Freeholder/leaseholder information ➤ Reasons for nomination an asset ➤ Nominators eligibility to make nomination 	<p>Start date of 8 week period when the Local Authority receives nomination from the Community when a decision will then be made by the Local Authority as to whether the asset qualifies as a community asset or not. If it does and the asset comes up for sale then the appropriate bidding process will begin, also known as the interim moratorium period)</p>	<p>End date of 8 week period (when a decision will be made by the Local Authority as to whether the asset qualifies as a community asset or not.</p>	<p>Reason for being unsuccessful in bidding process and not being identified as an asset of community value</p>
<p><u>Area to be covered</u> - Mill Common (part) Registered Common ref CL31 on the Register.</p> <p><u>Ownership</u> - Mr S Grundy, Mill House, Mill Common, Blaxhall. Mr. Oakley, Holly Cottage, Mill Common, Blaxhall.</p> <p><u>Reason for Nomination</u> – That the green open space known as Mill Common, Blaxhall is a valuable asset to the village and does, today, and in the recent past further the social wellbeing, and recreational and sporting interests of the local community.</p> <p><u>Eligibility to make nomination</u> – Blaxhall Parish Council.</p>	<p>30th July 2014</p>	<p>23rd September 2014</p>	<p>Whilst the Parish Council are keen to retain this Asset as common land, these areas of Mill Common (part) owned by Mr. Grundy and Mr. Oakley are exempt under paragraph 1(1) of Schedule 1 to the Assets of Community Value (England) Regulations 2012. Part (b) states “that if every part of the land can be reached from the residence without having to cross land which is not owned by that single owner then an exemption to list exists.</p>

<p><u>Area to be Covered:</u> Land south west side of Lower Street, Great Bealings.</p> <p><u>Ownership:-</u> Mr. A. Frenzel, 5 Central Maltings, Crown Place, Woodbridge.</p> <p><u>Reason for Nomination:-</u> Fits well with the aspirations of the Neighbourhood Plan and would preserve an important part of the river landscape and create an asset for the wider use and enjoyment of the village.</p> <p><u>Eligibility to make nomination:-</u> Great Bealings Parish Council</p>	21 st July 2015	15 th September 2015	Unable to establish community use that satisfies the criteria 1 (a) and (b) and 2 (a) and (b) as set out in Section 88 of the Localism Act 2011. Through the consultation process this is based on no history of community use and privately owned land with no right to public access.
<p><u>Area to be covered</u> Blaxhall – Workhouse Common</p> <p><u>Ownership</u> Mr D Pugh Gorse Farm, Blaxhall</p>	30 th July 2014	23 rd September 2014	Site did not meet the criteria to be nominated
<p>Nominated Property: 59/61 College Road, Framlingham, IP13 9EU</p> <p>Ownership: Flagship Housing Group Ltd Keswick Hall, Keswick, Norwich, NR4 6TJ</p> <p>Reason for nomination: It was a Foyer with</p>	21 st March 2017	16 th May 2017	Having assessed this site in accordance with Schedule 1 of the Assets of Community Value (England) Regulations 2012, it was concluded that the predominant use of the land is/was residential and therefore, it is not eligible to list as an asset of community value. It was accepted that the six flats had an office and lounge area however, even if the majority residential use was not taken into account, the office/lounge area would not be eligible for listing, as they were ancillary to the residential use and did not further the social wellbeing and interests of the community.

<p>accommodation for young people in the local area and the community want to develop it as accommodation for young people with a drop in mental health café and office</p>			
<p>Nominated Land: The former Angel Theatre Site, The former Jets Gym site, parcel of land adjacent to Jets Gym site in Rendlesham.</p> <p>Ownership: Walnut Tree Property Ltd Fairburn House 31 Esplanade Street, St Helier, Jersey, JE1 1FT</p> <p>Reason for nomination: The 3 plots were part of a bigger application with the total of 6 plots providing the potential for a community hub in Rendlesham as part of their vision to create a thriving village centre.</p>	<p>25th May 2017</p>	<p>20th July 2017</p>	<p>Having assessed these sites under the provisions of the Assets of Community regulations, we have concluded that there is insufficient evidence to show that the assets have been used by the community in the recent past. In the case of both the Angel Theatre and Jets Gym Sites there has been no community use within the last 5 years (Angel Theatre closed in 2007 and Jets Gym in 2009) and both sites are securely fenced off. In the case of the parcel of land adjacent to the Jets Gym Site again community use cannot be proved other than the public accessing it as part of a car park so it was decided not to list. Whilst we are hugely supportive of the ambitions of the village in terms of developing the village centre for the benefit of the community we felt these 3 sites were not eligible to list as assets of community value.</p>