

Community Right To Bid Determination Form
Localism Act 2011
The Assets of Community Value (England) Regulations 2012
Determination by Head of Service (Planning & Infrastructure)

Nomination Reference: BL/2016/ENQ/07261	
Date of Nomination: 12 th December 2016	
Site Address:	The Butlers Arms & Bowling Green, Victoria Road, Pleasington, Blackburn BB2 5JH
Land/Property Description	Public house

Asset Owners:

Name & Address of Asset Owner	Connection to the asset
Heritage Inns (Pleasington Ltd) 32-36 Chorley New Road Bolton BL1 4AP	Owner

Nominating Organisation:

Name of Organisation: Pleasington Parish Council	Proof of eligibility to make a community nomination:
Type of Organisation: Parish Council	Parish Council

Reasons why the asset should be identified to qualify as an asset of community value:

Below is an extract from the nominator's submission.

Pleasington has no Village Hall or Community Centre, so the village pubs are very important as the only meeting places for local residents (apart from the members-only Golf Club), providing live entertainment, food and pub quizzes on a regular basis. The Bowling Greens are used extensively, and maintained by, the village Bowling Clubs (see attached details) but are also available to residents/casual visitors.

In a recent village questionnaire (preparation for producing our Village Plan) 93% of respondents listed the village pubs as an amenity that they attended, and 14% used the bowling greens.

Our club has been in existence for over 70 years, during which time the membership has varied from between 30 - 50 members, the current total being 32. We are a constituted, self-funding organisation with a minuted agenda and fully audited accounts.

BUTLERS ARMS BOWLING

The membership allows us to run 8 relatively successful teams representing all sections (ie. ladies, mixed CLUB and veterans). The bowling club is solely responsible for the maintenance of the green and surroundings, the work being carried out by a qualified greenkeeper and our own volunteers. Allan Ramsbottom (Club Secretary)

Over the years we have managed to maintain an excellent relationship with the respective landlords/tenants, indeed many of whom were encouraged and did play for one or more of the teams. The bowling club as well as striving to attract new members also brings customers to the pub through the leagues visiting teams and the club competitions run throughout the year. In the true spirit of bowling our competitions also involve members from ~~the~~ bowling clubs at Railway, Feniscowles and Witton, by doing this we increase the entries.

Response to the Consultation:

No comments have been received including from the current owners of the property.

Assessment:

The Pleasington Parish Council are considered to be eligible to make a nomination as they are a parish council and the property in question is located within the parish in which it resides.

The Council must consider whether The Butlers Arms and Bowling Green meets the definition of an Assets of Community Value as set out in Section 88 of the Localism Act 2011 i.e in this case that it is currently is use that furthers the social well-being and interests of the local community, or a use in the recent past has done so, and also that it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further the social well-being or social interests of the local community (whether or not in the same way).

Whether the current use furthers the social well-being and interests of the local community?

The submission clearly shows that the Butlers Arms & associated bowling green run successful bowling teams that regularly use the green and public house on a weekly basis

for their matches, meetings and other social events. The current landlord is running a very successful public house which is regularly used by dog walkers, walkers/ramblers and is proving to be a vibrant meeting/social venue for the local community. In addition, the Butlers Arms is a well-established pub/restaurant that offers an excellent service to the local community.

Whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.?

From the submission it is evident that the current landlord is operating a successful business from the public house, and that the local community will support the business, thereby continuing the presence of the public house & bowling green as a focal point for the local community to meet and socialise.

Decision:

I can confirm that,

Nominated Asset: The Butlers Arms & Bowling Green, Victoria Road,
Pleasington, Blackburn BB2 5JH

Should be an Asset of Community Value and included on the City Council's Local Assets of Community Value Register and placed on the Local Land Charge Register.



David Proctor
Head of Service (Planning & Infrastructure)

Background Papers: Nomination application
Contact Officer: Gavin Prescott, Planning Manager
Telephone: (01254) 585694
Date: 3rd February 2017