

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/07260	
Date of Nomination: 12 th December 2016	
Site Address:	The Railway Hotel & Bowling Green, Pleasington Lane, Pleasington, Blackburn BB2 5JE
Land/Property Description	Public house

Asset Owners:

Name & Address of Asset Owner	Connection to the asset
Enterprise Inns PLC 3 Monkspath Hall Road Solihull B90 4SJ	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.

A WARM WELCOME AWAITS AT THE RAILWAY HOTEL B.C.

THE CLUB CONSISTS OF BETWEEN 40-50 MEMBERS WHO ARE SPREAD OVER 6 TEAMS IN VARIOUS LEAGUES AND DIVISIONS.

TWO TEAMS BOWL IN THE BLACKBURN LEAGUE, 'A' TEAM IN THE 1ST DIV. AND 'B' TEAM IN THE 3RD DIV. ON MONDAY THERE ARE NOW TWO TEAMS PLAYING IN THE DARWIN LEAGUE AS WELL AFTER A SECOND TEAM WAS FORMED RECENTLY. THE 'A' TEAM IN THE 1ST DIV. AND THE 'VAUGHANSONS' IN THE 2ND DIV. HAVING GAINED TWO STRAIGHT PROMOTIONS. BOTH PLAY ON TUESDAY.

A LADIES TEAM PLAY IN THE LADIES LEAGUE WHICH PLAY ON WEDNESDAY, AND A VETERANS TEAM WHICH PLAY ON A TUESDAY AFTERNOON

THE CLUB IS ~~AND~~ ALWAYS LOOKING FOR NEW MEMBERS AND ANYONE WHO IS WONDERING WHETHER TO GIVE IT A GO ONLY NEED TO COME DOWN AND TALK TO ANYONE WHO IS ON THE GREEN.

A PRACTICE NIGHT IS GENERALLY HELD EVERY FRIDAY NIGHT AND IS AN IDEAL OPPORTUNITY, ALL EQUIPMENT IS AVAILABLE.

WE HAVE PLAYERS THROUGHOUT THE AGE RANGE AND MEMBERS INCLUDE LOCAL PEOPLE AND PLAYERS FROM FURTHER AFIELD.

THE MEMBERS HELP WITH GREEN MAINTENANCE AND PUT VARIOUS COMPETITIONS ON THROUGHOUT THE SEASON. A LOT OF WORK IS BOTH DONE ON THE GREEN SURROUNDS BY OUR NEW LANDLORDS WHO IS SHOWING GREAT INTEREST IN THE CROWN GREEN BOWLING COMMUNITY.

THE RAILWAY B.C. IS A GREAT
ASSET TO THE LOCAL COMMUNITY
AND VILLAGE, & WE CONTINUE TO
WORK TOWARDS KEEPING THIS GREAT
CLUB GROWING AND ANYONE WHO
WANTS TO LIVE THE SPORT & GO
JUST NEEDS TO COME DOWN AND
TALK TO THE PLAYERS.
WE LOOK FORWARD TO MEETING
YOU DURING THE SEASON.

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 Railway Hotel 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 in 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 Railway Hotel & 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.

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 Railway Hotel & Bowling Green, Pleasington Lane,
Pleasington, Blackburn BB2 5JE

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
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Date: 3rd February 2017