

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

Nomination Reference: BL/2016/ENQ/06792	
Date of Nomination: 3 rd February 2016	
Site Address:	The Navigation Inn, 2 Canal Street, Blackburn BB2 4DL
Land/Property Description	Public house

Asset Owners:

Name & Address of Asset Owner	Connection to the asset
Daniel Thwaites PLC, Star Brewery Blackburn	Owner

Nominating Organisation:

Name of Organisation:	Proof of eligibility to make a community nomination:
Navigation Community Support Group	
Type of Organisation: Unincorporated Body	21 signatures of local people

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

Below is an extract from the nominator's submission.

This pub is the only one left in the Mill Hill Boundary. The Stakes Hall has been sold by Thwaite's, The Kings Inn has been sold and is being converted into apartments, The Raglan is in Livsey and The Mill Hill pub is in Griffin. The only other place in Mill Hill is The Working Men's Club. It is viewed by all the customers as a valuable community asset where friends can meet. The current landlord has created a valuable asset after it had been closed down for a long time. Without this venue Mill Hill would lose an important community venue. I have been a regular customer for the 45 years that I have lived in Mill Hill and play the role of Father Christmas at the children's party that the landlord has initiated. In summer it is not unusual to see canal boats moored outside and the navigators to visit the hostelry. I feel that if it was ever to be sold and converted for another use the entire community of Mill Hill would lose out and hope it will be granted ACV status. I talked the concept through with a lot of the regulars and people I know in the local community and not one person needed convincing that the pub was definitely a strong asset to the Mill Hill Community. The chairman of East Lancs CAMRA, offered to nominate the pub from the branch but I feel that it is important the Mill Hill Community do it for themselves. Furthermore I am sure that the Mill Hill Counsellors would support our application and I have mentioned it to Jim and Damian and they did not object

The pub is an item of historical value. It has been used by boatmen on the canal for a long time. Most importantly, it is an integral part of the Mill Hill community scene. It is the only pub left in Mill Hill center. The local community use it as a meeting point. Football supporters from outside towns use it on their way to and from Ewood. It has its own pool + darts teams that participate in the Blackburn leagues. It is also a family pub with events such as Father Christmas giving gifts to the children. It is a well liked part of the Mill Hill community.

Response to the Consultation:

Support for the nomination have been received from Councillor Dave Smith, Chair of the Planning & Highways Committee.

CAMRA, dated 15th March 2016:

The East Lancs Branch of CAMRA fully supports the nomination by the locals of the Navigation Inn, Canal Street, Mill Hill, Blackburn, BB2 4DL for the pub to be listed as an Asset of Community Value.

In support of the application, we would point out that the pub has been transformed since the present licensees, Alex & Karen Frankland, who are from the area, took over. This was recognised by CAMRA in 2014 when the pub received the "Most Improved Pub in Blackburn" award.

It has been totally refurbished and is one of a very small number of pubs left in the town which has retained its public bar. It is a true community local which has a separate room for functions and which supports many local causes. It also provides a vital stopping off point for canal users and also football fans visiting nearby Ewood Park on match days. There is regular entertainment at weekends and there are plans to improve the rear of the pub to provide a further outside drinking area.

Blackburn can ill-afford to lose strong community pubs like this and I would urge you to list it as an ACV.

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

Assessment:

The Navigation Community Support Group are considered to be eligible to make a nomination as they are a registered charity and the property in question is located within the parish in which it resides.

The Council must consider whether The Navigation Inn Public House 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 Navigation Community Support Group have indicated that the Navigation Inn Public House is frequently used by the local community being the only local public house remaining in the locality. The public house has a pool & dominos team, and is used on a

regular basis for social events such as birthday celebrations, and is regular meeting point for fans visiting nearby Ewood Park. The public house also holds many charity events for the local community. From this it can be seen that the public house is a valued asset 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 as a focal point for the local community to meet and socialise.

Decision:

I can confirm that,

Nominated Asset: The Navigation Inn, 2 Canal Street, Blackburn BB2 4DL:

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 & Transport)

Background Papers: Nomination application
Contact Officer: Gavin Prescott, Planning Manager
Telephone: (01254) 585694
Date: 21st March 2016