

Rushmoor Borough Council

List of Unsuccessful Asset of Community Value Nominations

Entry Number	Date of Refusal onto List	Asset Address	Reason for Refusal
1	22/11/13	Tumbledown Dick Public House 227 Farnborough Road Farnborough Hants GU14 7JT	On appeal, the First Tier Tribunal held that there was no realistic possibility of the property reverting to use as a public house, or any other community use hoped for by the local community group. A large organisation had an agreement to buy the freehold of the building that predated the coming into force of the Localism Act 2011 and planning permission for change of use from public house to restaurant / takeaway had been granted.
2	01/04/15	Imperial Arms, 12 Farnborough St, Farnborough, Hampshire GU14 8AG	The owner of the application building is the Imperial Arms Ltd which is a development company who will be able to implement the planning permission and have confirmed that the site will not be resold. Therefore, applying the test in section 88(2)(b) as to “whether it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building that would further the social wellbeing or social interests of the local community”, it has been concluded that there is no realistic possibility of this happening

			<p>within the next five years as planning permission has been granted for the redevelopment of the former pub. There is evidence that this planning permission will be implemented and that the owner does not intend to sell the former pub to the residents association. In view of this, it is unnecessary to form a view on the business plan that the residents association have submitted.</p>
3	23/06/15	Queens Head, 97 North Lane, Aldershot, Hampshire GU12 4QJ	<p>The owner of the application building is proposing to develop 6 semi-detached houses on the site. The planning department have confirmed that the application is expected in the very near future which is why they have allocated SPA mitigation to support the scheme. Therefore, applying the test in section 88 (2)(b) as to “whether it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building that would further the social wellbeing or social interests of the local community”, it has been concluded that there is no realistic possibility of this happening within the next five years as planning permission is likely to be granted for the redevelopment of the former pub. There is evidence that the planning permission will be implemented, and the owner does not intend to sell the former pub to the Surrey and Hampshire Pub Protection Group. In view of</p>

			this, it is unnecessary to form a view of the business plan that the Surrey and Hampshire Pub Protection Group have submitted.
4	15/12/15	Pavement next to Imperial Arms, 12 Farnborough St, Farnborough, Hampshire GU14 8AG	It is not accepted that the application land provides a safe passage for pedestrians as it is not a continuous route and therefore it is not an asset of community value.
5	16/01/2017	The White Lion 20 Lower Farnham Road Aldershot GU12 4EA	The nomination was unsuccessful as Campaign for Real Ale Limited (CAMRA) could not prove a local connection since there was no evidence that their activities are concerned wholly or in part with the authority's or a neighbouring authority's area as necessary under regulation 4(1)(a) of the Assets of Community Value (England) Regulations 2012.
6	16/01/2017	The Royal Staff 37a Mount Pleasant Road Aldershot GU12 4NW	The nomination was unsuccessful as Campaign for Real Ale Limited (CAMRA) could not prove a local connection since there was no evidence that their activities are concerned wholly or in part with the authority's or a neighbouring authority's area as necessary under regulation 4(1)(a) of the Assets of Community Value (England) Regulations 2012.