

## Community Nomination Form

### FOR OFFICE USE ONLY

Reference Number	
Date of Validation	



## ASSETS OF COMMUNITY VALUE COMMUNITY NOMINATION FORM

### Section A: About your organisation

#### A1 Organisation's name and address

Name of organisation Bethersden Parish Council
Registered, main or head office address including postcode  Sunny Lawns Densole Lane Densole Folkestone, Kent CT18 7BL

#### A2 Contact details

Name Colin Tearle
Position in organisation Parish Clerk
Address including postcode  Sunny Lawns Densole Lane Densole Folkestone, Kent CT18 7BL

21 JUL 2021

Daytime telephone no. 01303 892621

Email address [parish.clerk@bethersden-pc.gov.uk](mailto:parish.clerk@bethersden-pc.gov.uk)

### A3 Type of organisation

Description (pursuant to Regulation 5)	Put a tick against that which applies	Registration number (if applicable)
(a) Designated Neighbourhood Forum pursuant to s.61F of the Town and Country Planning Act 1990		
(b) Parish Council	✓	
(c) Unincorporated body with at least 21 members which does not distribute any surplus it makes to its members		
(d) Charity		
(e) Company limited by guarantee which does not distribute any surplus it makes to its members		
(f) Industrial and Provident Society which does not distribute any surplus it makes to its members		
(g) Community Interest Company		

### A4 Local Connection (pursuant of Regulation 4)

Unless you are a Parish Council (see below), your organisation must have a local connection, which means that its activities re wholly or partly concerned with the administrative are of Ashford Borough Council or a neighbouring local authority (Reg 4(1)(a)). Please explain what your association's local connection is.

n/a

Please note the following in relation to Community Nominations from Parish Councils (Reg 5(b)) –

A Parish Council making a Community Nomination in respect of land in its parish does not need to show a local connection (s.89(2)(b)(i)).

A Parish Council making a Community Nomination in relation to land in another parish has a local connection if the two parishes share a common boundary at any point. (Reg 4(2)(a)).

A Parish Council making a Community Nomination in relation to land which is not within a parish has a local connection if the parish is in the borough of Ashford or (if the parish council is outside the borough, it shares a common boundary with the borough of Ashford) (Reg 4(2)(b)).

(If you ticked (c ) at Q.A3 please fill out the next question)

**A5 Membership of Unincorporated Bodies** (Reg 5 (c ) (pursuant to Regulation 4(1)(c ) and Reg 4(3 ))

In the case of an unincorporated body at least 21 of its members must be registered to vote in local government elections in the borough of Ashford or in a neighbouring authority's area. Please include a list of the current members of the body and their addresses. If they are registered to vote in the area of a neighbouring local authority, rather than in Ashford, please confirm which area this is.

n/a

(if you ticked (c), (e) or (f) in Q.A3 please answer the question below)  
**A6 Distribution of surplus funds** (Unincorporated Bodies (Reg 5(1)(c)), companies limited by guarantee (Reg 5(1)(e)) and Industrial and Provident Societies (IReg 5(1)(f) (pursuant to Reg 4(b))

If your organisation is an Unincorporated Body, a Company Limited by Guarantee, or an Industrial and Provident Society then any surplus that it makes must be wholly or partly applied for the benefit of the administrative area of Ashford or a neighbouring local authority. Please confirm this and provide evidence by referring to the relevant part of the document provided pursuant to part A7.

n/a

**A7 Required Documentation for your organisation (not required if a Parish Council)**

Please provide us with an up-to-date copy of the following as relevant to your organisation	Please put a tick against the document provided
Memorandum and Articles of Association	n/a
Trust Deed	n/a
Constitution	n/a
Interest Statement if a Community Interest Company	n/a
Companies House Return	n/a
List of Members	n/a
Minute / authority authorising your organisation to make this Community Nomination	n/a

**Part B: Information concerning the land / building(s) which is subject to the Community Nomination**

**B1 Description and address**

Name of land / building(s)
The George Public House, Bethersden
Address including postcode
The Street Bethersden Ashford Kent TN26 3AG

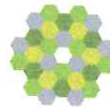
\*please note that we can only accept nominations for land within the borough of Ashford. If the land you wish to nominate is partly in and partly outside of the borough, then you should nominate that part which is outside of the borough to the appropriate local council in whose are it falls

## B2 Detailed plan

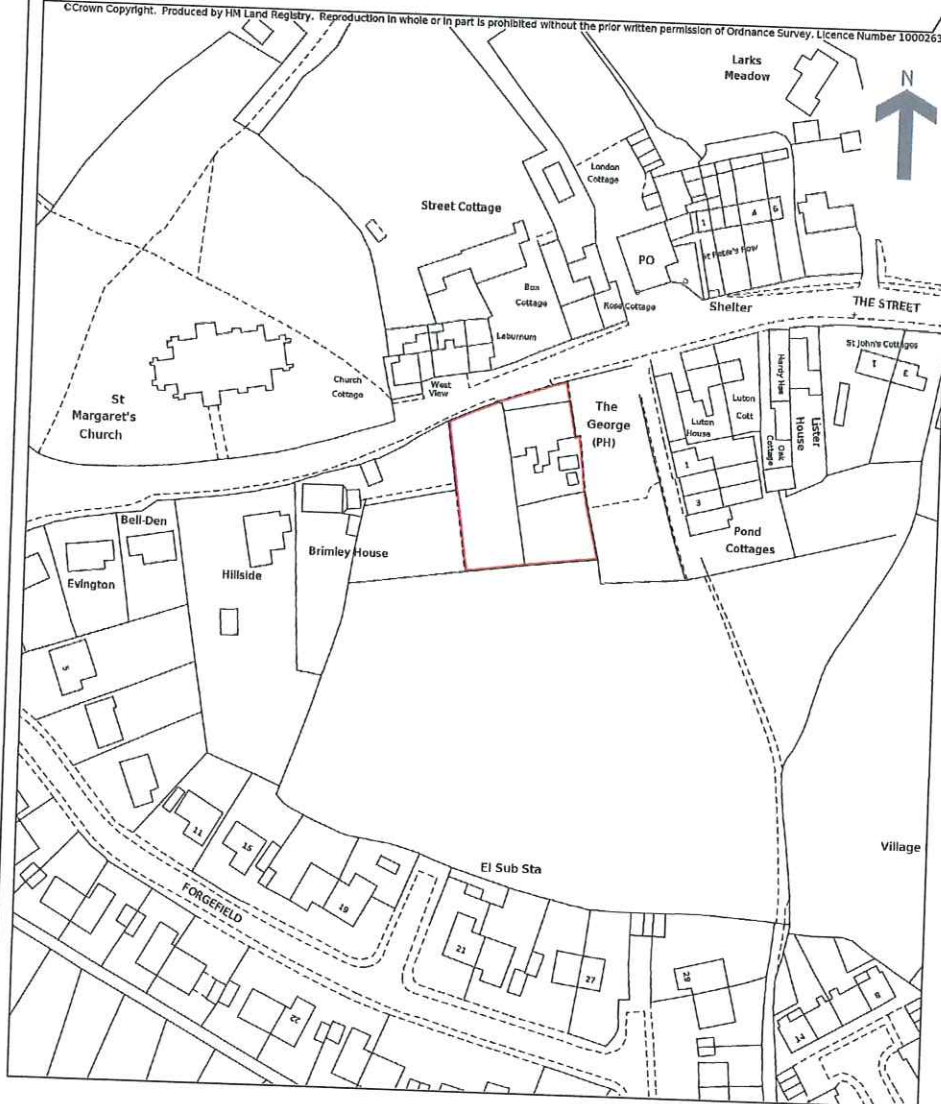
Please include (here or on a separate sheet) a detailed plan of the land.

HM Land Registry  
Current title plan

Title number **K719657**  
Ordnance Survey map reference **TQ9240SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Kent : Ashford**



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The plan must:

- be drawn to scale
- be a copy of an extract from the Ordnance Survey map on the largest

scale published (generally 1/1250 for urban properties and 1/2500 for rural properties), showing the land to which the application relates

- indicate the scale and orientation
- show the precise extent of the property by suitable edging (0.4mm max), and
- show the position of the land in relation to nearby roads and other relevant features.

\*Please note that by submitting the plan, you authorise us to copy and publish as may be necessary



**B3 Owners and others with an interest in the land / building(s) (Reg 8)**

Please provide the following information to the best that you are able. If any information is not known to you, please say so.

	<b>Name(s)</b>	<b>Address(es)</b>
Names of all current occupants of the land / building(s) (if there are different occupiers for different parts please provide details)	Mrs. J. Underdown and Mr. N. Malthouse	Flat above The George Public House The Street Bethersden Kent TN26 3AG
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	ANTHONY STEVEN LE BEAU and ELAINE ELIZABETH LE BEAU	9 St. Helens Down Hastings East Sussex TN34 2BG
Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)	Not known if this applies	

**Please answer wither B4 or B5 below -**

**B4 For Land / building(s) currently in use for community benefit – why you think the land / building(s) is of community value**

1. What is the current main use of the land / building(s)
n/a
2. How does that current main use of the land / building(s) further the social wellbeing or social interests of the local community (defined in s.88(6) of the Act)
n/a
3. Why do you consider that this, or some other main use to which the land / building(s) will be put which will further the social wellbeing or social interests of the local community, will continue and over what period (defined in s.88(6) of the Act)
n/a

**B5 For Land / building(s) not currently in use for community benefit (s.88 (2) of the act)**

Please answer the questions below

1. If the land / building(s) main use in the recent past furthered the social wellbeing or social interests of the local community please confirm that use and explain how it did that (including dates for when this was) (defined in s.88(6) of the Act)

The George was an active and vibrant village pub until the previous tenants chose to leave after 11 years in October 2020. They left due to a change of circumstances following various Covid-lockdowns, not related to the viability of the business.

Up until then, The George played a key role in the day to day of the village, including;

- Being a hub for the community – a place for casual dining and drinking in the heart of the village
- Providing jobs for members of the local community
- Had a spacious beer garden, where customers could relax and bring their dogs
- Providing offers for senior citizens such as 2 meals for £10 during the week
- Hosting MacMillan coffee mornings and other charity events such as the Ben Hammond Charitable Trust
- Holding a popular annual beer festival bringing in local bands and serving regional beers
- Being used by local sports teams after games, for example the Betersden Cricket and Tennis clubs
- Hosting private events for birthdays, weddings and funerals

Members of the village have initiated a questionnaire to understand the level of interest in The George within the community. Based on 191 responses, the key results were;

- 99% of respondents said the village needed The George
- 100% of customers said they would return to the pub if it re-opened
- 48% used it daily or weekly when it was open

2. How do you anticipate that the land / building(s) will be returned to that use or put to some other main use which will further the social wellbeing or social interests of the local community and when do you consider this will happen

There is currently a community business society (CBS) being formed in order to buy the freehold of the public house and run it as a community pub – where profits are reinvested for the benefit of the village rather than investors. This project has the support of the Parish Council.

By raising sufficient investment from local investors and potentially supported by grants, it is envisaged to be able to re-open the pub as a community business by the end of 2021, which would enable the benefits listed in the previous answer to return to the village.

In addition, the steering group are then looking at future improvements and bring more social and well-being benefits to the community. Based on the responses provided from the community on the questionnaire, these improvements could include;

- A flexible community area e.g. for private hire, parent & baby and social club use
- Coffee shop (none currently exists in the village)
- Bike repair centre (the area is commonly used by a number of riders and club)
- Pizza oven
- Local cooking classes
- Potential extension to offer accommodation for tourists and visitors to the village
- Click & collect centre for receiving/sending parcels
- Offer library & banking services

## Section C: Submitting this nomination

### C1 Signature

By signing your name here you are confirming that the contents of this form and the documents enclosed are correct, to the best of your knowledge and belief.

I am duly authorised to sign on behalf of the nominating organisation -

Signature

 (PARISH CLERK)

### C2 Where to send this form

You can submit this Community Nomination Form:-

#### By post to:

Legal and Democratic Services  
Ashford Borough Council  
Civic Centre  
Tannery Lane  
Ashford  
TN23 1PL

If any further information is required the Council will contact you by writing to you or emailing you at the contact details you have provided in the Nomination Form

Any Reference to "Regulation" or "Reg" is to the Assets of Community Value (England) Regulations 2012 and any reference to the "Act" is to the Localism Act 2011