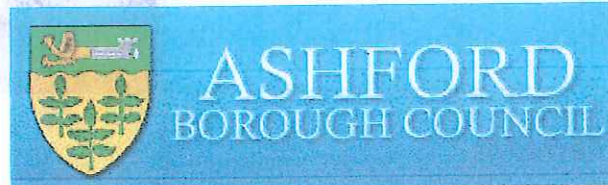


## Community Nomination Form

### 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**

The Homestead

Appledore

Ashford

Kent TN26 2AJ

#### A2 Contact details

Mrs Mary Shaw

**Position in organisation**

Clerk to the Parish Council

**Address including postcode**

The Homestead

Appledore

Ashford

Kent TN26 2AJ

Daytime telephone no. 01233 758298

Email address [mary@barcol.co.uk](mailto:mary@barcol.co.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 are wholly or partly concerned with the administrative area of Ashford Borough Council or a neighbouring local authority (Reg 4(1)(a)). Please explain what your association's local connection is.

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.

(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 (Reg 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.

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

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

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

**B1 Description and address**

**Name of land / building(s)**

Bethersden Post Office and Stores

**Address including postcode**

London House  
The Street  
Bethersden  
Ashford  
Kent TN26 3AD

\*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.

The plan must:

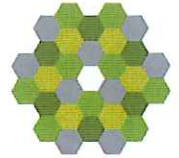
- be drawn to scale
- be a copy of an extract from the Ordnance Survey map on the largest scale published (generally 1/1250 for urban properties and 1/2500 for rural properties), showing the land to which the application relates
- indicate the scale and orientation
- show the precise extent of the property by suitable edging (0.4mm max), and
- show the position of the land in relation to nearby roads and other relevant features.

The Land Registry title plan for The Post Office & Stores - title no K101579 - is attached as the next page.

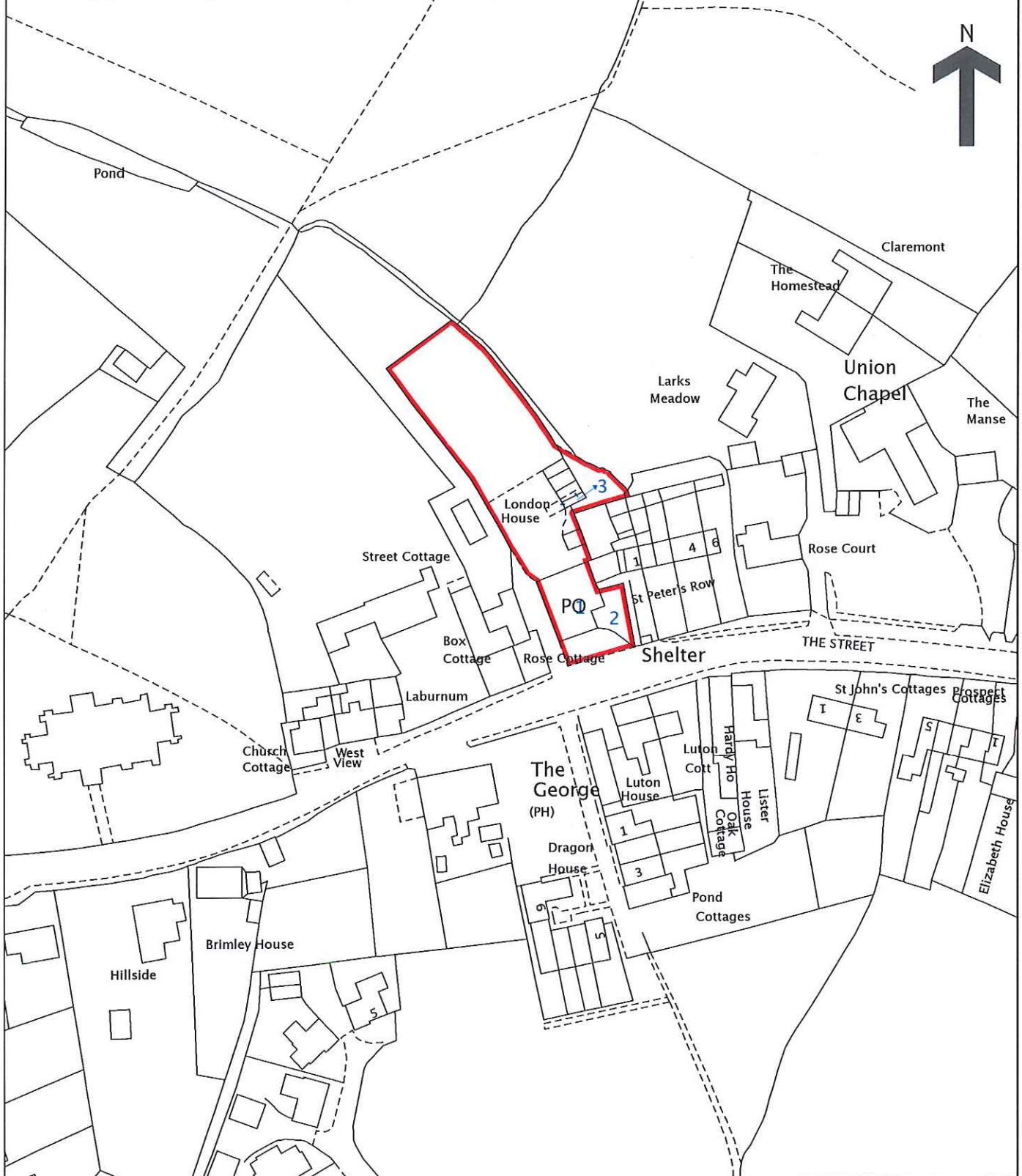
\*Please note that by submitting the plan, you authorise us to copy and publish as may be necessary

# Land Registry Official copy of title plan

Title number **K101579**  
Ordnance Survey map reference **TQ9240SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Kent : Ashford**



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**B3 Owners and others with an interest in the land/buildings**

(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) | Unknown   |                    |
| Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)                          | Kenneth Luke<br>London House<br>The Street<br>Bethersden<br>Ashford, Kent<br>TN26 3AD |                    |
| Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)                           | Unknown   |                    |



**Please answer either 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)**

Post office and village shop

**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)**

Bethersden is a local service centre, with two pubs, a school, a bus service and a thriving rural community, which centres on the village and extends out into a rural 'envelope' where people and local businesses also rely on its various amenities. The Post Office and Stores is one of the main hubs of the village, offering essential postal, banking and shopping services, and also providing local information. It displays details of local tradesmen and services, community, sporting and cultural events, and other announcements of various kinds, which is particularly helpful for those older residents who are not on the internet. Parents and their children attending the village primary school regularly use it, as do those who work from home. It serves fresh sandwiches and baked goods all day (there is no longer a village baker), and sells cold drinks, ice creams, wine and beer, fresh local milk and farm eggs, confectionery and newspapers. It provides a vital source of everyday household and grocery items which would otherwise be unavailable, as it is one of only two remaining retail shops in the village (the other being a butcher's). The village is very fortunate still to have the benefit of such an important asset, which is within walking distance for many residents.

**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)**

The Post Office and Stores, which is in the heart of the village conservation area, has been in such use for at least 45 years. Prior to that, a Post Office service was housed in various other buildings in the village, so Bethersden has traditionally had its own Post Office for as long as anyone can remember. It is run by a local family, and the contribution it makes to the welfare of the village and its environs is greatly valued. This is a special asset for Bethersden, on which many depend for their essential needs, and its loss would have a huge impact on the quality and sustainability of village life, as has already happened in many other rural areas. The village and surrounding communities will continue to need its services indefinitely, giving the business unlimited longevity.

**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)

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

## 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

M. e. Shaw.

### 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