

## List of Unsuccessful Community Nominations

Details of nominated land/property:						Decision:		
Ref Number	Date nominated	Nominee	Name and address of asset	Land Registry title	Type of land/property	Date of decision	Expiry of listing	Reason(s) why unsuccessful
4	31/03/14	St Neots Town Council	Almond Road Clinic, Almond Road, St Neots PE19 1DZ	CB383134	Former dental clinic	22/5/14	22/5/19	The site had previously been used as a dental clinic. This use did not further the social wellbeing or interests of the local community because it provided specialist (dental) healthcare rather than contributing to the general health of the local community, with service users travelling from a wider area to access the clinic. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
5	08/04/14	Houghton & Wyton Parish Council	Land on the north side of Huntingdon road, Wyton	CB141546	Private land	2/6/14	2/6/19	The site was nominated as a 'green space' with historic value and visual amenity to the local community. This use was not considered to further the social wellbeing or interests of the local community and was not considered to be a non-ancillary use. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
6	24/06/14	Little Paxton Parish Council	West Lodge, Great North Road, Little Paxton, St Neots PE19 6EJ	Not checked	Residence	24/06/14	24/06/19	Schedule 1 of the Assets of Community Value Regulations 2012 states that a residence, together with land connected with that residence, is "Land which is not of community value" and therefore it cannot be listed as an Asset of Community Value.
7	24/06/14	Little Paxton Parish Council	North Lodge, Little Paxton Lane, Little Paxton, St Neots PE19 6EX	Not checked	Residence	24/06/14	24/06/19	Schedule 1 of the Assets of Community Value Regulations 2012 states that a residence, together with land connected with that residence, is "Land which is not of community value" and therefore it cannot be listed as an Asset of Community Value.
8	18/06/14	Little Paxton Parish Council	Private access road ('The Haul Road') from the Conservatory Village to Paxton Pits Visitor Centre and land behind Queen Elizabeth II playing field, Little Paxton	Parts of CB132977C B371758	Private haulage road, adjoining land and public right of way (minor part)	04/08/14	04/08/19	Only a minor part of the land nominated (the public right of way, Cambridgeshire County Council ref PRoW 184/4) has an authorised public use which was considered to further the social wellbeing or interests of the local community. Use of this area as a public right of way was considered to be an ancillary use rather than a main use of the land nominated. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.

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9	03/07/14	Little Paxton Parish Council	Ground floor shop at 9 Parkway, Little Paxton, St Neots PE19 6PA	CB202275 / CB365116	Chinese takeaway	27/08/14	27/08/19	The property is currently used as a Chinese takeaway. This use is not considered to further the social wellbeing or interests of the local community. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
10	03/07/14	Little Paxton Parish Council	Ground floor shop at 13 Parkway, Little Paxton, St Neots PE19 6PA	CB202275	Hair / nail salon	27/08/14	27/08/19	The property is currently used as a hairdressing and nail salon. This use is not considered to further the social wellbeing or interests of the local community. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
11	16/07/14	Little Paxton Parish Council	Land on the south east side of the A1, Little Paxton - known locally as 'Cosy Corner'	Part of CB248419	Arable farmland	10/09/14	10/09/19	The area nominated is arable land farmed by a tenant farmer and the Panel considers that use for arable farming is the main use of the site. This use is not considered to further the social wellbeing or interests of the local community. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
12	27/10/14	Save The Octagon community group	The Octagon, Cattle Market Car Park, Market Road, St Ives	Part of CB298002	Storage shed / historic building	17/11/14	17/11/19	The site is used as a storage shed / rest room and has been for at least the last 15 years. This use was not considered to further the social wellbeing or interests of the local community and is the main (non-ancillary) use of the site. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
13	26/10/15	Houghton and Wyton Parish Council	Reading Room Gallery, 1 Mill Street, Houghton, Cambs PE28 2AZ	CB74604 (Excluding the tea-rooms)	Art gallery / gift shop	18/12/15	18/12/20	The site is a commercial property with a main use described as an art gallery/gift shop. This use was not considered to further the social wellbeing or interests of the local community. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
14	24/02/16	Huntingdonshire CAMRA Branch	The Sun, 78 Hartford Road, Huntingdon, PE29 1XG	CB144888	Former Public House	19/04/16	19/04/21	The Public House has been closed for some time now and following attempts to market the property as a Public House, it is now owned by a firm of developers. Having considered information supplied about the viability of operating as a Public House again, the panel does not think it is realistic to think that this will happen within the next five years or that there is any other use that is likely to further the social wellbeing or interests of the local community in this timescale. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.
15	15/03/16	Houghton and Wyton Parish Council	Reading Room Gallery, 1 Mill Street, Houghton, Cambs PE28 2AZ	CB74604 (Excluding the tea-rooms)	Art gallery / gift shop	10/05/16	10/05/21	The site is a commercial property with a main use described as an art gallery/gift shop. This use was not considered to further the social wellbeing or interests of the local community. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.

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16	17/06/16	St Neots Town Council	Pillbox located on the ex-Youth Centre site, corner of Ware Road, Priory Road, St Neots	CB374531	WW2 Pillbox	10/08/16	10/08/21	Whilst the panel recognises that the Pill Box is of historic interest, the site has been fenced off in recent years since the Youth Centre closed and there is no public access to the site. The owners have confirmed there is no authorised public use of the site and as such there is no current or recent actual use of the site which has furthered the social wellbeing or social interests of the local community. The Pill Box therefore does not meet the requirements to be listed as an Asset of Community Value.
17	31/03/17	Kimbolton Parish Council	Barclays Bank, 25 High Street, Kimbolton, Cambridgeshire PE28 0HB	Part of CB316992	Former branch of Barclays bank	23/05/17	23/05/22	The property's previous use as a bank has not been proven or shown to have clearly contributed to the social wellbeing or social interests of the local community.
18	22/05/18	Hemingford Abbots Parish Council	Land adjoining Rideaway, Hemingford Abbots	CB412591	Former golf course	17/07/18	17/07/23	Factoring in the closure of the golf course in 2015, the high purchase price of the land in 2016, the likely high costs of bringing the land up to standard and maintenance/running costs of a large sporting facility, and the lack of evidence of demand for such a facility, the panel did not think that it was realistic to think that the site would be used as a golf course again, or for another sporting use, within the next five years.
19	11/09/18	St Neots Town Council	Pillbox located on the ex-Youth Centre site, corner of Ware Road, Priory Road, St Neots	CB374531	WW2 Pillbox and curtilage	06/11/18	06/11/23	The Pill Box was nominated based on its "use" as a visible historic building, with this use stemming from it "being there and visible". While the Panel recognised that the Pill Box is of historic and cultural interest to the local area, the site is enclosed by fencing with no public access. The Panel has determined that the Pill Box being visible from across the fencing does not constitute an actual use that has furthered the social wellbeing or interests of the local community. The Pill Box therefore does not meet the requirements to be listed as an Asset of Community Value.
20	18/09/18	St Neots Town Council	Land lying to the east of Wheatsheaf Road, Eaton Socon, St Neots (known as Ouse Meadows / Bedfordia Field)	CB278236 / CB288647	Green space used for cattle grazing	06/11/18	06/11/23	The Panel determined that the main (non-ancillary) use of the land is for the agricultural purposes of cattle grazing. This use is restricted to the current tenant and does not further the social wellbeing or social interests of the local community. The nomination was made on the basis of the land's use for recreational purposes. While recreational use of the land is considered to further the social wellbeing or interests of the local community, this is an ancillary use and therefore does not meet the criteria to be listed as an Asset of Community Value.
21	10/01/19	Bythorn Village Hall Management Committee	White Hart public house and car park, Bythorn PE28 0QN	Part of CB90833	Former public house and car park	27/02/19	27/02/24	Past use as a public house ceased over ten years ago and the Panel concluded that there is no current or recent use of the land/property which has furthered the social wellbeing or social interests of the local community. The nominated land/property therefore does not meet the definition of land of community value in the Localism Act 2011.

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