

South Hams District Council – List of Unsuccessful Nominations

Reference number	Date of nomination	Nominating organisation	Name of property/land	Property address	Date added to List	Summary of reasons why nomination was unsuccessful
1	02/01/2013	Brixton Parish Council	Tuscany's	Legion Lane, Brixton, Plymouth PL8 2AL	26/02/2013	Asset had not been in use recently, and the former primary use of the asset had been a private members club, which was not deemed to further the social interests or well being of the local community. Any former community use of the asset had been ancillary to this main use.
2	24/01/2013	Ivybridge Town Council	Stowford Mill	Harford Road, Ivybridge PL21 0AA	14/03/2013	The primary use of the asset as a paper mill does not further the social wellbeing or social interests of the local community. It is noted that the business does provide benefit to the community as a large employer; however there is no added social value to the function of this business.
3	23/01/13	Dartmouth Town Council	SHDC Depot inc Building Yard	Mayors Avenue, Dartmouth	20/03/13	The asset is currently used to store SHDC vehicles and grounds maintenance equipment. This does not directly further the social interest or wellbeing of the Dartmouth community, although it is acknowledged that the use supports the grounds maintenance of the town.
4	19/02/13	Malborough Parish Council	Public Toilets	Higher Town, Malborough, TQ7 3RW	10/04/13	The use of the asset is not deemed to further the social wellbeing or social interest of the local community, although it is acknowledged that this is a community 'facility', there is no added social value to the use of this asset (i.e. a public house has social value as a community meeting place in addition to the function of consuming drinks and food).
5	19/02/13	Malborough Parish Council	Glebe Field	Higher Town, Malborough, TQ7 3RW	10/04/13	The current use of Glebe field as grazing does not further social wellbeing or social interests of the local community as there is no community or social value use of this asset.
6	05/03/13	Totnes Arts Hub	Redlands Hospital	Bridgetown Hill, Totnes, TQ9 5BN	30/04/13	The former use of the nominated asset only furthers the social wellbeing of the local community to a limited extent as it was an independent (rather than an NHS) hospital. In addition, the nominated asset does not meet the 'recent past' criteria as it closed over two years ago.
7	29/07/13	Transition Town Totnes Ltd	Former Magistrates' Court	Ashburton Road, Totnes, TQ9 5JY	16/09/13	The former use of the nominated asset only furthers the social wellbeing of the local community to a limited extent as magistrates are volunteers; therefore the nominated asset supported volunteering in the local community, although this use was ancillary to its primary use of administering justice. In addition, the nominated asset does not meet the 'recent past' criteria as it closed over two years ago.
8	15/10/13	Ivybridge Town Council	Old Fire Station	Western Road, Ivybridge, PL21 9AN	27/11/13	Whilst the asset has had recent community use and its social use was its primary use, it is unrealistic to think that there will be social use of the asset within the next five years due to the condition of the building, the likely cost involved in bringing it back into use and the owner's redevelopment plans for the site.
9	16/12/13	Bigbury Parish Council	The Royal Oak	Bigbury, Kingsbridge, TQ7 4AP	10/02/14	Whilst the asset has had recent community use and its social use was more than ancillary, it is unrealistic to think that there will be social use of the asset within the next five years due to the unfavourable operating conditions for its return to use as a pub, no identified community need for alternative community use and the condition of the property which requires significant essential building works to return it to a suitable condition for community use.

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10	31/03/14	Ringmore Parish Council	Elliots/Church Field	Ringmore, Kingsbridge, TQ7 4HR	26/05/14	The asset's social use as the venue for the annual August Bank Holiday Church Fete is ancillary to its primary use as grazing land.
11	01/04/14	Market Street Businesses & Residents Association	Market Street Car Park	Yealmpton, PL8 2EB	27/05/14	The asset only has ancillary social value as its primary purpose is parking for residents and local businesses. Car parks predominately used for community facilities (e.g. community halls, recreation grounds and sports clubs etc) will be considered for listing.
12	08/01/2016	Don't Bury Dartington Under Concrete	Green spaces within Brimhay Bungalow Site	Brimhay, Dartington, TQ9 6JZ	16/03/2016	The green space that forms the basis of the nomination is intrinsically linked to the function of the residences on site. Accordingly, it is considered that the green space and woodland would not be eligible to be listed – namely that such land is not considered to be of community value and accordingly may not be listed.
13	17/10/2016	Don't Bury Dartington Under Concrete	Green spaces within Brimhay Bungalow Site	Brimhay, Dartington, TQ9 6JZ	20/01/2017	This land is connected to a residence under a single ownership, and every part of the land can be reached without crossing land not owned by the single owner, and accordingly the land does not meet the criteria for listing, namely that it is <i>Land which is not of community value and therefore may not be listed</i> as defined by Schedule 1 of the ACV Regulations 2012.
14	10/02/2017	Tides Reach Car Park Interest Group of Keep South Sands Beautiful	Tides Reach Car Park & Public Toilets,	Cliff Road, South Sands, Salcombe. TQ8 8LJ	03/04/2017	As the Hotel is defined as a "residence", and the land in question is owned by a single owner; and every part of the land can be reached from the residence without having to cross land which is not owned by that single owner, we conclude that the asset does not meet the statutory definition of an Asset of Community Value, as the land nominated to be listed is considered to be Land which is not of community value (and therefore may not be listed) (Schedule 1 of The Assets of Community Value (England) Regulations, 2012.
15	15/11/2018	Thurlestone Parish Council	Bantham Garage	Thurlestone, TQ7 3LY	16/01/2019	The Council is of the opinion that any social wellbeing that resulted from the garage was ancillary to its recent primary use as a garage, and accordingly the asset does not comply with the statutory definition of an Asset of Community Value, as defined at S88(2)(a) of the Localism Act 2011.
16	28/01/19	Newton and Noss Parish Council	The Dolphin Inn	Riverside Road East, Newton Ferrers, Plymouth, PL8 1AE	12/04/2019	<p>Having balanced all the relevant facts and all information the Council must have regard to, it is the Council's recommendation <u>not</u> to list the Dolphin Inn as an Asset of Community Value. Whereas it does indeed satisfy the statutory definition under Section 88(2) of the Localism Act 2011 the Council is not satisfied as to the supporting statement set out in the Nomination Form. The pub was in the past and remains today a venue for socialising and other activities which supports the wellbeing of the local community.</p> <p>It would be a presumption without factual basis and without real evidence for this Council to conclude that over the next 5 years there is a real prospect that the use of the building and land will be changed to remove and or alter its current use which furthers the social wellbeing and interests of all and supports the community.</p>

17	30/01/2020	Save Dartington Hall' together with 'Don't Bury Dartington Under Concrete' and 'Inclusive Totnes'.	Broom Park Field	Broom Park Field, near Week, Dartington, TQ9 6JR	23/03/2020	The asset does not comply with the statutory definition of an Asset of Community Value, as defined at S88(1)(a) of the Localism Act 2011, as there is no identified non-ancillary current use of the land which furthers the social wellbeing or social interests of the local community. The current, primary (and only) use of the land is for the growing of arable crops.
18	12/10/2020	Ugborough Parish Council	Bench and cobbled land	Lutterburn Street, Ugborough, PL21 0NG	7/12/2020	It is considered that by virtue of the nominated land having been subject to a Deed of Dedication to Devon County Council for highways purposes and has been Highway maintained at Public Expense to date, that this highways land falls within the meaning of 'operational land' (as defined by the Town and Country Planning Act 1990) land therefore is and which is not of community value and therefore may not be listed.
19	23/3/2023	Wild About Loddiswell	Old School Playing Field	Elmwood Park, Loddiswell, TQ7 4SA	25/5/2023	The asset does not comply with the statutory definition of an Asset of Community Value, as defined at s88(1)(a) and s88(2)(a) of the Localism Act 2011, as there is no identified non-ancillary current use of the land which furthers the social wellbeing or interests of the local community.