



Aylesbury Vale District Council

Community nomination in respect of

The Queens Head Public House, Main Street, Chackmore, MK18 5JF

Notice under section 91 of the Localism Act 2011

1. The Nomination

A Nomination was received by Aylesbury Vale District Council under section 89 of the Localism Act 2011 ('the Act') to list The Queens Head Public House, Main Street, Chackmore, MK18 5JF as an asset of community value. The nomination was made by Radclive-Cum-Chackmore Parish Council. A copy of the nomination is attached at Appendix 1 and plan showing the boundaries of the nominated land is attached at Appendix 2 .

A summary of the nomination is set out below:

- (a) The Queens Head public house in Chackmore is a historic building since 1852 when it was first licenced to sell ales.
- (b) For over 150 years it has been the focal point of the village. Place where villagers meet and various clubs meet additionally providing Bed and Breakfast facilities in the village.
- (c) A walking destination for people in Buckingham.
- (d) A long tradition of holding charitable events.
- (e) Providing the first work experience for many young members of the village.
- (f) Community events include the annual fireworks christmas meal for senior citizens Beaujolais Nouveau and quiz nights etc
- (g) The proximity of the pub to the Silverstone Circuit and Stowe School and Stowe Landscaped Gardens makes it commercially viable.
- (h) The Queens Head was closed on 1st July 2018

2. The Law and Statutory Guidance

Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council's opinion an actual current use of the building or other land that is not ancillary use, furthers the social wellbeing or social interests of the local community, and it is realistic to think that there can continue to be non-ancillary use of the building or other land, which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Under section 89 the Council can only include land in its list of assets of community value in response to a community nomination or where permitted by regulations. A community nomination in England can only be made by either a parish council in respect of land within its area or by a person that is a voluntary or community body with a local connection. Where a valid community nomination is made the Council must

consider it and must accept the nomination if the land is within its area and is of community value

3. Decision and Reasons

- i) The property comprising The Queens Head Public House, Main Street, Chackmore, MK18 5JF lies within the administrative area of Aylesbury Vale District and within the parish of Radclive –Cum - Chackmore.
- ii) Radclive- Cum- Chackmore Parish Council are eligible under section 89(2) b) (i) to make a community nomination in respect of The Queens Head Public House, Main Street, Chackmore, MK18 5JF. The community nomination made by the Parish Council includes the matters required under regulation 6 of the Assets of Community Value (England) Regulations 2012 .

The Council **DOES NOT ACCEPT** the nomination by Radclive- Cum- Chackmore Parish Council and will not include The Queens Head Public House, Main Street, Chackmore, MK18 5JF in its list of assets of community value.

The reasons for this decision are as follows:

- (a) The property does not fall within a description of property which may not be listed as specified in Schedule 1 of the Assets of Community Value (England) Regulations 2012 (the Regulations). Therefore it is able to be listed.
- (b) However, the Council considers that the current use of the property does not further the social wellbeing and social interests of the local community and that the property therefore is not of community value.
- (c) There is insufficient evidence of any community value in regard to the “recent past” use of the premises in terms of non-ancillary use and in terms of actual use.
- (d) A property cannot be listed just because it is a pub and evidence is required beyond the listing of events/meetings to satisfy that there was a recent past community use.
- (e) In the circumstances the current use of the property does not further the social wellbeing or social interests of the local community.

In the opinion of the Council it is not realistic to think that there is a time in the next five years when the use of the building would further the social wellbeing or social interests of the local community.

4. Next Steps

The Queens Head Public House, Main Street, Chackmore, MK18 5JF will not be included in the list of assets of community value maintained by the Council under section 87 of the Act. However The Queens Head Public House, Main Street, Chackmore, MK18 5JF will be shown on the List of Unsuccessful Nominations maintained by the Council under Section 93 of the Act.

In accordance with section 91 of the Act the Council will send this notice to:-

- (a) the owner of the land
- (b) the occupier of the land if the occupier is not the owner

(c) Radclive –Cum- Chackmore Parish Council as the nominee body

5. Additional Help

Further information about assets of community value is available from the website <http://mycommunityrights.org.uk/community-right-to-bid/> If you need any additional support in relation to nominating Assets of Community Value you are advised to seek independent legal advice.

Signed

A handwritten signature in black ink, appearing to be the initials 'tb' with a flourish.

Dated 30th November 2018

Lead Legal & Monitoring Officer

APPENDIX 1

Section 1 ABOUT YOUR COMMUNITY ORGANISATION

Q1 Name and address of your organisation	
Organisation name:	RADCLIVE - CUM - CHACKMORE PARISH COUNCIL
Address and postcode:	CLERK TO THE PARISH COUNCIL GORAN MAIN STREET CHACKMORE MK18 5TF
Registration number (if you are a charity, company, CIC or social enterprise)	

Q2 Please specify what type of organisation you are	
Category	Tick ✓
Parish/Town Council	✓
Unconstituted / unincorporated Community Group whose members include at least 21 individuals who appear on the electoral roll	
Neighbourhood Forum designated as pursuant to section 61F of the Town & Country Planning Act 1990	
Industrial & Provident Society which does not distribute any surplus it makes to its members	
Company Limited by Guarantee which does not distribute any surplus it makes to its members	
Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	
Charity	

Q3 Who should we contact to discuss this nomination?	
Name:	DAVID HAYHURST-FRANCE
Address and postcode:	██████████ ██████████ ██████████, ██████████
Telephone number	██████████ ██████████
Email address	██

Section 2 ABOUT THE PROPERTY TO BE NOMINATED

Q4 Which asset do you wish to nominate?

Name of property:	THE QUEENS HEAD PUBLIC HOUSE
Address and postcode:	MAIN STREET CHACKMORE MK18 5JF
Name of property owner	PUNCH PARTNERSHIPS (PML) LIMITED
Address and postcode:	JUBILEE HOUSE SECOND AVENUE BURTON-UPON-TRENT STAFFORDSHIRE, DE14 2WF
Telephone number	01283 501600
Email address (if known)	ENQUIRIES@PUNCHTAVERNS.COM
Current occupier's name (if different from property owner)	UNOCCUPIED
Details of occupier's interest in property	
Please confirm what the building/land comprises (e.g. function room/garden/ car park). Also provide details of whether there is residential accommodation at the property and whether it is integral or a self-contained unit.	THE BUILDING COMPRISES A BAR, RESTAURANT/ DINING ROOM, KITCHEN, TOILETS & STORAGE UPSTAIRS ACCOMODATION COMPRISES 3 BEDROOMS LIVING ROOM & BATHROOM EXTERNALLY THE PROPERTY INCLUDES A FRONT & REAR GARDEN, GARAGE & ACCESS TO THE MALTINGS LANE

Q5 What do you consider to be the boundary of the property?

Please provide a Land Registry title plan (www.gov.uk/search-property-information-land-registry) showing the ownership boundary. If the area you are nominating differs from the property ownership then please illustrate this on a separate plan (an aerial photo is not acceptable).

BOUNDARY SHOWN IN RED ON ENCLOSED TITLE PLAN

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q6 Why do you feel the property is an asset of community value?

Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes at the back of this form.

Note: Any information entered into this section may be copied and passed onto the owner of the property you are nominating.


PLEASE SEE SEPARATE SHEET

Attachment checklist

- Copy of the parish/town council resolution/minute which proposes the nomination (if applicable)
- Copy of organisation's constitution (if applicable)
- Names and home addresses of 21 members registered to vote in nomination area (if group is unconstituted/unincorporated community group)
- Copy of the Land Registry Register View/Official Copy register entries including title plan
- Any additional plans (if applicable)
- Evidence of current community use e.g. activity programmes, website links etc.

Declaration

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate

Signed: 

Print Name: DAVID HAYHURST-FRANCE

Position in Organisation: APPOINTED BY PARISH COUNCIL TO PREPARE NOMINATION

Date: 13/9/2018

Q6 Why should The Queens Head, Chackmore be considered as an Asset of Community Value?

The Queens Head public house in Chackmore is a historic building which was first licensed to sell ales in 1852. It survived, thanks to the thatch being stripped from its roof, when around 1/5th of the village was destroyed by "the great fire of Chackmore" in 1893. Originally part of the Stowe Estate it was sold by the Baroness of Kinloss in 1899 to the Aylesbury Brewery Company. The property freehold is currently owned by Punch Partnerships (PML) Limited.

For over 150 years The Queens Head has been the community focal point of the village. It is the only pub in the village. It is the place where the villagers meet, where village organising committees (e.g. for the village fun day and the charity Burns Night) hold their meetings. Various clubs such as the local car club, table tennis club, operatic society, shooting clubs and ramblers clubs have used the pub as a place to meet regularly and have a meal or a drink together. The village old folk have used the pub as somewhere to meet over a coffee every month.

The Queens Head has also been a good walking destination for people who live in Buckingham or parents of children who have been dropped at the Rugby Club for training.

There has been a long tradition of holding charitable events at The Queens Head. A recent example being the Supper for Oli which was held on Maundy Thursday 2018 which raised around £1350 to support ground breaking brain tumour treatment for Oli Hilsden (a young man who had worked at the pub when he was a student).

The Queens Head has provided the first work experience (as waiters/waitresses) for many young people (teenagers and students) who have grown up in the village. The pub has provided them with a great opportunity to develop new skills by working in a customer service environment. The pub has also provided good experience for aspiring young chefs.

Other community events arranged by or at The Queens Head have included the annual Christmas meal for senior citizens, a visit by Father Christmas for the children of the village, the annual fireworks party, Beaujolais Nouveau evenings, quiz nights, etc.

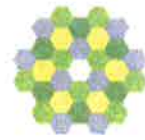
The Queens Head's proximity to the Silverstone Circuit, Stowe School and the Stowe Landscaped Gardens has brought much 'passing trade' into the pub for a drink or a meal. The pub has been packed when events such as the British GP, the Silverstone Classic and Stowe Speech Days are held. This helps the pub's commercial viability.

The Queens Head also provides very useful support to the locals who provide Bed & Breakfast. Their guests can go to the pub for an evening meal instead of driving into Buckingham.

The Queen's Head was closed on 1st July 2018 and the landlady has now left the property. There has been a lot of sadness and disappointment expressed by villagers who wish to see The Queens Head continue as a public house. Although this nomination is being made by the parish council, many locals wished to express their support for the nomination by signing the Assets of Community Value - Unincorporated Body Nomination Form which is also enclosed with this nomination.

HM Land Registry Current title plan

Title number **BM203305** APPENDIX 2
Ordnance Survey map reference **SP6835NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Buckinghamshire : Aylesbury
Vale**



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