



**Aylesbury Vale District Council**  
**Community nomination in respect of**  
**The Grange Post Office & Store, Main Street, Twyford MK18 4EP**

Notice under section 91 of the Localism Act 2011

**1. The Nomination**

On 6<sup>th</sup> November 2014 Aylesbury Vale District Council received a nomination under section 89 of the Localism Act 2011 ('the Act') to list The Grange Post Office & Store, Main Street, Twyford MK18 4EP as an asset of community value. The nomination was made by Twyford 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 being the land edged in red .

A summary of the nomination is set out below:

- (a) the property is located on Main Street, Twyford MK18 4EP
- (b) It comprises the former Post Office and Main Store which is not currently used as a post office or store and part of the land is let as a Chinese takeaway. The land currently has planning approval for a 2 bedroomed dwelling.
- (c) A copy of the title registered title indicates that the land is owned by Mohammed Naeem and Rehana Naeem.
- (d) The Grange Post Office & Store, Main Street, Twyford MK18 4EP, has in the past been a bicycle repair shop ,a village general store and post office.
- (e) The Grange Post Office & Store, Main Street, Twyford MK18 4EP closed in 2010 and a significant portion of the land has remained empty since that date.
- (f) Although the store is currently closed the nominating body assert that the community's wish is for it to reopen as an extra meeting place and social gathering accommodation or to provide extra parking for the development of the adjacent Village Hall.

**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 Grange Post Office & Store, Main Street, Twyford MK18 4EP lies within the administrative area of Aylesbury Vale District and within the parish of Quainton.
- ii) Twyford Parish Council are eligible under section 89(2) b) (i) to make a community nomination in respect of The Grange Post Office & Store, Main Street, Twyford MK18 4EP.
- iii) The community nomination made by Twyford 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 Twyford Parish Council and will not include The Grange Post Office & Store, Main Street, Twyford MK18 4EP 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).
- (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 land and building therefore is not of community value.
- (c) In 2010 the Stores were closed and only part of the property has been used as a Chinese takeaway.
- (d) 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 Grange Post Office & Store, Main Street, Twyford MK18 4EP will not be included in the list of assets of community value maintained by the Council under section 87 of the Act. However The Grange Post Office & Store, Main Street, Twyford MK18 4EP 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) Twyford 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.

*Mania Mersli*

Signed

Dated 2<sup>nd</sup> January 2015

Head of Legal Services and Estates Services

**Section 1 ABOUT YOUR COMMUNITY ORGANISATION**

Aylesbury Vale District Council  
 6 - NOV 2014  
 Legal and Estates Services

**Q1 Name and address of your organisation**

<b>Organisation name:</b>	Twyford Parish Council
<b>Address and postcode:</b>	C/O White Cottage Bicester Road Twyford Bucks MK18 4EJ
<b>Registration number</b> (if you are a charity, company, CIC or social enterprise)	

**Q2 Please specify what type of organisation you are**

Category	Tick ✓
Parish/Town Council	Yes
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?**

<b>Name:</b>	Roger Landells (Chairman)
<b>Address and postcode:</b>	
<b>Telephone number</b>	
<b>Email address</b>	

## **Section 2 ABOUT THE PROPERTY TO BE NOMINATED**

### **Q4 Which asset do you wish to nominate?**

**Name of property:**

The Stores

**Address and postcode:**

Main Street  
Twyford  
MK18 4EP

**Name of property owner**

Believed Mr Naeem Mohammed

**Address and postcode:**

**Telephone number**

**Email address (if known)**

n/k

**Current occupier's name (if different from property owner)**

Empty

**Details of occupier's interest in property**

None

**Details of whether there is residential accommodation at the property and whether it is integral or a self-contained unit. If appropriate confirm what the building/land comprises (e.g. function room/garden/ car park)**

No accommodation. The site is currently occupied by a derelict timber building, a timber and brick store and a brick and render building used as a Chinese takeaway

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

Please give as much detail as you can and include a Land Registry title plan 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).

As shown on planning app 14/00796/APP  
And outlined in red and blue on the attached document.

### **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 document.

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

The site on which the old shop in Twyford is located has been serving the community in various guises for very many years. Most recently as the site of the village stores and post office and currently, part of the site is occupied by a Chinese Take Away.

The site is pretty much in the centre of the village and, together with the Village Hall and Crown Public House, acted as the focal point for village activities. It has in various past manifestations housed a bicycle repair shop as well as the village general stores and, until the recent Post Office realignment, a full post office.

The owner of the site, Mr Naeem Mohammed, has recently obtained planning permission for the erection of a single dwelling having previously attempted to obtain permission, which was refused, for more intensive development. In this last application the Parish Council gave its conditional approval subject to the provision of noise mitigation measures. In the opinion of the Parish Council these measures were required because of the close proximity of the Twyford Village Hall. This latter is an extremely important asset of the village hosting as it does numerous society meetings, choir practices, birthday and other celebrations as well as the annual Twyford Pantomime, an event that has been staged for many 30+ years. Should its use be compromised by adjoining developments the impact on the village would be severe. This is the major reason for asking AVDC to agree to this nomination.

The benefit of this site to the village is immense and its acquisition on behalf of the village would allow the development of the village hall area to provide either extra meeting and social gathering accommodation or possibly parking which would in, and of, itself free up the local roads of stationary vehicles at times of events.

#### **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 Registered Title/Office Copy 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: . . . . . ROGER LANDRELLS

Position in Organisation: . . . . . CHAIRMAN TWYFORS PARISH COUNCIL

Date: . . . . . 4. 11. 14