

Derbyshire Dales District Council's List of Nominated Assets not of Community Value

Asset	Ward	Date Nomination Refused	Nominating Body	Reason for unsuccessful Listing
Former shop, Main Road, Grindleford	Hathersage & Eyam	18 June 2013	Grindleford Parish Council	The property does not meet the criteria set out in the Localism Act 2011, in that the Council were not satisfied that the main use of the property is presently or has recently been used to further the social wellbeing or social interests of the local community.
Woodland adjoining Broadwalk Recreation Area, Darley Dale	Darley Dale	12 March 2015	Darley Dale Town Council	Insufficient evidence that it meets the criteria set out in the Localism Act 2011.
NatWest Bank Building, Wirksworth	Wirksworth	21 August 2015	Wirksworth Civic Society	The main use of the building is currently as a commercial bank. Any social wellbeing or social interests there may be from this activity are considered to be secondary to the main commercial use.
The Red Lion, Wirksworth	Wirksworth	05 January 2016	Wirksworth Civic Society	The property is currently used as a hotel and therefore is 'Land which is not of community value' in accordance with paragraph 2(b)(iii) of Schedule 1 of The Assets of Community Value (England) Regulations 2012. The Council considered that the remainder of the premises was an ancillary use and that there was insufficient evidence that it furthered the social wellbeing or social interests of the local community.

Asset	Ward	Date Nomination Refused	Nominating Body	Reason for unsuccessful Listing
Yew Tree Lodge, Ednaston	Brailsford	01 February 2016	Brailsford & Ednaston Parish Council	This property is a separate building from The Yew Tree Inn consisting of 9 units of bed and breakfast accommodation and, according to the District Council's records, a manager's flat. Paragraph 2(b)(iii) of Schedule 1 of The Assets of Community Value (England) Regulations 2012 makes it clear that a building is a residence if it, or part of it, is used as a hotel or is otherwise principally used for letting or licensing accommodation to paying occupants. Whilst the business currently operated at the premises comprises both the public house and the bed and breakfast accommodation the buildings are separate and in the opinion of the listing officer it would be possible to operate the two premises separately. As such it is the view of the listing officer that The Lodge falls within this exemption as it is capable of operation as separate letting accommodation and this is its current principle use.
The Ostrich Inn (camping field, meadow, vegetable garden and 'other drive'), Longford	Brailsford	29 June 2016	Longford Parish Council	The camping field is exempt and cannot be listed under the Regulations. The meadow is separated from the camping field by Brailsford Brook, a fence and is not used by patrons of the pub. It is therefore excluded as it does not further the wellbeing or social interests of the community. The vegetable garden is separated from the public grounds of the Ostrich Inn by a fence and access is physically denied, it is excluded from the listing. The other drive that extends beyond the access in to the public car park is access to the landlord's private accommodation, it is excluded from the listing.
Rutland Arms, Baslow	Chatsworth	16 August 2016	Baslow SOS	The property is no longer considered to be an Asset of Community Value.

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Newholme Hospital, Bakewell	Bakewell	14 December 2016	Newholme Hospital Support Group	The property does not have a use that furthers the social wellbeing, or social interests of the community as set out in the Assets of Community Value (England) Regulation 2012.
The Rutland Arms, Baslow, DE45 1RP	Chatsworth	05-Jan-17		The property should not be listed as an asset of community value as there is no current use of the property that furthers the social wellbeing or social interests of the local community and it is no longer realistic to think that there will be a time in the next 5 years when there could be a non-ancillary use of the property that would further the social wellbeing or social interests of the local community.
Winster Ore House, Bank Top, Winster	South Darley	29-Jan-18	Winster Parish Council	The property should not be listed as an asset of community value as there is no current use of the property that furthers the social wellbeing or social interests of the local community.