



Doncaster
Council

Register of Unsuccessful Nominations (Assets of Community Value)

UN Ref	Name of Asset	Address of Asset	Date Nomination Submitted	Date of Decision	Reasons for non-registration	End Date to remain on Register
18	The Old Bells Inn	High Street, Campsall	28.07.2016	22.02.2017	<ul style="list-style-type: none">To qualify, a property must have a current or recent use which can be shown to further the social well-being or social interest of the community. The Old Bells Inn has been closed since 2011 therefore the use does not qualify as recent.The business was in terminal decline prior to closure	22.02.2022
19	Land to the rear of the Working Mens Club	The Avenue, Campsall	28.07.2016	22.02.2017	<ul style="list-style-type: none">There is no public access to the landNo evidence has been provided that the land is used for a primary purpose which furthers the social wellbeing or social interests of the local community	22.02.2022
20	Garden of Rest (Closed Cemetery)	The Avenue, Campsall	28.07.2016	22.02.2017	<ul style="list-style-type: none">Restricted use of the siteNo evidence has been provided that the land is used for a primary purpose which furthers the social wellbeing or social interests of the local community	22.02.2022



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21	The Lonsdale Hotel	Sandringham Road, Intake	02.01.2017	22.02.2017	No specific reference to community use was provided in the nomination to list. Generic reference only was made to community space being available.	22.02.2022
22	Stainforth Housing Office (and associated land)	Emerson Avenue, Stainforth, Doncaster, DN7 5QN	28.02.2017	12.04.2017	To qualify, a property must have a current or recent use which can be shown to further the social well-being or social interest of the community. The Stainforth Housing Office has not been used for social well-being or social interest purposes for at least 12 years, therefore the use does not qualify as recent.	12.04.2022
23	Rossington Methodist Church Hall	Nelson Road Rossington Doncaster DN11 0PJ	04.12.2018	06.02.2019	<ul style="list-style-type: none">The Church/Church Hall is considered to be a single building. This is supported by the fact that no independent rating assessment exists for the Church Hall.In line with the above it is considered that use by the Scout group and Dance group are ancillary to the main use/purpose of the building ie) that of a Church.	06.02.2024



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24					<ul style="list-style-type: none">This decision is supported by recent case law '<i>New Church v Bristol CC supra</i>' the circumstances of which near enough mirror the situation in Rossington	
	The Old Anchor	Main Street, Fishlake, Doncaster, DN7 5JJ	30.01.2019	01.05.2019	<ul style="list-style-type: none">To qualify as an asset of community value, a property must have a current or recent use which can be shown to further the social well-being or social interest of the local community.Taking all facts into account, it is not considered that the Old Anchor offers sufficient unique activities to satisfy this criteria.The village of Fishlake has other facilities available including an alternative public house, a village hall facility and recreation grounds that are considered to deliver sufficient alternative community provision	01.05.2024
25	Car Park	High Street, Braithwell, Doncaster	06.11.2019	19.02.2020	<ul style="list-style-type: none">There is a current planning permission in place for the development of a single 5x bedroomed detached dwelling with	19.02.2025



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S66 7AW					associated car parking (Ref: 17/00078/FUL). As the planning application has been determined, the established future use of the land is one of certainty. The owner has a residential building plot in the much sought after village community of Braithwell. In this context, future community use of the land within the next five years is considered fanciful and not a likely outcome as the owner has a guaranteed prospect of being able to develop the land for their own purposes or alternatively disposing of their interest for a premium return.
St. Marys Catholic Church	Bungalow Road Edlington DONCASTER DN12 1DL	03.03.2020	05.08.2020		<ul style="list-style-type: none">• Ref: General Conference of the New Church v Bristol City Council• Section 88(6) provides that “social interests” include, in particular, each of the following: “(a) cultural interests; (b) recreational interests; (c) sporting interests”. The New Church argued that, had Parliament intended to include religious interests within the scope



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					<p>of section 88, it would have made that clear. Although the definition of “social interests” was not exhaustive, the absence of any specific reference to religious interests was significant: Tribunal Judge Lane concluded that the expression “social wellbeing and social interests of the community” in section 88 “does not encompass religious observances in a church, mosque or synagogue etc” and that such a building would not in practice fall within section 88 unless some other non-ancillary use was being made of it that did further the social wellbeing/social interests of the local community. Nothing has been cited by the nominating body to this effect</p>
Swallowdale Complex	Thompson Avenue Edlington Doncaster DN12 1EX	03.03.2020	05.08.2020		<ul style="list-style-type: none">Swallowdale is an age-exclusive development which offers, spacious, contemporary homes with care services on-site and a range of communal facilities. Built in 2015, it is comprised predominantly of residential



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					<p>accommodation (66x one and two bedroomed units).</p> <ul style="list-style-type: none">Assets that are predominantly used for residential purposes are exempt from being listed as assets of community value. In the circumstances, it is not considered appropriate to recommend this asset for listing.
	Brodsworth Miners Welfare	Welfare Road Woodlands Doncaster DN6 7PP	31.08.2021	24.11.2021	<ul style="list-style-type: none">Use of the Hall has steadily decreased over the years, and it has been mostly vacant for the past 3 to 4 yearsThere has also been no time within the recent past when the actual use of the Hall, beyond ancillary use, has been furthering of the social wellbeing or interests of the local community.The use of the Hall has only decreased in the previous five years, there is no basis to suggest that this is realistically likely to change within the next five yearsMuch of the Hall is not currently in a suitable condition for use by the community. The Hall



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	is Grade II listed and making all of the spaces usable again will require considerable investment. A recent building repairs report estimated that full repairs to the Hall would cost £587,000. The condition of the Hall demonstrates that it is not in a suitable state of repair to be more utilised by the local community.
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