

From: [REDACTED]
Sent: 31 July 2015 09:56
To: [REDACTED]
Subject: Asset of Community Value
Importance: High

Dear [REDACTED],

Good to speak to you yesterday about the Parish Council's nomination of the Reindeer Public House in Saxon Street. I have written a letter to notify you as the owner of the nomination (just one step in this very administrative process!), which should arrive shortly.

I promised to send you some information about what this means for you as the owner. There is a good section on our website here for owners of a nominated asset <http://www.eastcambs.gov.uk/community/information-owners>

I also attach our protocol which may also be helpful. I can also give further details about Change of Use Permission as follows:-

The changes to permitted development rights were introduced from 6th April 2015 and have further implications on owners and operators of public houses. With immediate effect, planning permission will be required for any change of use or demolition of a public house registered as an ACV requiring the local planning authority (LPA) to determine a change of use or demolition in line with its Development Plan policies. For the avoidance of doubt, where a pub is listed as an ACV the following permitted development rights are withdrawn:

- Change of use to Class A1 (shops) Class A2 (financial and professional services) Class A3 (restaurants and cafés);
- Change of use to flexible use Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafés), and Class B1 (business), for a period of two years;
- Change of use to a state funded school for one academic year; and
- Demolition of the building.

As set out in The Assets of Community Value (England) Regulations 2012 (the 'ACV Regulations'), local authorities are required to remove an asset from the List no later than five years from the date of entry on the List. Therefore, this removal of permitted development rights takes effect for a period of five years beginning with the date on which the building was entered on the ACV List.

I'll be in touch following our panel meeting here to notify you of the outcome, but please get in touch again if you have any queries in the meantime.

With regards, [REDACTED]

[REDACTED]
Principal Community & Leisure Services Officer
East Cambs District Council

The Grange
Nutholt Lane
Ely
Cambs CB7 4EE

From: [REDACTED]
Sent: 31 July 2015 10:10
To: [REDACTED]
Subject: Notification of an Asset of Community Nomination in Saxon Street
Importance: High

Dear Cllr [REDACTED] and Cllr [REDACTED],

I am emailing to notify you that the Council has received a nomination from Woodditton parish Council, for The Reindeer Public House in Saxon Street to be listed as an 'asset of community value' (ACV) under the terms of the Localism Act 2011.

If successful the asset will be included on 'The List of Assets of Community Value' if unsuccessful the asset will be included on our 'List of land nominated by unsuccessful community nominations'. The nomination will be considered by the Council's ACV panel within 8 weeks of receipt of your application – date agreed as 4th September 2015, and we will inform you of the decision as soon as possible.

Further information about the process if available on the website here <http://www.eastcambs.gov.uk/community/community-right-bid-assets-community-value>, but if you have any queries, please let me know.

Regards, [REDACTED]

[REDACTED]
Principal Community & Leisure Services Officer
East Cambs District Council
The Grange
Nutholt Lane
Ely
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