

Menheniot Parish Clerk

From: Roger Gates <Roger.Gates@cornwall.gov.uk>
Sent: 01 September 2022 12:14
To: clerk@menheniotparishcouncil.co.uk
Subject: Community Right to Bid Application - St Mary's Church, Merrymeet, Liskeard
PL14 3LR (CR2B Ref: 2022-09) (2D)
Attachments: St Mary's Church Red Line Plan.docx

Information Classification: CONTROLLED

Dear Sir/Madam,

RE: St Mary's Church, Merrymeet, Liskeard PL14 3LR (CR2B Ref: 2022-09)

I am writing to advise you that we have received a request to consider the above asset for inclusion in the Council's List of Assets of Community Value.

Under the Localism Act 2011, town and parish councils and local voluntary and community organisations can nominate local land or buildings to be included in a 'list of assets of community value.' If the owner of a listed asset subsequently wishes to sell the asset, there will be a period of time during which the asset cannot be sold. This is intended to allow community groups the time to develop a proposal and raise the required capital to bid for the asset when it comes onto the open market at the end of that period.

For an asset to be listed the Council must consider either that (i) its main use contributes to the social wellbeing or cultural, recreational or sporting interests of the local community – and that it is realistic to think that this use will continue or (ii) where the main use does not currently have such a community benefit but in the 'recent past' it did have and the Council considers it likely that it would be able to have such a use in the next 5 years.

Certain assets are exempt from being listing as assets of community value. These are detailed in full in the regulations but include:

- Residential property including gardens, outbuildings and other associated land
- Land covered by Caravan Sites and Control of development Act 1960
- Land used by public utilities, defined as operational land in section 263 of the Town and Country planning Act 1990

Further information is available on our web site at;

www.cornwall.gov.uk/communityrighttobid

The full legislative details are available as below.

Localism Act Chapter 3 <http://www.legislation.gov.uk/ukpga/2011/20/part/5/chapter/3>

Assets of Community Value (England) Regulations 2012

<http://www.legislation.gov.uk/uksi/2012/2421/contents/made>

If you wish to provide any further information in connection with the nomination, please contact me by **15th September 2022**.

Enc: Map showing details of asset which has been nominated for inclusion in the list of assets of community value

Best wishes,

Roger

Roger Gates

Community Link Officer

Camelford Area, China Clay Area & Community Right to Bid Lead

Localism

Communities Service

Neighbourhoods Directorate

Cornwall Council

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Menheniot Parish Clerk

From: Roger Gates <Roger.Gates@cornwall.gov.uk>
Sent: 11 October 2022 06:46
To: Menheniot Parish Clerk
Subject: Community Right to Bid Application - St Mary's Church, Merrymeet, Liskeard PL14 3LR (CR2B Ref: 2022-09) (3E)

Information Classification: CONTROLLED

Dear John,

Further to our recent notification, I am writing to advise you that following consideration it has been decided that St Mary's Church, Merrymeet, Liskeard should **not** be included on the Council's list of assets of community value.

The reasons for this decision are as follows:

At best the church is being used once or twice a month which is not sufficient to be able to support a challenge to any listing and this would be use that is ancillary to the main use of the building, which is as a church. To be listed the requirements are that the actual use of the building had to further the social wellbeing of the community. Also, there is planning policy in place to protect the community use and the building is Grade II Listed and therefore any alterations to the building would need listed building consent.

We will record details of this decision on the List of unsuccessful nominations for inclusion in the list of assets of community value on the Cornwall Council website.

As a result of this decision, there will be no restrictions associated with the Community Right to Bid legislation placed upon the sale of this property.

Yours sincerely,

Roger

Roger Gates

Community Link Officer

Camelford Area, China Clay Area & Community Right to Bid Lead

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