

**South Cambridgeshire District Council  
Record of Chief Officer/Head of Service Decision**

This form should be used to record key and other decisions made by Chief Officers and Heads of Service. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

A key decision shall not be taken unless notice of the item has been published at least 28 days before the decision is to be taken except where:

- a General Exception notice has been published under Rule 15 of the Access to Information Procedure Rules and the Chairman of Scrutiny and Overview Committee has been informed in writing; or
- where a Special Urgency notice has been published under Rule 16 of those Rules and the Chairman of Scrutiny and Overview Committee has agreed the decision is urgent.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that a key decision may be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, any key decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules. Where consent has been obtained to exempt the decision from call-in, this will be specified below. Only key decisions of an officer are subject to call-in.

<b>Decision Taker</b>	Communications and Communities Service Manager
<b>Subject Matter</b>	Asset of Community Value (Chequers Pub)
<b>Ward(s) Affected</b>	Cottenham
<b>Date Taken</b>	Wednesday, 3 July 2024
<b>Contact Officer</b>	Emma Dyer, Development Officer (Communities Team) (emma.dyer@scamb.gov.uk)
<b>Date Published</b>	Wednesday, 3 July 2024
<b>Call-In Expiry</b>	N/A
<b>Key Decision?</b>	No
<b>In Forward Plan?</b>	No
<b>Urgent?</b>	No

**Purpose / Background**

The purpose of this decision is to decide whether the land/building should be included as an asset of community value ("ACV") on the Council's register of ACVs.

On 10 May 2024 a nomination was received from Cottenham Parish Council in respect of The Chequers Public House, 297 High Street, Cottenham, CB24 8QP.

Following consideration of the nomination, Notice of Nomination was sent to Cllrs Eileen Wilson and Annika Osborne, (for the district Ward of Cottenham), to the Parish Council acknowledging their nomination and to the owners and occupiers. The nomination was publicised through the weekly bulletin and the Lead Member for Communities was notified.

**Declaration(s) of Interest**

*Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.*

None

**Dispensation(s)**

***In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.***

None

**Consultation**  
***Record below all parties consulted in relation to the decision.***  
 Ward Member comments received.

**Other Options Considered and Reasons for Rejection**  
 The options are:  
 (a) To accept the nomination and place the asset on the register of assets of community value,  
 (b) To refuse the nomination and place the asset on the register of unsuccessful nominations

<b>Final decision</b>	<b>Reason(s)</b>
<p>Officers have considered the nomination along with the feedback received following issue of Notices of Nomination and are satisfied that the non-ancillary and current use of the asset as detailed in the nomination form and Land Registry title plan does further the social well-being, or cultural recreational or sporting interests of the local community. It is also considered realistic to think there can continue to be non-ancillary use of the asset which will further the social interests of the local community. Therefore, it can be accepted, in accordance with Section 88 (1) of the Localism Act 2011. Officers have considered the nomination along with the feedback received following issue of Notices of Nomination and are satisfied that the non-ancillary and current use of the asset as detailed in the nomination form and Land Registry title plan does further the social well-being, or cultural recreational or sporting interests of the local community. It is also considered realistic to think there can continue to be non-ancillary use of the asset which will further the social interests of the local community. Therefore, it can be accepted, in accordance with Section 88 (1) of the Localism Act 2011. Officers have considered the nomination along with the feedback received following issue of Notices of Nomination and are satisfied that the non-ancillary and current use of the asset as detailed in the nomination form and Land Registry title plan does further the social well-being, or cultural recreational or sporting interests of the local community. It is also considered realistic to think there can continue to be non-ancillary use of the asset which will further the social interests of the local community. Therefore, it can be accepted, in accordance with Section 88 (1) of the Localism Act 2011. Officers have considered the nomination along with the feedback received following issue of Notices of Nomination and are satisfied that the non-ancillary and current use of the asset as detailed in the nomination form and Land Registry title plan does further the social well-being, or cultural recreational or sporting interests of the local community. It is also considered realistic to think there can continue to be non-ancillary use of the asset which will further the social interests of the local community. Therefore, it can be accepted, in accordance with Section 88 (1) of the Localism Act 2011. Officers have considered the nomination along with the feedback received following issue of Notices of Nomination and</p>	<p><a href="#">The Chequers Public House</a> has been in existence for over 150 years and is one of two pubs in Cottenham. It is located in a prominent position within a conservation area near the centre of the village overlooking the Cottenham War Memorial.</p> <p>The pub provides meals, recreation, quiz nights, annual beer festivals, and occasional music as detailed on their <a href="#">webpage</a> and <a href="#">Facebook page</a>. It also benefits from a large family-friendly beer garden and caters for private parties, weddings, birthdays, christening and wakes. It also plays an integral part in the annual Remembrance Day event.</p> <p>It meets the description of an asset of community value.</p>

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Signed	Name (CAPITALS)	Signature	Date
Lead Cabinet Member (where required by the Constitution)	Signed copy available upon request from Democratic Services (democratic.services@scamb.gov.uk)		
Chief Officer			

<b>Further Information</b>