

Cheshire West and Chester Council

Delegated report

Date: 09 March 2016

Neighbourhood application area: Coddington and District

Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012

Date application first publicised: 14 January 2016

Area name: Coddington and District

Applicant name: Coddington and District Parish Council

Ward: Farndon

Ward Members: Councillor Howard Greenwood

Case officer: Claire Woodward

Recommendation: Approve

1 Introduction

- 1.1 This delegated report relates to the assessment of the application for the designation of the Coddington and District Neighbourhood Area.
- 1.2 The application for the designation of Coddington and District Neighbourhood was publicised on 14 January 2016. The application was made under Regulation 5 of The Neighbourhood Planning (General) Regulations 2012. It complied with the requirements of the regulations as it included: a map identifying the area to which the area application relates; a statement explaining why the area is considered appropriate to be designated as a Neighbourhood Plan Area; and a statement that the organisation making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).

2 Area description

- 2.1 The proposed Coddington and District Neighbourhood Area is the area covered by Coddington and District Parish Council and follows the same boundary. It includes the parishes of Aldersey, Barton, Carden, Clutton, Coddington and Stretton Hall. The area is located within the wider Farndon Ward.

- 2.2 A map of the proposed Coddington and District Neighbourhood Area is attached to this report.

3 Publicity

- 3.1 The application was publicised by public notice in the Chester Chronicle on 14 January 2016

- 3.2 Details of the application were also published on the Council's website from 14 January – 11 February 2016.

<http://www.cheshirewestandchester.gov.uk/neighbourhoodplanning>.

- 3.3 Copies of a notice advertising the application were placed on Parish noticeboards at Aldersey, Barton, Carden, Clutton, Coddington and Stretton, as well as in Malpas Library and Tattenhall Library.
- 3.4 Local Councillors were informed of the application with the call-in cut off date of 18 February 2016. Members were advised that should they wish the application to be considered by Cabinet Member with advice from the Local Plan Working Group, they must notify the case officer by email or letter before the call-in cut off date.
- 3.5 The six week publicity period ran from 14 January 2016 to 11 February 2016.
- 3.6 The neighbouring parish councils of Aldford and Saughton, Broxton and District, Churton, Farndon, Handley and District, Tilston, Shocklach Oviatt and District were notified of the application by letter on 14 January 2016.
- 3.7 The publicity arrangements complied with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012.
- 3.8 The following internal consultees were notified by email: Legal, Regeneration, Localities (rural), Green Space Management, Energy and Carbon Growth, Development Planning, Committees and Elections, Arts and Festivals, Housing Strategy.
- 3.9 The Council received representations from: Cheshire West and Chester Legal (Environmental Team), Environment Agency, Historic England, Natural England, Tilston Parish Council, Tattenhall Parish Council and United Utilities. None of these bodies offered objections, but Historic England and Natural England raised issues to be taken into account in preparation of the Neighbourhood Development Plan.

4 Issues and assessment

- 4.1 The main issues in determining this application are:
- Whether an application for a Neighbourhood Area has already been made covering all or part of this area (as there can only be one Neighbourhood Area in each location and they cannot overlap).
 - Confirmation that the applicant is a 'relevant body' to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5(c) of the 2012 Regulations (i.e. a parish council or Neighbourhood Forum).
 - Assessment of whether the extent of the Neighbourhood Area is appropriate.
- 4.2 No other application has previously been made covering all or part of this area and there are no existing designated Neighbourhood Areas covering the proposed Neighbourhood Area. The designated Broxton Neighbourhood Area and Farndon Neighbourhood Area share boundaries with the proposed Coddington and District Neighbourhood Area (to the east and west respectively).
- 4.3 Coddington and District Parish Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5(c) of the 2012 Regulations.
- 4.4 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by Coddington and District Parish Council. The parishes of Aldersey, Barton, Carden, Clutton, Coddington and Stretton Hall are fully contained within the proposed neighbourhood area which provides a comprehensive area coincident with the Parish Council's responsibilities.
- 4.5 It is therefore considered to be an appropriate area in which to prepare a Neighbourhood Plan.

5 Decision

- 5.1 That the Coddington and District Neighbourhood Area is approved and is formally designated.
- 5.2 The reasons for this decision are that the Coddington and District Neighbourhood Development Plan Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area.
 - Coddington and District Parish Council is the relevant body to undertake Neighbourhood Planning.

- The Neighbourhood Plan Area follows the boundary of the area covered by Coddington and District Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.
- 5.3 The Senior Manager - Planning and Strategic Transport hereby exercise their delegated authority to agree the area application.
- 5.4 A copy of this note will be sent to Coddington and District Parish Council and relevant local Councillors.
- 5.5 In accordance with Regulation 7 of the 2012 Regulations, as soon as possible after the date of the decision the Council will publish the following on its website:
- a) Name of the area
 - b) Name of body who applied
 - c) Decision and reasons
 - d) Details of where the decision can be inspected
 - e) Map of Neighbourhood Plan Area

6 Attachments

- 6.1 Copy of application form and map of Coddington and District Neighbourhood Area

Signed



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Fiona Hore
Senior Manager - Planning and Strategic Transport

Date 09/03/2016