

Cheshire West and Chester Council

Delegated report

Date: 23 October 2015

Neighbourhood Application Area: Farndon

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

Date application first publicised: 3 September 2015

Area name: Farndon

Applicant name: Farndon Parish council

Ward: Farndon

Ward members: Howard Greenwood

Case officer: Catherine Morgetroyd

Recommendation: Approval

1 Introduction

- 1.1 This delegated report relates to the assessment of the application for the designation of the Farndon Neighbourhood Area.
- 1.2 The application for the designation Farndon Neighbourhood Area was publicised on 3 September 2015. The application was made under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012. The application 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 Farndon Neighbourhood Area is the area covered by Farndon Parish Council (as amended through the Community Governance Review in April 2015) and follows the same boundary. It includes the settlements of Farndon and Crewe by Farndon The area is located within the wider Farndon Ward.

- 2.2 A map of the proposed Farndon Neighbourhood Area is attached to this report.

3 Publicity

- 3.1 The application was publicised by public notice in the Chester Chronicle on 3 September 2015.

- 3.2 Details of the application were also published on the Council's website from 3 September 2015

www.cheshirewestandchester.gov.uk/neighbourhoodplanning

- 3.3 Copies of a notice advertising the application were placed three locations in the Parish Council area: Parish Council notice board in the High Street; The War Memorial Hall, Church Lane and the Post Office notice board in the High Street.

- 3.4 Local Councillors were informed of the application with the call-in cut off date of 8 October 2015. Members were advised that should they wish the application to be considered by Members in more detail, they must notify the case officer by email or letter before the call-in cut off date.

- 3.5 The four week publicity period ran from 3 September to 1 October 2015.

- 3.6 The neighbouring parish councils of Churton, Coddington and District and Shocklach Oviatt and District were notified of the application by letter on 3 September 2015.

- 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: Housing Policy and Strategy; Legal; Regeneration; Total Environment; Development Planning; Democratic Services; Economic Growth; Energy and Carbon Reduction.

- 3.9 The Council received representations from:

- The Environment Agency – no comments.
- United Utilities – no comments but would like to be kept informed and consulted with further should the designation be approved. May submit detailed comments at the draft plan public consultation stage.
- Historic England – no comments but raised issues to be taken into account in preparation of a neighbourhood plan and advised that the planning and conservation team at the Council would be best placed to assist. Provided a list of designated heritage assets within the area.
- Natural England – no comments but provided general advice.

- Gladman – no comments but highlighted key planning requirements. Would like to participate in the neighbourhood plan's preparation and be notified of further developments and consultations.

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 An application was previously made covering the old parish of Farndon, which was designated on 11 September 2013. It is proposed that this new neighbourhood area will replace the previously designated neighbourhood area. The change in the area is due to the amendment to the Parish Council area through the Community Governance Review in April 2015. There are no other existing designated Neighbourhood Areas covering or close to the boundary of the Farndon Neighbourhood Area.

4.3 Farndon 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 Farndon Parish Council. Farndon is a service hub for surrounding areas within a 3 – 5 mile radius.

4.5 It is therefore considered to be an appropriate area in which to prepare a Neighbourhood Plan.

5 Conclusion

5.1 The application for the Farndon Neighbourhood Area complied with the requirements of the regulations. The application was publicised in accordance with the regulations and no representations objecting to the neighbourhood area were received.

5.2 The Farndon Neighbourhood Area is considered appropriate because:

- No other applications have been made for Neighbourhood Areas covering all or part of the area (excluding the previous Farndon Neighbourhood Area, which would be replaced by this new Farndon Neighbourhood Area).

- Farndon Parish Council is the relevant body to undertake Neighbourhood Planning.
- The Neighbourhood Plan Area follows the boundary of the area covered by Farndon Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.

6 Decision

- 6.1 That the Farndon Neighbourhood Area is approved and is formally designated. This replaces the previously designated Farndon Neighbourhood Area.
- 6.2 The reasons for this decision are that the Farndon Neighbourhood Development Plan Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area (excluding the previous Farndon Neighbourhood Area, which is to be replaced by this new Farndon Neighbourhood Area).
 - Farndon Parish Council is the relevant body to undertake Neighbourhood Planning.
 - The Neighbourhood Plan Area follows the boundary of the area covered by Farndon Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.
- 6.3 The Planning and Strategic Transport Manager hereby exercises their delegated authority to agree the area application.
- 6.4 A copy of this note will be sent to Farndon Parish Council and relevant local Councillors.
- 6.5 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

7 Attachments

- 7.1 Copy of application form and map of Farndon Neighbourhood Area.


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Fiona Hore
Planning and Strategic Transport Manager
23 October 2015