

Cheshire West and Chester Council

Delegated report

Date: 25 April 2016

Neighbourhood application area: Guilden Sutton Parish

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

Date application first publicised: 17 March 2016

Area name: Guilden Sutton Parish

Applicant name: Guilden Sutton Parish Council

Ward: Chester Villages

Ward Members: Councillor Stuart Parker and Councillor Margaret Parker

Case officer: Emma Pickett

Recommendation: Approval

1 Introduction

- 1.1 This delegated report relates to the assessment of the application for the designation of the Guilden Sutton Parish Neighbourhood Area.
- 1.2 The application for the designation of Guilden Sutton Parish Neighbourhood Area was publicised on 17 March 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 Guilden Sutton Parish Neighbourhood Area is the area covered by Guilden Sutton Parish Council and follows the same boundary. It includes the settlements of Guilden Sutton and Pipers Ash. The area is located within the wider Chester Villages Ward.

- 2.2 A map of the proposed Guilden Sutton Parish Neighbourhood Area is attached to this report.

3 Publicity

- 3.1 The application was publicised by public notice in the noticeboards at the shop/village car park, Church Lane, Guilden Sutton Lane and Pipers Ash on Green Lane from Thursday 17 March 2016.

- 3.2 Details of the application were also published on the Council's website from 16 March 2016.

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

- 3.3 Copies of a notice advertising the application were placed in the Chester Chronicle on 17 March 2016.

- 3.4 Local Councillors were informed of the application with the call-in cut off date of 21 April 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 four week publicity period ran from 17 March 2016 to 14 April 2016.

- 3.6 The neighbouring parish councils of Mickle Trafford and District, Barrow, Christleton, Littleton and Great Boughton were notified of the application by letter on 17 March 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: Housing Policy and Strategy; Legal; Regeneration; Total Environment; Development Management; Democratic Services; Economic Growth; Energy and Carbon Reduction.

- 3.9 The Council received representations from: Natural England who offered advice in preparing the Neighbourhood Plan; Christleton Parish Council, who had no comment; and United Utilities who had no formal comments, but would like to be kept informed during the process.

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, or close to the boundary of the proposed Neighbourhood Area.
- 4.3 Guilden Sutton 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 Guilden Sutton Parish Council.
- 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 Guilden Sutton Parish Neighbourhood Area complied with the requirements of the regulations. The application was publicised in accordance with the regulations and no representations were received.
- 5.2 The Guilden Sutton Parish Neighbourhood Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area.
 - Guilden Sutton Parish Council is the relevant body to undertake Neighbourhood Planning.
 - The Neighbourhood Plan Area follows the boundary of the area covered by Guilden Sutton Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.

6 Decision

- 6.1 That the Guilden Sutton Parish Neighbourhood Area is approved and is formally designated.
- 6.2 The reasons for this decision are that the Guilden Sutton Parish Neighbourhood Development Plan Area is considered appropriate because:

- No other applications have been made for Neighbourhood Areas covering all or part of the area.
- Guilden Sutton Parish Council is the relevant body to undertake Neighbourhood Planning.
- The Neighbourhood Plan Area follows the boundary of the area covered by Guilden Sutton Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.

6.3 The Senior Manager - Planning and Strategic Transport hereby exercise their delegated authority to agree the area application.

6.4 A copy of this note will be sent to Guilden Sutton 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 Guilden Sutton Parish Neighbourhood Area

Signed

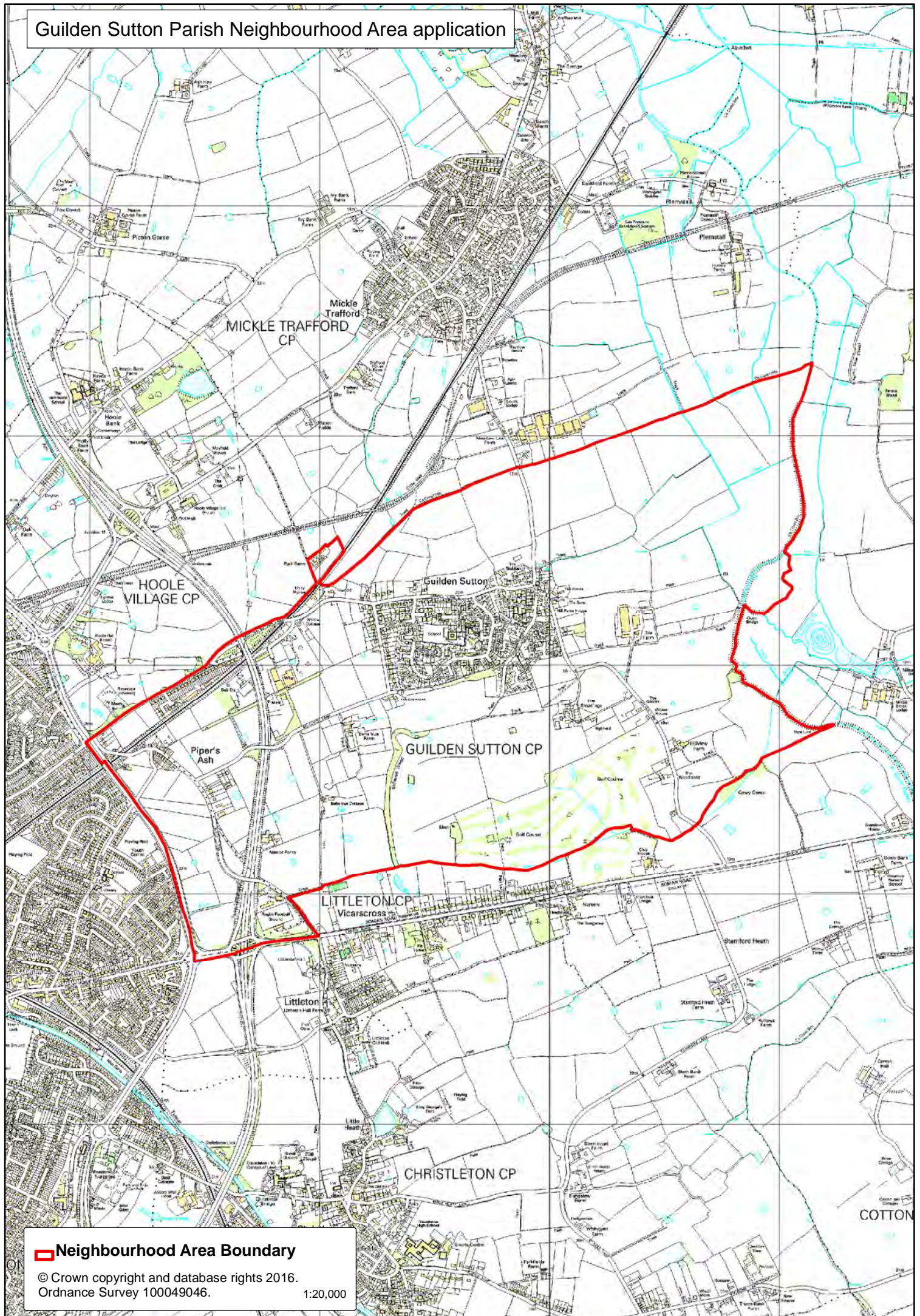


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Senior Manager - Planning and Strategic Transport

Date

25 April 2016

Guiden Sutton Parish Neighbourhood Area application



 Neighbourhood Area Boundary

© Crown copyright and database rights 2016.
Ordnance Survey 100049046.

1:20,000

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 (as amended)

Neighbourhood Planning (General) Regulations 2012

Please note that the information provided on this application form may be published on the Authority's website.

If completing by hand, please use block capitals and black ink.

1) Applicant contact details

(representative from Parish Council or Neighbourhood Forum)

Title and full name

Councillor Trisha Paterson

Address and postcode

Trisha Paterson
46 Oaklands
Guilden Sutton
Chester CH3 7HE

Mr David Norbury (Clerk to Guilden Sutton Parish Council)
david.norbury@guildensutton.org.uk

David Norbury
1 Orchard Croft
Guilden Sutton
Chester
CH3 7SL

Email address

trisha.paterson@guildensutton.org.uk

Application to designate a Neighbourhood Area

Cheshire West and Chester Council

2) Relevant body

Please confirm that you are the relevant body to undertake neighbourhood planning in your 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).

(please select one answer)

Yes ☒ No ☐

Name of Parish Council or Neighbourhood Forum

Guilden Sutton Parish Council

If a Neighbourhood Forum, has this been designated yet?

(please select one answer)

Yes ☐

No - but application submitted ☐

No - application not yet submitted ☐

3) Name of Neighbourhood Area

Please give the name by which your Neighbourhood Area will be formally known.

Guilden Sutton Parish

4) Extent of the area

Please indicate below and attach an OS plan showing the intended extent of the area.

(please select one answer)

Area not covered by a Parish ☐

Whole Parish boundary area ☒

Part of one Parish ☐

Includes more than one Parish (please complete section 6 below) ☐

A map showing the area to which the application relates has been attached. ☒

5) Intention of the Neighbourhood Area

Please indicate which of the following you intend to undertake with your Neighbourhood Area.

(please select all that apply)

- Neighbourhood Development Plan ☒
- Neighbourhood Development Order ☐
- Community Right to Build ☐

6) Additional Parish details (if applicable)

Please complete this section if the proposed Neighbourhood Area includes more than one Parish.

Please provide details of the additional area covered and the name(s) of the relevant Parish/Parishes.

If the neighbourhood area includes the whole or any part of the area of another Parish council, the lead Parish council is authorised to act in relation to the neighbourhood area only if the other Parish council(s) have given their consent.

Please provide the name and signature of a representative from each relevant Parish council to confirm that the Parish council have provided formal agreement and are happy for you to act on their behalf.

Application to designate a Neighbourhood Area

Cheshire West and Chester Council

For all applications

Please describe below why you consider that the extent of the neighbourhood area is appropriate.

If possible, please provide a copy of the minutes of the Parish Council meeting(s) at which it was agreed that the whole/part of the Parish council area could be included in the Neighbourhood Area and that the applicant Parish Council were authorised to act as the lead authority on Neighbourhood Planning work.

Following extensive discussions and research with other local groups, and obtaining support from within the parish, it was proposed and formally approved at the Guilden Sutton Parish Meeting held on Monday 2nd June 2014 to proceed with the creation of a Neighbourhood Plan for the Parish of Guilden Sutton.

The minutes of the Parish Council meeting of 2nd June 2014 clearly set out the formal approval of the decision to proceed, the extent of the Neighbourhood Area to be included in the Neighbourhood Plan i.e. the whole of the parish of Guilden Sutton as modified by the recent boundary changes and the composition of the Steering Group, including the election of Councillor Paterson as the leader of the Steering Group.

These decisions are recorded under Agenda Item 3, Planning, subclause (c) Community Planning, item (ii) Neighbourhood Planning, item (a) Neighbourhood Plan on pages 3 & 4 of the minutes - copy attached.

7) Declaration

I hereby apply to designate a Neighbourhood Area as described on this form and the accompanying plan.

Name

Patricia Margaret Paterson

Signature

Date

26/2/16