

CHESHIRE WEST AND CHESTER COUNCIL

DELEGATED REPORT

DATE: 7th March 2013

NEIGHBOURHOOD APPLICATION AREA: Norley (NPA012)
Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012

DATE APPLICATION FIRST PUBLICISED: 9th January 2013

AREA NAME: Norley

APPLICANT NAME: Norley Parish Council

WARD: Kingsley Ward

WARD MEMBERS: Councillor Ralph Oultram

CASE OFFICER: Peter Dutton

RECOMMENDATION: Approve

1 INTRODUCTION

- 1.1 This delegated report relates to the assessment of the application for the designation of the Norley Neighbourhood Area.
- 1.2 The application for the designation of Norley Neighbourhood was publicised on 9th January 2013. The application was made under Part 2 of Regulation 5 of the Town and Country Planning Act. 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 1990 Act.

2 AREA DESCRIPTION

- 2.1 The proposed Norley Neighbourhood Area is the area covered by Norley Parish Council and follows the same boundary. It includes the settlements of Norley and Hatchmere and surrounding rural area. The area is located within the wider Kingsley Ward.

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

3 PUBLICITY

- 3.1 The application was publicised by public notice in the Northwich, Middlewich and Winsford Guardians on 9th January 2013
- 3.2 Details of the application were also published on the Council's website from 9th January 2013 – 20th February 2013.
http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/neighbourhood_planning.aspx.
- 3.3 Copies of a notice advertising the application were placed in five locations in the Norley Parish Council Area: Noticeboards at the Tigers Head public house, the High Street, the village hall car park, the Fortune Palace restaurant and the Village Stores.
- 3.4 Local Councillors were informed of the application with the call-in cut off date of 27th February 2013. Members were advised that should they wish the application to be considered by Executive Member with advice from the Local Development Panel, 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 9th January 2013 to 20th February 2013
- 3.6 The neighbouring parish councils of Crowton, Cuddington, Delamere, Kingsley, Manley and Oakmere were notified of the application by letter (sent on 9th January 2013).
- 3.7 The publicity arrangements complied with section 6 of the Regulations.
- 3.8 The following internal consultees were notified (by email): Housing Strategy and Enabling; Legal; Regeneration; Specialist Environmental Services; and Development Management.
- 3.9 The Council received three representations from the Environment Agency, Natural England and United Utilities during the publicity period. None of these bodies object to the proposed boundary.

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 section 5C 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 Norley Neighbourhood Area.
- 4.3 Norley Parish Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.
- 4.4 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by Norley Parish Council. Norley is characterised by its dispersed dwellings, with a small centre of greater housing density. Biodiversity is a significant local asset, with two Sites of Special Scientific Interest, also designated as international Ramsar sites located in the Parish, along with part of Delamere Forest, the largest area of woodland in Cheshire.
- 4.5 Together Norley's features and characteristics help to make the Parish unique. It is therefore considered to be an appropriate area in which to prepare a Neighbourhood Plan.

5 CONCLUSION

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

6 DECISION

- 6.1 That the Norley Neighbourhood Area is approved and is formally designated.
- 6.2 The reasons for this decision are that the Norley Neighbourhood Development Plan Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area.
 - Norley Parish Council is the relevant body to undertake Neighbourhood Planning.
 - The Neighbourhood Plan Area follows the boundary of the area covered by Norley Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.
- 6.3 The Strategic Manager, Spatial Planning hereby exercise their delegated authority to agree the area application.
- 6.4 A copy of this note will be sent to Norley Parish Council and relevant local Councillors.
- 6.5 In accordance with section 7 of the 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 Norley Neighbourhood Area

STRATEGIC MANAGER – SPATIAL PLANNING

7 March '13