

# **CHESHIRE WEST AND CHESTER COUNCIL**

**DELEGATED REPORT**

**DATE: 6th June 2013**

**NEIGHBOURHOOD APPLICATION AREA: Northwich (NP021)**  
**Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012**

**DATE APPLICATION FIRST PUBLICISED: 10 April 2013**

**AREA NAME: Northwich**

**APPLICANT NAME: Northwich Town Council**

**WARD: Winnington and Castle, Hartford & Greenbank,  
Witton & Rudheath, Davenham & Moulton**

**WARD MEMBERS:** Councillor Paul Dolan  
Councillor Amy Mercer-Bailey  
Councillor Herbert Manley  
Councillor Keith Musgrave  
Councillor Tony Lawrenson  
Councillor Julie Tickridge  
Councillor Gaynor Sinar  
Councillor Elton Watson  
Councillor Helen Weltman

**CASE OFFICER: Charlotte Aspinall**

**RECOMMENDATION: Approve**

## **1 INTRODUCTION**

1.1 This delegated report relates to the assessment of the application for the designation of Northwich Neighbourhood Area.

1.2 The application for the designation of Northwich Neighbourhood was publicised on 10<sup>th</sup> April 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 Northwich Neighbourhood Area is the area covered by Northwich Town Council and follows the same boundary. The Neighbourhood Area includes Northwich Town Centre and incorporates the surrounding areas of Greenbank (part of the ward of Hartford and Greenbank), Leftwich (part of the ward of Davenham and Moulton), part of Rudheath and part of Lostock Gralam.
- 2.2 A map of the proposed Northwich Neighbourhood Area is attached to this report.

## **3 PUBLICITY**

- 3.1 The application was publicised by public notice in the Northwich, Winsford and Middlewich Guardians on 10<sup>th</sup> April 2013.
- 3.2 Details of the application were also published on the Council's website from 10<sup>th</sup> April 2013.  
[http://www.cheshirewestandchester.gov.uk/residents/planning\\_and\\_building\\_control/neighbourhood\\_planning.aspx](http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/neighbourhood_planning.aspx)
- 3.3 Local Councillors were informed of the application with the call-in cut off date of 29<sup>th</sup> May 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.
- 3.4 The six week publicity period ran from 10<sup>th</sup> April 2013 to 22<sup>nd</sup> May 2013.
- 3.5 The neighbouring parish councils of Hartford, Weaverham, Davenham, Barnton, Wincham, Lostock Gralam, Rudheath, Marston and Anderton with Marbury were notified of the application by e-mail and letter sent on 10<sup>th</sup> April 2013.
- 3.6 The publicity arrangements complied with section 6 of the Regulations.
- 3.7 The following internal consultees were notified (by email): Housing Strategy and Enabling; Legal; Regeneration; Specialist Environmental Services; Development Management.

3.8 The Council has received the representations from the following:

- Environment Agency – no comments
- Natural England – no objections but wish to be consulted as the Neighbourhood Plan is prepared should it affect Natural England's interests
- English Heritage – no objections and highlight relevant guidance they have produced for Neighbourhood Plans.
- United Utilities – no specific comments at this stage but would like to be included in further 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 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 Northwich Neighbourhood Area.

4.4 Northwich Town 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.

4.5 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by the Town Council. Northwich Town Centre and the wider urban area falling within the Town Centre was defined as a Tier 1 settlement in the adopted Vale Royal Borough Local Plan. Northwich is one of the key towns of Cheshire West and Chester and an identified location for new development in the emerging Local Plan. It is therefore considered to be the appropriate area in which to prepare a Neighbourhood Plan.

## **5 CONCLUSION**

- 5.1 The application for the Northwich 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 Northwich Neighbourhood Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area.
  - Northwich Town Council is the relevant body to undertake Neighbourhood Planning.
  - Northwich is one of the key towns of Cheshire West and Chester and an identified location for new development in the emerging Local Plan.

## **6 RECOMMENDATION**

- 6.1 That the Northwich Neighbourhood Area is approved and is formally designated.
- 6.2 The reasons for this decision are that the Northwich Neighbourhood Development Plan Area is considered appropriate because:
- No other applications have been made for Neighbourhood Plan Areas covering all or part of the area.
  - Northwich Town Council is a relevant body to undertake Neighbourhood Planning.
  - Northwich is one of the key towns of Cheshire West and Chester and an identified location for new development in the emerging Local 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 Northwich Town 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 Northwich Neighbourhood Area.

**JEREMY OWENS**  
**STRATEGIC MANAGER – SPATIAL PLANNING**  
**6 June '13**