

CHESHIRE WEST AND CHESTER COUNCIL

DELEGATED REPORT

DATE: 12th December 2012

NEIGHBOURHOOD APPLICATION AREA: Winsford (NPA002)
Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012

DATE APPLICATION FIRST PUBLICISED: 19 September 2012

AREA NAME: Winsford

APPLICANT NAME: Winsford Town Council

WARD: Winsford Over and Verdin; Winsford Swanlow and Dene; Winsford Wharton

WARD MEMBERS:
Councillor Don Beckett
Councillor Tom Blackmore
Councillor Lynda Jones
Councillor David Armstrong
Councillor Stephen Burns
Councillor Pamela Booher
Councillor Brian Clarke

CASE OFFICER: Debbie Fifer

RECOMMENDATION: Approve

1 INTRODUCTION

- 1.1 This delegated report relates to the assessment of the application for the designation of Winsford Neighbourhood Area.
- 1.2 The application for the designation of Winsford Neighbourhood was publicised on 19 September 2012. 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 Winsford Neighbourhood Area is the area covered by Winsford Town Council and follows the same boundary. It includes the main urban area of Winsford and some surrounding land. The area incorporates part, but not all, of the wards of Winsford Over and Verdin; Winsford Swanlow and Dene; and Winsford Wharton.
- 2.2 A map of the proposed Winsford Neighbourhood Area is attached to this report.

3 PUBLICITY

- 3.1 The application was publicised by public notice in the Northwich, Winsford & Middlewich Guardians on 19 September 2012.
- 3.2 Details of the application were also published on the Council's website from 19 September 2012.
http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/neighbourhood_planning.aspx
- 3.3 Copies of a notice advertising the application were placed on four noticeboards in Winsford; two at Wyvern House; Winsford and Wharton libraries; the post office; ASDA; and Morrisons.
- 3.4 Local Councillors were informed of the application with the call-in cut off date of 7 November. 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 19 September 2012 to 31 October 2012.
- 3.6 The neighbouring parish councils of Moulton, Bostock, Darnhall, Little Budworth and Whitegate and Marton were notified of the application by letter (sent on 17 September). The neighbouring parish councils of Stanthorne and Wimboldsley are currently inactive.
- 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; Development Management.

- 3.9 The Council has received no representations during the publicity period or to date.

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 Winsford Neighbourhood Area.
- 4.3 Winsford 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.
- 4.4 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by the Town Council. The town was defined as a Tier 1 settlement in the adopted Vale Royal Borough Local Plan and 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 both appropriate and desirable for the future growth and development of this area to be set out through a Neighbourhood Plan

5 CONCLUSION

- 5.1 The application for the Winsford 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 Winsford Neighbourhood Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area.
 - Winsford Town Council is the relevant body to undertake Neighbourhood Planning.

- The Neighbourhood Plan Area follows the boundary of the area covered by the Town Council and it is desirable for the future growth and development of this area to be set out through a Neighbourhood Plan.

6 RECOMMENDATION

- 6.1 That the Winsford Neighbourhood Area is approved and is formally designated.
- 6.2 The reasons for this decision are that the Winsford 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.
 - Winsford Town Council is a relevant body to undertake Neighbourhood Planning.
 - The Neighbourhood Plan Area follows the boundary of the area covered by the Town Council and it is desirable for the future growth and development of this area to be set out through a Neighbourhood Plan.
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- 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 Winsford 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 Winsford Neighbourhood Area

STRATEGIC MANAGER – SPATIAL PLANNING
12 December '12