

Planning & Development

Email: planningpolicy@ashford.gov.uk
Direct Line: (01233) 330229



ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford, Kent
TN23 1PL
(01233) 331111
www.ashford.gov.uk
Twitter: @ashfordcouncil

NOTIFICATION OF DECISION REGARDING THE APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

APPLICANT:

Hothfield Parish Council

APPLICATION:

Application dated 23rd January 2016 for the Designation of a Neighbourhood Area.

DECISION:

Under delegated authority stated in paragraph 15.1 of the Responsibility for Functions section of the Constitution, the Head of Planning and Development is authorised to determine such neighbourhood area applications. The Head of Planning and Development has delegated this to the Planning Policy Manager.

The application is approved and the parish of Hothfield as shown on the plan attached is designated as a Neighbourhood Area under section 61G of the Town and Country Planning Act 1990 as amended. The reasons for this decision are set out in the accompanying 'Neighbourhood Area Designation Application Report'.

Signed:

A handwritten signature in black ink, appearing to read 'S. Cole'.

Simon Cole
Planning Policy Manager
Dated: 23rd March 2016



NEIGHBOURHOOD AREA DESIGNATION APPLICATION REPORT – OFFICERS DECISION ACTING UNDER DELEGATED POWERS

DESIGNATION OF HOTHFIELD NEIGHBOURHOOD AREA

Background

1. Neighbourhood planning was introduced in the Localism Act 2011 and The Town and Country Planning England Neighbourhood Planning (General) Regulations 2012 prescribe the process that needs to take place to enable a Neighbourhood Plan to be produced and the procedures that need to be undertaken by the Local Planning Authority.
2. The first formal stage in the preparation of a Neighbourhood Plan is for an appropriate organisation to submit their proposed neighbourhood area to the local planning authority for designation as a Neighbourhood area. The Council then holds a public consultation on the application, and makes a decision on whether it is approved.
3. A Neighbourhood Plan is a planning document that covers a geographic area and sets out the vision for the area and contains policies for the development and use of land. Neighbourhood Plans must however be consistent with the adopted Local Plan.
4. The neighbourhood plan produced will also be subject to an independent examination into soundness, and if found to be sound, subject to a local referendum. If approved by the majority vote of the local community, the borough council must adopt the Neighbourhood Plan as part of the statutory development plan for that area and will be used in determining planning applications.

The Hothfield Parish Application

5. The application from Hothfield Parish Council for neighbourhood area designation was received on 23rd January 2016. The area requested is the entire parish of Hothfield, as shown on the map at Appendix 1.
6. Hothfield Parish Council forms the 'relevant body' (for the purposes of section 61G (2) of the Town and Country Planning Act 1990) and submitted an application for the designation of Hothfield Neighbourhood Area. The application is for the whole area of Hothfield Parish to be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning and so satisfies section 61G(3) of the Act. The submission of the application complied with the regulations.

7. The regulations state that in determining this application, the council must have regard to (a) the desirability of designating the whole area of a Parish Council as a neighbourhood area, and (b) the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas. It also must assess if the area should be designated as a business area.

Public Consultation

8. In line with the requirements of the Regulations, the borough council published on its website the complete application for a neighbourhood area from Hothfield Parish Council, with a map and details of how to make comments in support or objecting to the application. This was held over a six week period between 8th February and 22nd March 2016 and was advertised on the council's dedicated Neighbourhood Planning webpage, linked to the consultation portal. Email notifications of the application were sent to the ward member, all neighbouring parish councils and the ward members for adjoining wards.
9. Hard copies of the application and map were placed on notice boards in the parish, and copies were available in the Ashford Gateway.
10. The application was featured as a news item on the council's website and on the Radio Ashford website on 6th March. Hothfield PC also placed an article in the Parish Newsletter and their own website.
11. 6 Responses to the application were received. All in support of the designation. The full responses can be seen at Appendix 2.

Conclusion

12. The application states that the whole parish is appropriate as there is no reason to alter the existing parish boundary. The Council agrees with this statement. The specified area falls completely within the Council's area.
13. The proposed area is adjacent to the already designated Bethersden and Pluckley Neighbourhood Areas but will have no impact on these area boundaries as there are no immediate cross boundary issues.
14. Hothfield is not wholly or predominantly business in nature, and therefore it is inappropriate to designate as a business area.
15. Taking into consideration the application and the comments received during consultation, along with the 2012 Neighbourhood Planning Regulations, this Neighbourhood Area Application is acceptable. Hothfield Neighbourhood Area is recommended for designation to the Planning Policy Manager.

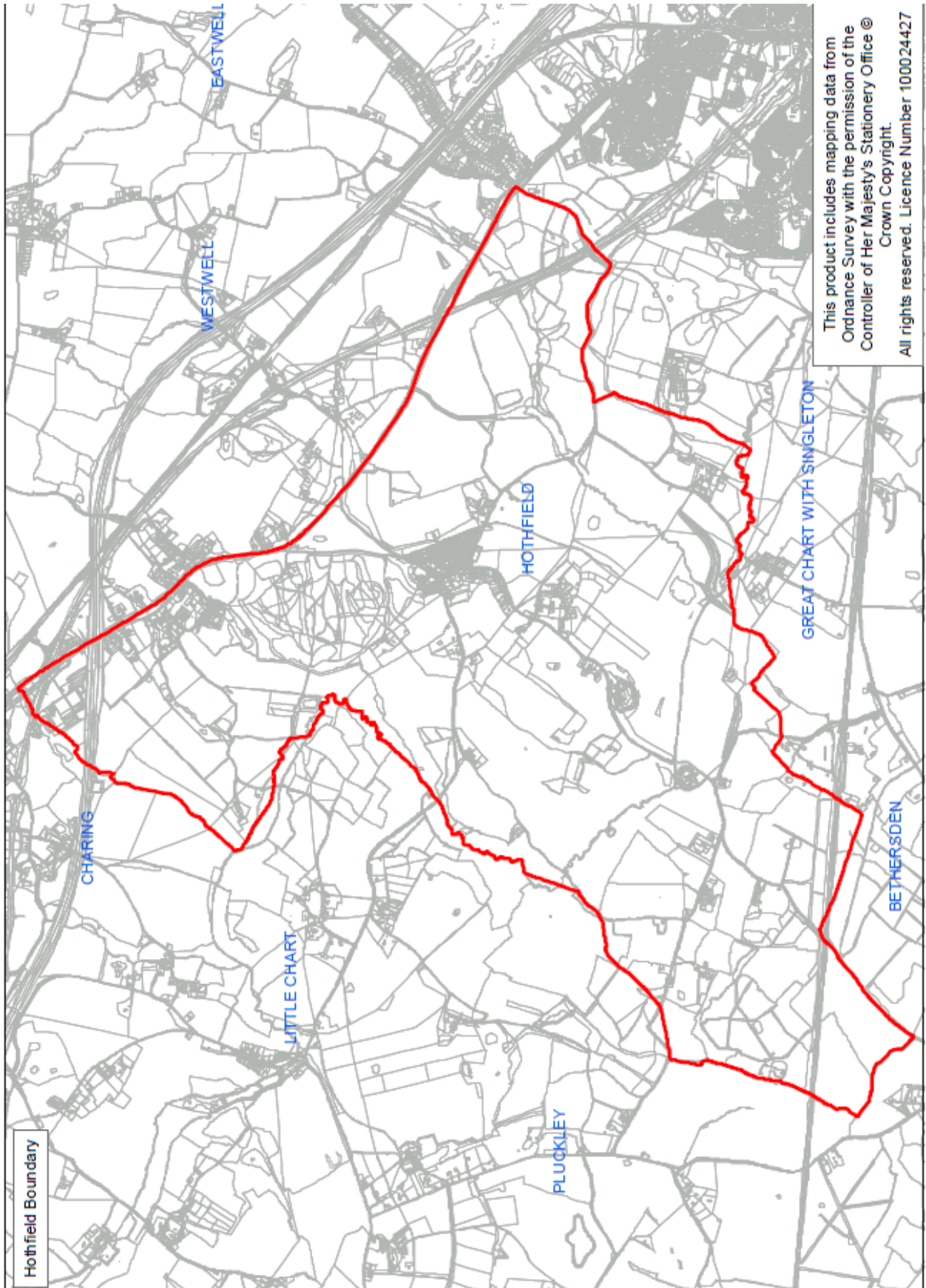
Decision

- 16. The Designation of the Hothfield Neighbourhood Area (as shown on Appendix 1) of this report is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.**

Next Steps

17. The council will publish the name and map of the area on the council's website on the neighbourhood planning page, where a map of all neighbourhood areas must be kept. Public notices will also be placed in the parish. Residents or people that work in the parish will also be notified in other ways by the Parish Council.
18. Hothfield PC and/or a designated neighbourhood plan group will then commence formal consultation and preparation of their draft Neighbourhood Plan. Grants of up to £5000 can be applied for by the local authority once a neighbourhood area has been designated, to assist with the preparation.

Appendix 1 – Neighbourhood Area Boundary Map



Appendix 2 – Representations on Consultation

17 Feb 2016 18:50	David Parker	I am a Hothfield Parish Councillor and the prime mover of the application and therefore, I am firmly of the opinion that Hothfield should have the option of developing a Neighbourhood Plan.
09 Feb 2016 19:29	David Porter	Yes
15 Mar 2016 13:57	paul fothergill	As a hothfield parish councillor this proposal has my full support
21 Mar 2016 09:15	Pauline Fletcher	As a resident of Hothfield, I would like to say that I strongly support the application made by Hothfield Parish Council for designation of a Neighbourhood Area, which would enable the village residents to put forward their views on the future planning of the village. I think that, following a recent planning meeting in the village on the subject of a possible new development here, many people feel that their views, expressed earlier, have not been taken into consideration. Hopefully this legal framework would enable more of us to feel that our views could be clearly set down and not lost in the mists of time! Whilst we understand that our views would not always take precedence, at least we would feel that they would be recorded and accessible when any future decisions affecting the village were taken.
01 Mar 2016 21:38	sue parker	I am a Hothfield Parish Councillor and as such I am supportive of the request to establish a neighbourhood plan.
08 Mar 2016 14:18	Westwell Parish Council (Sue Wood)	Dear Mrs Pettit Westwell Parish Council thanks you for the notification and confirms that it has no objections to the area proposed. Kind regards Sue Wood Clerk to Westwell Parish Council