

**Notification of Decision Regarding the Application for Designation of
Chew Valley Neighbourhood Area under section 61G of the Town and
Country Planning Act 1990 as amended.**

Applicant:

Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett,
Ubley and West Harptree Parish Councils.

Application:

Application for the Designation of Chew Valley Neighbourhood Area

**Pursuant to the Bath & North East Somerset Council's *My Neighbourhood: A
Neighbourhood Planning Protocol for B&NES*, the Divisional Director: Planning
and Transport is authorised to consider area designation applications for
Neighbourhood Planning and if appropriate approve applications.**

Decision:

**The Designation of the Chew Valley Neighbourhood Area is approved in
accordance with section 61G of the Town and Country Planning Act 1990 as
amended for the purposes of Neighbourhood Planning. The reasons for this decision
are set out in the accompanying 'Neighbourhood Area Designation Application
Report'.**

Signed:



David Trigwell
Divisional Director: Planning & Transport

Dated: 18th March 2014

Bath & North East Somerset Council

Neighbourhood Area Designation Application Report – Officers Decision acting under delegated powers

Date of application advertisement	29th January 2014
Date of decision	12th March 2014
Name of proposed Neighbourhood Area	Chew Valley

1. Introduction

1.1 Pursuant to the Bath & North East Somerset Council's My Neighbourhood: Neighbourhood Planning Protocol, the Director for Planning and Transport is authorised to consider area designation applications for Neighbourhood Planning and if appropriate approve applications.

2. Background

2.1 The power to designate a Neighbourhood Area is exercisable under section 61G of the Town and Country Planning Act 1990. Under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a neighbourhood area and a statement that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.

2.2 Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree Parish Councils are 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 Chew Valley Neighbourhood Area. The application is for the whole parish area 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.

3. Procedure

3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].

3.2 If the application for the Designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G(9) of the 1990 Act and Regulation 7(2) of the Regulations requires the decision to be publicised.

4. Consideration as to whether or not to designate

- 4.1 In determining the application for the designation as a Neighbourhood Area. Regard must be had to the desirability of designating the whole area.
- 4.2 The issue is whether or not the specified area is an 'appropriate area to be designated as a Neighbourhood Area'.
- 4.3 The fact that the designation of the Chew Valley Neighbourhood Area would allow a Neighbourhood Plan to be prepared does not form part of the determination of this application.

5. Reasoning for Designation

- 5.1 The proposed area for designation which includes the whole parish is considered appropriate, as it will enable a Neighbourhood Plan to allocate and identify non strategic development sites across the plan area and to provide a locally distinctive policy framework to complement that provided by the emerging B&NES Core Strategy.
- 5.2 The specified area falls completely within the Council's area.
- 5.3 The application for designation as a Neighbourhood Area was publicised for over six weeks between 29th January and 12st March 2014.
- 5.4 In total no responses were made within the consultation period.

6. Conclusion

- 6.1 It is considered that the specified area is coherent, consistent and appropriate in planning terms and is an 'appropriate area to be designated as a neighbourhood area'.
- 6.2 All representations received were taken into account, in the decision making process for the designation of this Neighbourhood Area. There were no objections to the application.
- 6.3 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.
- 6.4 It is also considered that it is not desirable that only part of the parish area be designated.
- 6.5 The specified area without modification should be designated as a Neighbourhood Area for the reasons set out in the application. The area represents the built area which is being planned for with the objective of identifying and allocating development sites within the identified neighbourhood area and is appropriate in planning terms.
- 6.6 A copy of this report will be sent to Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree Parish Councils.

7. DECISION

7.1 The Designation of Chew Valley Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

A handwritten signature in black ink, appearing to read 'D Trigwell', with a long horizontal flourish extending to the right.

David Trigwell
Divisional Director: Planning & Transport
Dated: 18th March 2014

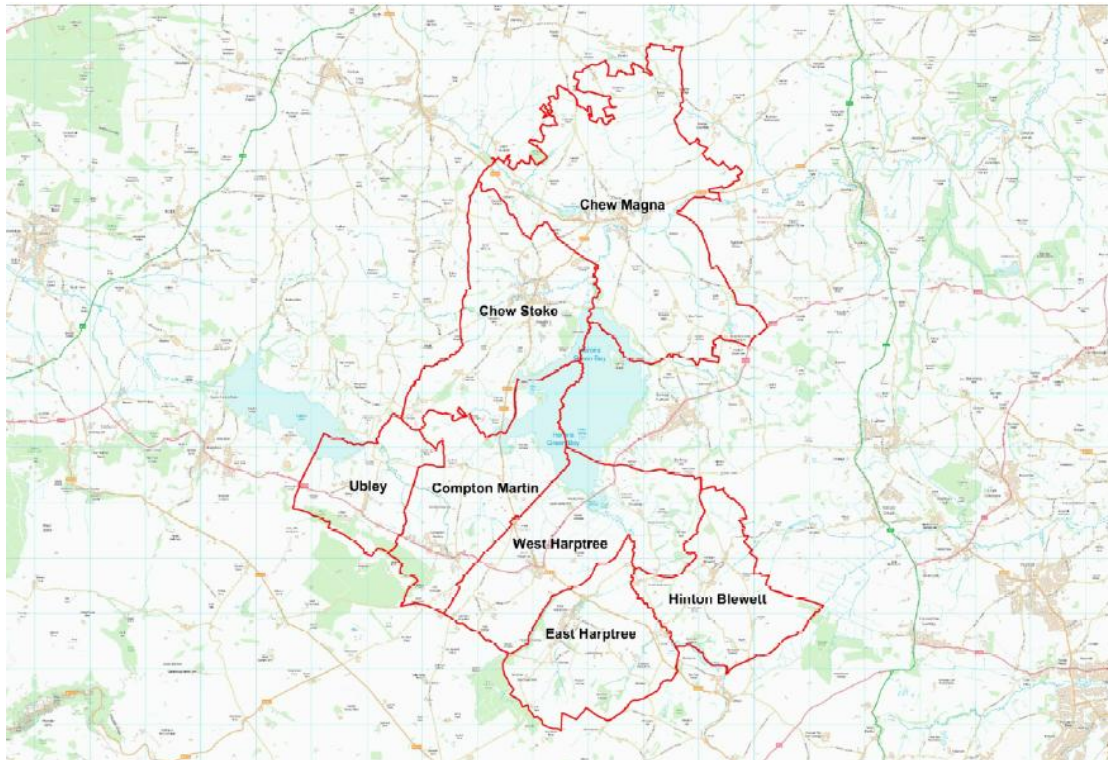
Decision Regarding the Application for Designation of Chew Valley Neighbourhood Area under section 61 (G) of the Town and Country Planning Act (as amended)

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.

2. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) (“the Act”) and all other powers delegated to me to designate the area identified on the map below as the Chew Valley Neighbourhood Area for the purposes of section 61G (1) of the Act) as I am satisfied that the area is an appropriate area to be designated as a neighbourhood area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.

a) Name of neighbourhood area: Chew Valley

b) Map of neighbourhood area:



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c) Relevant body: Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree Parish Councils form the ‘relevant body’ (for the purposes of 61G(2) of the Town and Country Planning Act 1990)

3. I have made this decision in line with the information set out in the ‘Neighbourhood Area Designation Application Report’.

Signed:

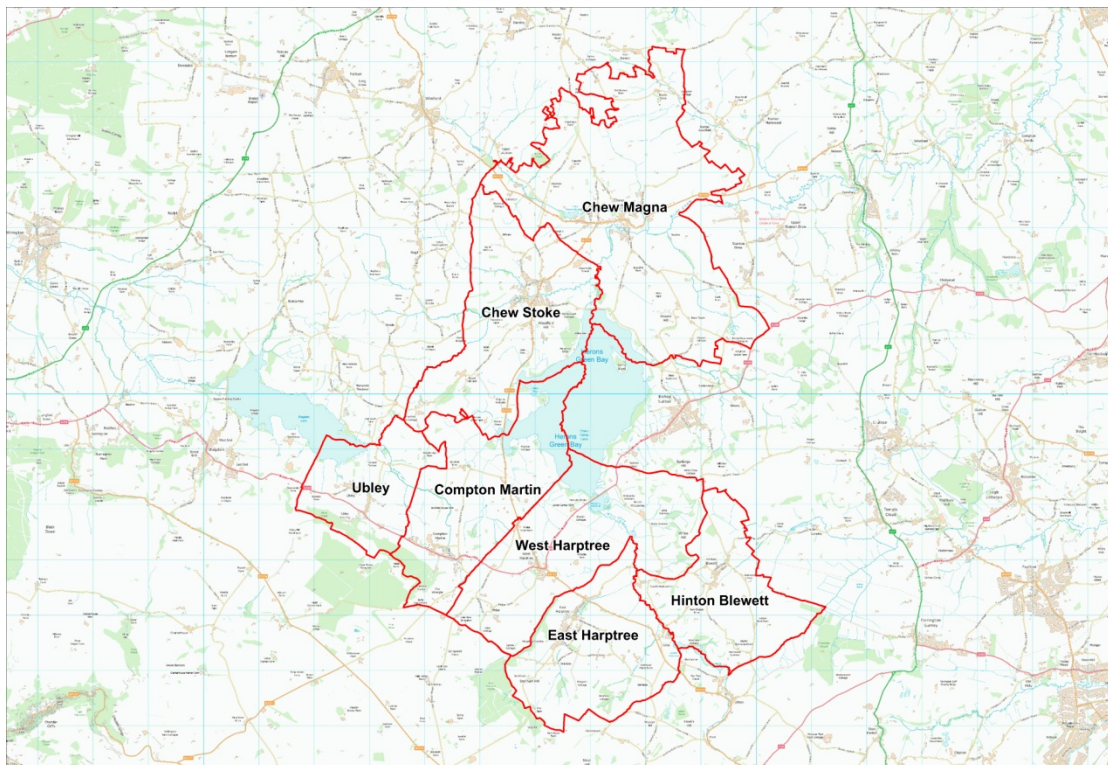
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David Trigwell
Divisional Director: Planning & Transport
Decision published: 18th March 2014

The Neighbourhood Planning (General) Regulations 2012

Application for Designation of Chew Valley Neighbourhood Area

We have received an application for the designation of the Chew Valley Area as a neighbourhood area from the Chew Magna, Chew Stoke, Ubley, Compton Martin, West Harptree, East Harptree and Hinton Blewett Parish Councils.



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Proposed Chew Valley Neighbourhood Area

You can view and make comments on this proposal on our website at:
www.bathnes.gov.uk/neighbourhoodplanning

You can also make comments by email (planning_policy@bathnes.gov.uk) or by writing to us at Planning Policy (Neighbourhood Planning), PO Box 5006, Bath, BA1 1JG.

THE CLOSING DATE FOR COMMENTS IS: 17:00 12TH MARCH 2014

Application to Designate a Neighbourhood Area
(for Parish / Town Councils)
Localism Act 2011
Neighbourhood Planning (General) Regulations 2012

Please Note: Before completing this application, all groups are urged to consult Bath & North East Somerset's Neighbourhood Planning Protocol (available [online](#) and from the One-Stop-Shop on Manvers Street, Bath). This document sets out the purpose of and procedure for designating a neighbourhood area and drafting a neighbourhood plan or neighbourhood development order. It is important that you read this guidance as incorrect completion will delay the processing of your application.

Please note that **all** the information provided on this application form and in supporting documents will be published on the Authority's website. If you require any assistance, advice or clarification, please contact the Planning Policy team.

[Please write in block capitals and black ink]

1. Name of Neighbourhood Area			
CHEW VALLEY NEIGHBOURHOOD AREA			
2. Parish / Town Council Chair Details			
Title:	Mr	First Name:	Jon
Surname:	Wheatley		
House / Flat:	Stone Barn		
Address 1:	Moorledge Lane		
Address 2:			
Address 3:			
Town:	Chew Magna		
County:	N E Somerset		
Postcode:			
Daytime Number:			
Mobile Number:			
Email:			
3) 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 5C of the 2012 Regulations			
Yes:	<input checked="" type="checkbox"/>	Parish Council <i>Chew Magna Parish, Chairman</i>	Name of Parish / Town Council: <i>Chew Magna Parish Council</i>
No:	<input type="checkbox"/>		


4) Extent of Area: Please indicate below and attach an OS plan showing the intended extent of the area.			
Whole Parish / Town Boundary area:		Combined Area of Parishes	See Map
Part of Parish / Town Boundary area:			
Joint with neighbouring Parish within B&NES: (Please complete details in section 7 below if applying as joint parishes)		See Map	
Please describe below why you considered the extent of the neighbourhood area is appropriate (100 words max)			
<p>Chew Valley Neighbourhood Area is a combination of several (xx) ⁷ similar Civil Parishes that mostly encircle the Chew Valley Lake, within the Chew Valley, North East Somerset.</p> <p>As some of the Parishes are very small it is considered most sensible to join together and work on one comprehensive Neighbourhood Plan for the Chew Valley, especially since due to their very rural nature all of the Parishes have many common planning needs as well as specific issues regarding transport, employment and the environment.</p> <p>In addition, since they are all set in a very beautiful striking and distinctive landscape (some areas are part of the Mendip AONB, some villages washed over by The Green Belt and some have Conservation Areas) eclectically interspersed with historic agricultural and industrial architecture they also share aspirations to preserve the visual attractive character of this rural landscape.</p>			
1) Intention of Neighbourhood Area: Please indicate which of the following you intend to undertake within your neighbourhood area.			
Neighbourhood Development Plan:		<input checked="" type="checkbox"/> Yes	
Neighbourhood Development Order:		<input checked="" type="checkbox"/> Yes, until a Neighbourhood Plan is produced we wish to reserve the right to use all 3 of these processes.	
Community Right to Build Order:		<input checked="" type="checkbox"/> Yes, until a Neighbourhood Plan is produced we wish to reserve the right to use all 3 of these processes.	
1) Additional joint Parish Details: If you are applying with an adjoining parish or parishes please give the clerk's details for each parish.			
PLEASE SEE ATTACHED ADDITIONAL SHEETS, 1 per ADDITIONAL JOINT PARISH			
1) Declaration I / we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan. In the case of joint parish applications, names from each parish would need to complete an application.			
Names	<i>Jon S Wheatley</i> Chairman Chew Magna Parish Council	Date (DD/MM/YY)	<i>22 / 12 / 13</i>

Additional Joint Parish Details - Application to Designate a Neighbourhood Area

(for Parish / Town Councils)

Localism Act 2011

Neighbourhood Planning (General) Regulations 2012

Name of Neighbourhood Area			
CHEW VALLEY NEIGHBOURHOOD AREA			
Parish / Town Council Chair Details			
Title:	MRS	First Name:	ALISON
Surname:	CUNNINGHAM		
House / No:	14		
Address 1:	WALLEY COURT ROAD		
Address 2:	CHEW STOKE		
Town:	BRISTOL		
County:	BATH & N E SOMERSET		
Postcode:	BS40 8XN		
Daytime Number:			
Mobile Number:			
Email:			
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 5C of the 2012 Regulations			
Yes:	Yes - Parish Council	Name of Parish / Town Council:	CHEW STOKE
No:			

Additional Information:

For the purposes of producing a Neighbourhood Plan a steering group of at least 2 members from each Parish (not necessarily Parish Council members, but who will liase directly with the Parish Councils) and any other interested bodies (Business, Agricultural, Young People, Healthcare, Education, Statutory Sector etc) who wish to be part of the steering group will be formed.

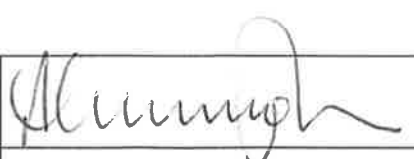
Due to the similarity of the Parishes (as outlined in the application) the initial aim is to work together to produce a Neighbourhood Plan that will provide controlled sustainable development within the neighbourhood area, development that is appropriate for and sympathetic to the rural landscape and that takes into account the specific needs and requirements of very rural

communities. In addition the steering group will seek to ensure that the wider issues and aspirations around the environment, biodiversity, preservation of the historic heritage of the area, growth and development of local businesses and the local economy, rural transport needs and the protection of valued assets are also considered in the making of a Neighbourhood Plan.

As the Government devolves more powers to local communities to enable them to have greater influence over their future The Chew Valley Neighbourhood Plan will seek to take advantage of these opportunities in a holistic and coordinated way through the development of a plan. Through the plan creation the steering group will seek to develop capability, understanding, confidence and capacity to respond to the changes and meet the needs of the local community into the future.

The Steering Group will need to ensure effective communications within the area and we will make links with other Neighbourhood Plans. Genuine and meaningful representation will be critical to the success of our plan and we will aim to build on the established consensus with the agreement of a Terms of Reference and accountability protocol. The Steering Group will identify potential funding sources and will incorporate into its initial proposal.

The Neighbourhood Plan will seek to address the issues of of delivery of outcomes arising from a successful Neighbourhood Plan and will examine existing or new methods as a way of securing these objectives.

Declaration			
I / we wish to be included as a joint parish in the CHEW VALLEY NEIGHBOURHOOD AREA			
I / we hereby apply to designate a neighbourhood area as described in the application form and the accompanying plan.			
Names		Date (DD/MM/YY)	19.12.13
	A CUNNINGHAM		

Additional Joint Parish Details - Application to Designate a Neighbourhood Area

(for Parish / Town Councils)
Localism Act 2011
Neighbourhood Planning (General) Regulations 2012

Name of Neighbourhood Area			
CHEW VALLEY NEIGHBOURHOOD AREA			
Parish / Town Council Chair Details			
Title:	MR	First Name:	WESLEY
Surname:	HALLAM		
House / No:	THE MANOR HOUSE		
Address 1:	THE STREET		
Address 2:	UBLEY		
Town:	BRISTOL		
County:	SOMERSET SOMERSET		
Postcode:	BS 40 6PA		
Daytime Number:	[REDACTED]		
Mobile Number:	[REDACTED]		
Email:	[REDACTED]		
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 5C of the 2012 Regulations			
Yes:	✓	Yes - Parish Council	✓
No:		Name of Parish / Town Council:	UBLEY PARISH COUNCIL


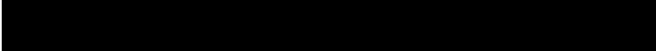

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Additional Joint Parish Details - Application to Designate a Neighbourhood Area

(for Parish / Town Councils)
 Localism Act 2011
 Neighbourhood Planning (General) Regulations 2012

Name of Neighbourhood Area			
CHEW VALLEY NEIGHBOURHOOD AREA			
Parish / Town Council Chair Details			
Title:	MR	First Name:	AXEL
Surname:	PALMER.		
House / No:	COMBE FARM		
Address 1:	THE COMBE		
Address 2:	COMPTON MARTIN		
Town:			
County:			
Postcode:	BS40 6JD		
Daytime Number:			
Mobile Number:			
Email:			
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 5C of the 2012 Regulations			
Yes:	Yes - Parish Council	Name of Parish / Town Council:	COMPTON MARTIN
No:			PARISH COUNCIL

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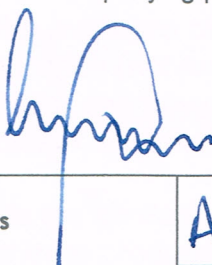
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The Neighbourhood Plan will seek to address the issues of of delivery of outcomes arising from a successful Neighbourhood Plan and will examine existing or new methods as a way of securing these objectives.

Declaration

I/we wish to be included as a **joint parish** in the **CHEW VALLEY NEIGHBOURHOOD AREA**
 I/we hereby apply to designate a neighbourhood area as described in the application form and the accompanying plan.




Names	AXEL PALMER	Date (DD/MM/YY)	13 JANUARY 2014
	CHAIRMAN COMPTON MARTON PARISH COUNCIL		

Additional Joint Parish Details - Application to Designate a Neighbourhood Area

(for Parish / Town Councils)

Localism Act 2011

Neighbourhood Planning (General) Regulations 2012

Name of Neighbourhood Area			
CHEW VALLEY NEIGHBOURHOOD AREA			
Parish / Town Council Chair Details			
Title:	MR	First Name:	RICHARD
Surname:	IRELAND		
House / No:	DILLYBROOK		
Address 1:	BRISTOL ROAD		
Address 2:	WEST HARPTREE		
Town:	BRISTOL		
County:	BATH & NORTH EAST SOMERSET		
Postcode:	BS40 6HF		
Daytime Number:			
Mobile Number:			
Email:			
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 5C of the 2012 Regulations			
Yes:	Yes - Parish Council	Name of Parish / Town Council:	WEST HARPTREE
No:			

Additional Information:

For the purposes of producing a Neighbourhood Plan a steering group of at least 2 members from each Parish (not necessarily Parish Council members, but who will liaise directly with the Parish Councils) and any other interested bodies (Business, Agricultural, Young People, Healthcare, Education, Statutory Sector etc) who wish to be part of the steering group will be formed.


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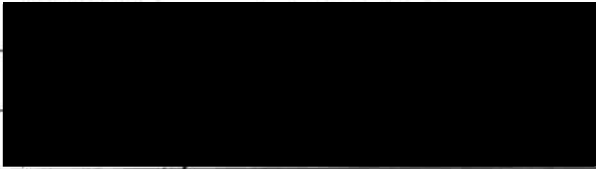
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Names		Date (DD/MM/YY)	19/12/2013
	RICHARD IRELAND		

Additional Joint Parish Details - Application to Designate a Neighbourhood Area

(for Parish / Town Councils)
 Localism Act 2011
 Neighbourhood Planning (General) Regulations 2012

Name of Neighbourhood Area			
CHEW VALLEY NEIGHBOURHOOD AREA			
Parish / Town Council Chair Details			
Title:	Mr	First Name:	Peter
Surname:	King		
House / No:	Proudcross Farm		
Address 1:			
Address 2:			
Town:	East Harptree		
County:	North East Somerset		
Postcode:	BS40 6BT		
Daytime Number:			
Mobile Number:			
Email:			
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 5C of the 2012 Regulations			
Yes:	Yes - Parish Council	Name of Parish / Town Council:	East Harptree
No:			

Additional Information:

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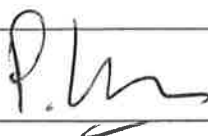
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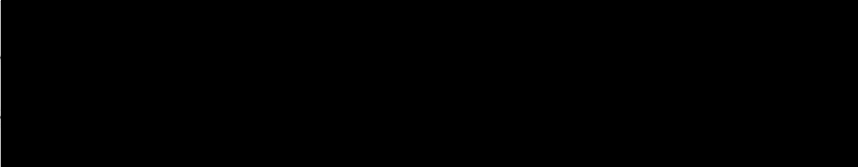
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I / we hereby apply to designate a neighbourhood area as described in the application form and the accompanying plan.			
Names		Date (DD/MM/YY)	11 / 1 / 14

Additional Joint Parish Details - Application to Designate a Neighbourhood Area

(for Parish / Town Councils)
 Localism Act 2011
 Neighbourhood Planning (General) Regulations 2012

Name of Neighbourhood Area			
CHEW VALLEY NEIGHBOURHOOD AREA			
Parish / Town Council Chair Details			
Title:	Mrs	First Name:	LIZ
Surname:	BRIMMELL		
House / No:	40 MS JEN McCALLAN		
Address 1:	6 NORTHMEAD ROAD		
Address 2:	MIDSOMER NORTON		
Town:			
County:			
Postcode:	BA3 2RS		
Daytime Number:			
Mobile Number:			
Email:			
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 5C of the 2012 Regulations			
Yes:	Yes - Parish Council	Name of Parish / Town Council:	HINTON BLEWETT
No:			

Additional Information:

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I / we hereby apply to designate a neighbourhood area as described in the application form and the accompanying plan.

Names	L12 BRIMMELL	Date (DD/MM/YY)	
			19/12/13

Dear Sir/Madam

Application to designate the Chew Valley Neighbourhood Area

An application for the designation of a joint Chew Valley neighbourhood Plan, as a joint neighbourhood area has been received from Chew Magna, Chew Stoke, Ubley, Compton Martin, West Harptree, East Harptree and Hinton Blewett Parish Councils.

Please note this is a formal regulatory stage on the designation of the neighbourhood area and not consultation on the neighbourhood plan itself which may follow in due course.

Comments can be made on the application during the consultation period starting **on Wednesday 29th January 2014-12th March 2014**

Following this consultation period Bath & North East Somerset Council will consider the comments received in determining the application to ensure that the area is appropriate. The decision will be published on the Council's website.

To make a representation on the proposed neighbourhood area we encourage people to view the consultation on-line www.bathnes.gov.uk/neighbourhoodplanning

You can respond to the consultation by emailing us at planning_policy@bathnes.gov.uk or write to us at the address above. Please note that your comments will be kept on a public file and they may be reproduced publicly.

If you have any questions please do not hesitate to get in contact.

Yours faithfully,



David Trigwell

Divisional Director Planning and Transport Development

