

Direct line:(01225) 477684

Minicom: (01225) 477535

E Mail:

neighbourhood_planning@bathnes.gov.uk

Date: 01 September 2017

Dear Sir/Madam

Application to designate the Claverton Neighbourhood Area

An application for the designation of Claverton neighbourhood area has been received from Claverton Parish Council.

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 **1st September 2017- 29th September 2017**.

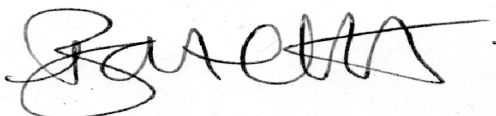
Following this consultation period Bath & North East Somerset Council will consider the comments received in determining the application to ensure that the area is appropriate. The decision will be published on the Council's website.

To make a representation on the proposed neighbourhood area we encourage people to view the consultation on-line: [B&NES Neighbourhood Planning](#)

You can respond to the consultation by emailing us at neighbourhood_planning@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,

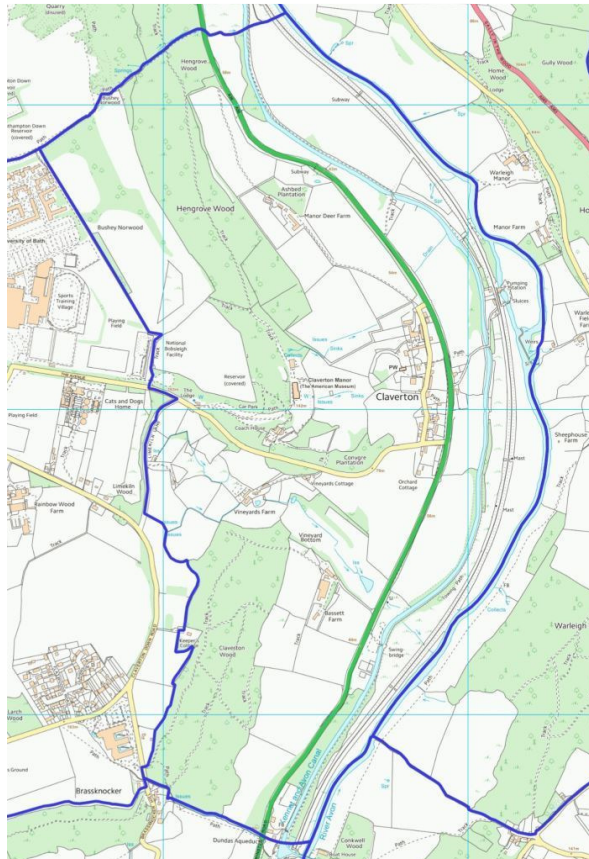


Lisa Bartlett
Divisional Director-Development

The Neighbourhood Planning (General) Regulations 2012

Application for Designation of Claverton Neighbourhood Area

We have received an application for the designation of Claverton Parish Council as a neighbourhood area from the Parish Council.



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Proposed Claverton Neighbourhood Area

You can view and make comments on this proposal on our website at:

[B&NES Neighbourhood Planning](#)

You can also make comments by email (neighbourhood_planning@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 29th September 2017

**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			
Claverton Parish			
2) Parish / Town Council Chair Details			
Title:	Ms	First Name:	Anna
Surname:	Beria		
House / Flat:	Bassett Barn		
Address 1:	Claverton		
Address 2:			
Address 3:			
Town:	Bath		
County:	Somerset		
Postcode:	BA2 7BG		
Daytime Number:	01225 469692		
Mobile Number:	N/A		
Email:	anna.beria@gmail.com		
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:	Yes	Name of Parish / Town Council:	Claverton Parish Council
No:			

4) Extent of Area: Please indicate below and attach an OS plan showing the intended extent of the area.

Whole Parish / Town Boundary area:

Yes

Part of Parish / Town Boundary area:

No

Joint with neighbouring Parish within B&NES: (Please complete details in section 7 below if applying as joint parishes)

No

Please describe below why you considered the extent of the neighbourhood area is appropriate (100 words max)

The neighbourhood area should include the whole Parish of Claverton which lies within the Cotswold Area of Outstanding Natural Beauty, in a Designated Conservation Area, surrounded by Green Belt in open countryside with a Strategic Nature Area.

The Village, with its high proportion of listed buildings and monuments clusters around the church, retains its long-standing connections to the American Museum, formerly Claverton Manor, the outlying residences and farms. The activities of the Pumping Station, the Kennet and Avon Canal, Warleigh Weir all contribute to the recreational value and rural character of the Parish. This is despite its proximity to Bath.

5) Intention of Neighbourhood Area:

Please indicate which of the following you intend to undertake within your neighbourhood area.

Neighbourhood Development Plan:

Yes

Neighbourhood Development Order:

No

Community Right to Build Order:

No

6) Additional joint Parish Details:

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish.

N/A

7) 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

Anna Beria

Date (DD/MM/YY)

16/08/17

16 | 08 | 17

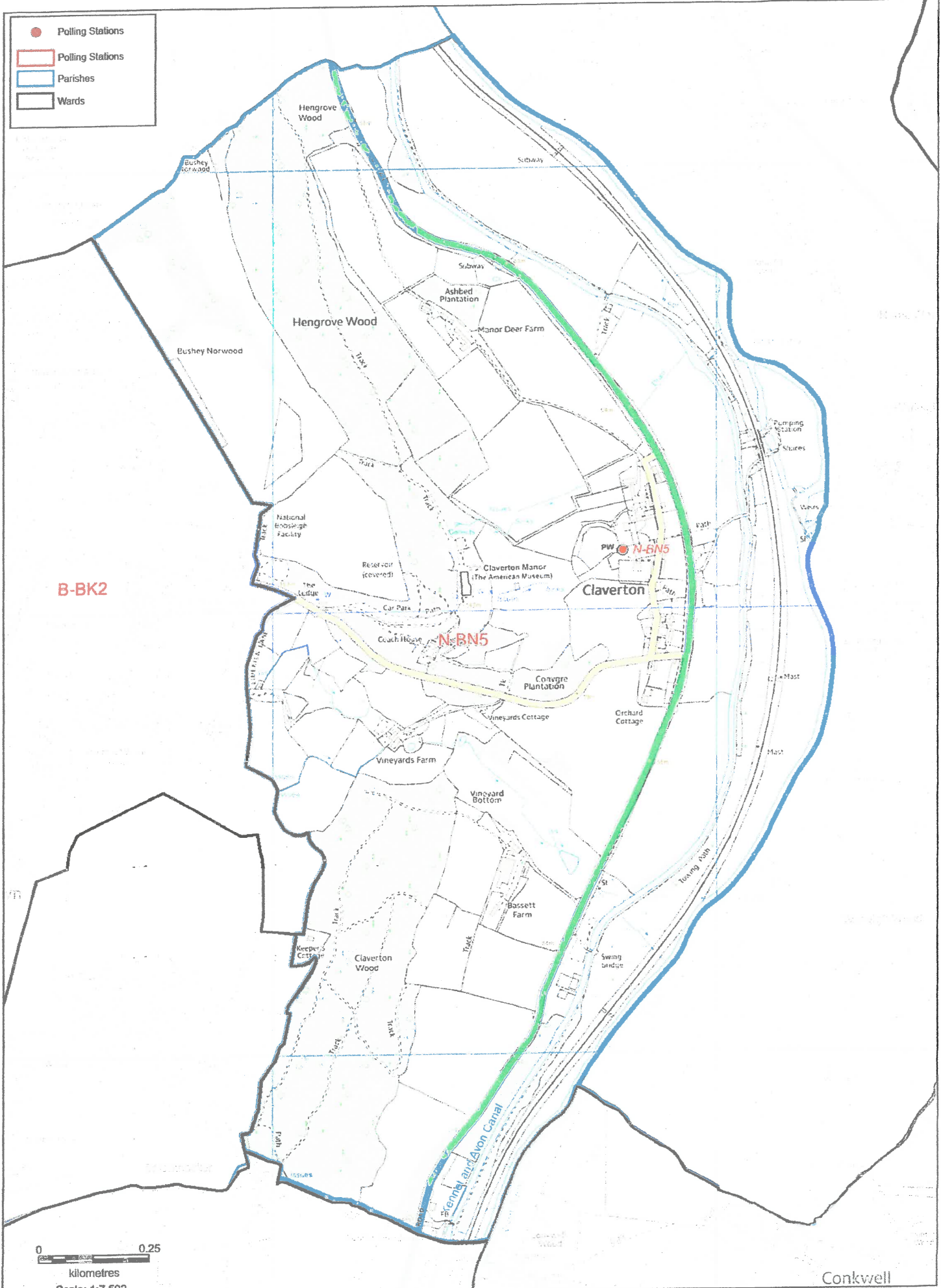
Claverton Parish, Polling District & Polling Station

Author :
Date : 05/10/2016
Scale:

Bath & North East
Somerset Council



- Polling Stations
- ▭ Polling Stations
- ▭ Parishes
- ▭ Wards



0 0.25
kilometres
Scale: 1:7,592

Conkwell

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

Applicant:

Claverton Parish Council

Application:

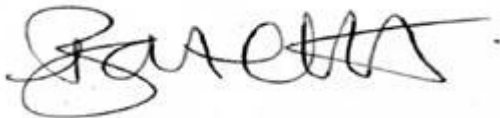
Application for the Designation of Claverton Neighbourhood Area

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

Decision:

The Designation of the Claverton 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:



Lisa Bartlett

Divisional Director – Development

Dated: 18th October 2017

Bath & North East Somerset Council

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

Date of application advertisement	1st September 2017
Date of decision	18th October 2017
Name of proposed Neighbourhood Area	Claverton

1. Introduction

1.1 Pursuant to the Bath & North East Somerset Council's My Neighbourhood: Neighbourhood Planning Protocol, the Director for Development 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 Claverton Parish Council is 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 Claverton 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 Claverton 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 Council area 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 adopted B&NES Local Plan (comprising 2 Development Plan Documents i.e. the Core Strategy and Placemaking Plan).
- 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 four weeks between 1st September – 29th September 2017.
- 5.4 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 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.
- 6.3 It is also considered that it is not desirable that only part of the parish area be designated.
- 6.4 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 Claverton Parish Council.

7. DECISION

- 7.1 **The Designation of Claverton 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.

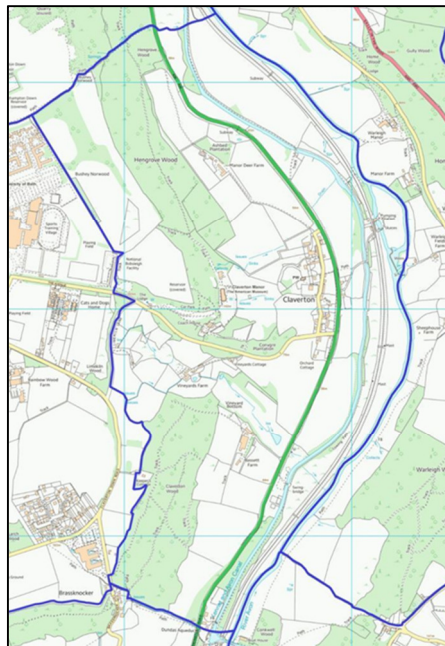
Decision Regarding the Application for Designation of Claverton Neighbourhood Area under section 61 (G) of the Town and Country Planning Act (as amended)

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 Claverton 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: Claverton

b) Map of neighbourhood area:

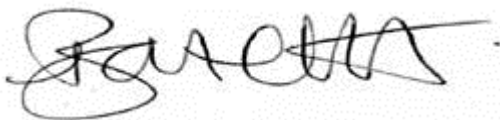


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c) Relevant body: Claverton Parish Council, form the 'relevant body' (for the purposes of 61G(2) of the Town and Country Planning Act 1990)

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

Signed:



Divisional Director – Development

Decision published: 18th October 2017