

Individual Decision

The attached report will be taken as an
Individual Portfolio Member Decision on:

Friday 29 May 2015

Ref:	Title	Portfolio Member	Page No.
ID2972	Tilehurst Designation of Neighbourhood Area	Councillor Alan Law	3 - 18



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Individual Executive Member Decision

Title of Report:	Tilehurst Designation of Neighbourhood Area
Report to be considered by:	Individual Executive Member Decision
Date on which Decision is to be taken:	29 May 2015
Forward Plan Ref:	ID2972

Purpose of Report: To designate a Neighbourhood Area for Tilehurst for the purposes of producing a Neighbourhood Development Plan.

Recommended Action: That the Portfolio Holder for Planning, Economic Development, Transport (Policy), Newbury, Hungerford, Thatcham and Eastern Area Visions approves the designation.

Reason for decision to be taken: To comply with the Town and Country Planning Act 1990 (as amended) and the Localism Act 2011
To enable Tilehurst Parish Council to undertake a Neighbourhood Development Plan

Other options considered: none

Key background documentation: Planning policy Task Group Report 13th December 2013
The Localism Act 2011 (Part 6)
Neighbourhood Planning (General) Regulations 2012
Application to designate a Neighbourhood Area submitted by Tilehurst Parish Council

Portfolio Member Details	
Name & Telephone No.:	Councillor Alan Law
E-mail Address:	alaw@westberks.gov.uk

Contact Officer Details	
Name:	Bryan Lyttle
Job Title:	Planning and Transportation Policy Manager
Tel. No.:	01635 519638
E-mail Address:	blyttle@westberks.gov.uk

Implications

Policy:	As stated in the report
Financial:	As yet undertermined The Council can apply for funding from DCLG once the Neighbourhood Area has been adopted.
Personnel:	Not Consulted as deemed not appropriate
Legal/Procurement:	Not Consulted as deemed not appropriate
Property:	Not Consulted as deemed not appropriate
Risk Management:	Not consulted as deemed not appropriate

Is this item relevant to equality?	Please tick relevant boxes		Yes	No
Does the policy affect service users, employees or the wider community and:				
• Is it likely to affect people with particular protected characteristics differently?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Is it a major policy, significantly affecting how functions are delivered?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Will the policy have a significant impact on how other organisations operate in terms of equality?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to functions that engagement has identified as being important to people with particular protected characteristics?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to an area with known inequalities?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outcome (Where one or more 'Yes' boxes are ticked, the item is relevant to equality)				
Relevant to equality - Complete an EIA available at www.westberks.gov.uk/eia			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Not relevant to equality			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consultation Responses

Members:

Leader of Council:	E mail sent Cllr Lundie - Verbal no comment
Overview & Scrutiny Management Commission Chairman:	E mail response from Cllr Bedwell (2014/15 Chairman) - Support
Ward Members:	E mail sent Cllr Linden E mail response Cllr Webster - Support
Opposition Spokesperson:	E mail sent Cllr Macro

Local Stakeholders: Application submitted by Parish Council

Officers Consulted: Jo Naylor, Principal Policy Officer (Communities)

Trade Union:

Is this item subject to call-in?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
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Supporting Information

1. Background

- 1.1 Under the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum.
- 1.2 Tilehurst Parish Council is the relevant body to undertake neighbourhood planning in the area in accordance with section 61G of the 1990 Town and Country Planning Act and section 5C of the 2012 Neighbourhood Planning (General) Regulations 2012 (as amended) and has applied (Appendix A) for the entire parish to be designated the "Neighbourhood Area".
- 1.3 The application to designate Tilehurst as an area for a Neighbourhood Plan was advertised and a four week consultation undertaken.

2. Results of the Consultation

- 2.1 Following the consultation the Council received only 7 responses, none of which raised any objections to the proposed Neighbourhood Area designation.
- 2.2 The responses made to the consultation have been included in appendix D.

3. Equalities Impact Assessment Outcomes

- 3.1 There is no decision to be made as the application is to designate a Neighbourhood Area only and therefore no Equality Impact Assessment has been undertaken.

4. Conclusion

- 4.1 Given the responses received to the consultation on the designation of the Tilehurst Neighbourhood Area and the criteria for determining such an application it is recommended that the proposed Tilehurst Neighbourhood Area be approved.

Appendices

- Appendix A – Planning Policy Task Group Report
- Appendix B – Application to designate Neighbourhood Area
- Appendix C – Map of Neighbourhood Area
- Appendix D – Consultation notice
- Appendix E – Responses to Consultation

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Title of Report:	Tilehurst – Neighbourhood Development Area Designation
Report to be considered by:	Task Group on 29 May 2015
Forward Plan Ref:	

Purpose of Report: To inform members of the results of the recent consultation into the designation of a Neighbourhood Area for Tilehurst

Recommended Action: That the Portfolio Holder for Planning Transport (Policy), Culture, Customer Services, Countryside and the Portfolio Holder for Partnerships, Equalities, Communities, Community Safety, Hungerford and Eastern Area Visions approve the application

Reason for decision to be taken: To comply with the Town and Country Planning Act 1990 (as amended) and the Localism Act 2011
To enable Tilehurst Parish Council to undertake a Neighbourhood Development Plan

Other options considered: none

Key background documentation: The Localism Act 2011 (Part 6)
Neighbourhood Planning (General) Regulations 2012
Application to designate a Neighbourhood Area submitted by Tilehurst Parish Council □□□□

The proposals will help achieve the following Council Strategy principle:
 CSP7 - Empowering people and communities

Portfolio Member Details	
Name & Telephone No.:	Councillor Alan Law
E-mail Address:	alaw@westberks.gov.uk
Date Portfolio Member agreed report:	
Contact Officer Details	
Name:	Bryan Lyttle
Job Title:	Planning and Transportation Policy Manager
Tel. No.:	01635 519638
E-mail Address:	Blyttle@westberks.gov.uk

Implications

Policy: As stated in the report

Financial:

Personnel: Not Consulted as deemed not appropriate

Legal/Procurement: Not Consulted as deemed not appropriate

Property: Not Consulted as deemed not appropriate

Risk Management: Not Consulted as deemed not appropriate

Is this item relevant to equality?	Please tick relevant boxes		Yes	No
Does the policy affect service users, employees or the wider community and:				
• Is it likely to affect people with particular protected characteristics differently?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Is it a major policy, significantly affecting how functions are delivered?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Will the policy have a significant impact on how other organisations operate in terms of equality?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to functions that engagement has identified as being important to people with particular protected characteristics?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to an area with known inequalities?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outcome (Where one or more 'Yes' boxes are ticked, the item is relevant to equality)				
Relevant to equality - Complete an EIA available at www.westberks.gov.uk/eia			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Not relevant to equality			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Executive Report

1. Introduction

- 1.1 Under the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum.
- 1.2 The Localism Act 2011 (Part 6 chapter 3) sets out the LPA responsibilities as:
 - Designating the area of the NDP
 - Advising or assisting communities in the preparation of a neighbourhood plan
 - Checking a submitted plan meets the legal requirements
 - Arranging for the independent examination of the plan
 - Determining whether the neighbourhood plan meets the basic conditions and other legal requirements
 - Subject to the results of the referendum/s bringing the plan into force
- 1.3 Tilehurst Parish Council is the relevant body to undertake neighbourhood planning in the area in accordance with section 61G of the 1990 Town and Country Planning Act and section 5C of the 2012 Neighbourhood Planning (General) Regulations 2012 (as amended) and has applied (Appendix A) for the entire parish to be designated the "Neighbourhood Area".

2. Consultation

- 2.1 All of the information submitted by Tilehurst was correct and in accordance with the legislation.
- 2.2 The application to designate Tilehurst as an area for a Neighbourhood Plan was published in the Reading Chronicle and on the West Berkshire consultation database for a period of four weeks (Friday 13th March – Tuesday 14th April). In addition emails advertising the consultation were sent to everyone of the objective database including Parish Councils, Members, Statutory consultees (including all District/ Unitaries and Counties neighbouring West Berkshire) and members of the public.
- 2.3 The Council received just 7 responses which are set out in appendix C.

3. Consultation Responses

- 3.1 None of the respondents raised any objections to the proposed designation.

4. Determining the application for Neighbourhood Area

- 4.1 In determining the application, the Local Planning Authority must consider;
 - a) How desirable it is to designate the whole of the parish area as a neighbourhood area, and

b) How desirable it is to maintain the existing boundaries of areas already designated as neighbourhood areas (as areas designated must not overlap) as well as;

c) Whether they should designate the area as a business area.

4.2 With regards to the designation of the Tilehurst Neighbourhood Area 4.1 B does not apply as this is the first application for designation in West Berkshire in addition the Council has not received any correspondence from the neighbouring authorities.

4.3 Tilehurst is designated as an Urban Area in the West Berkshire Core Strategy, it is not wholly or predominantly business in nature and it is therefore not appropriate for the area to be designated as a business area.

5. Recommendation

5.1 Given the responses received to the consultation on the designation of the Tilehurst Neighbourhood Area and the criteria for determining such an application it is recommended that the proposed Tilehurst Neighbourhood Area be approved.

Consultee

Local Stakeholders: As listed in 2.1

Officers Consulted:

Trade Union:

Application to designate a Neighbourhood Area

The application is made by Tilehurst Parish Council to:

The Head of Planning and Countryside Planning and Countryside Services
West Berkshire Council
Council Offices
Market Street
Newbury
RG14 5LD

1. Parish Clerk details:

Miss Jacky Major
Parish Office
High View
Calcot, Reading
Berkshire
RG31 4XD

clerk@tilehurstpc.co.uk

2. Relevant body

I confirm that Tilehurst Parish Council is the relevant body to undertake neighbourhood planning in the area in accordance with section 61G of the 1990 Town and Country Planning Act and section 5C of the 2012 Neighbourhood Planning (General) Regulations 2012.

3. Name of Neighbourhood Area

The neighbourhood area will formally be known as:
Tilehurst Parish Council

4. Extent of the Area

The area is exactly the same as the entire area of the Civil Parish of Tilehurst. A map showing the area, denoted by the black Parish boundary, is attached (Map of Tilehurst Parish.pdf).

5. Intention of Neighbourhood Area

The sole intention is to develop a Neighbourhood Development Plan for the Area. A Neighbourhood Plan will provide an opportunity for local people to create a framework for delivering a balanced and sustainable future for the benefit of all who live in, work in or visit the parish.

6. Statement

Tilehurst Parish Council is the suitable body under the Localism Act to lead the development of a Neighbourhood Plan and there is a strong desire in the community to contribute to the future

development of the parish. The reasons why this area should be considered to be appropriate for designation as a Neighbourhood Area are given below.

Situated to the west of Reading and within the Eastern Urban Area of West Berkshire, Tilehurst Parish covers an area of 11 square miles which extends from the A4 in the south to a few metres short of the A329 in the north. The Reading boundary forms the eastern border while its western border follows the line of the Sulham escarpment. The present Tilehurst Parish was created on the extension of the Reading Borough boundary in 1919.

Tilehurst Parish is relatively remote from the Newbury “hub” of West Berkshire and has its own distinctive sense of identity and unique characteristics that would be best served by a Neighbourhood Development Plan, which will reinforce the local sense of place.

The parish is a unique mix of town and country and is home to over fifteen thousand people, with a current electoral roll of 11,049, yet it retains essentially rural characteristics in parts and borders the Area of Outstanding Natural Beauty.

The Parish has several primary and secondary schools within its boundary with their catchment areas falling beyond the Parish. There is a lack of Youth provision, with no Youth Club or Youth Worker within the Parish and inadequate sports facilities, with the only recreation spaces being provided and maintained, on a limited budget, by the Parish Council.

Producing a Neighbourhood Plan will help channel increasing interest in planning matters into a community-led plan for sustainable development that reflects local priorities and needs whilst aligning with the needs of the wider community in West Berkshire and nationally.

During the latter half of 2014 a number of community meetings were held in the Parish. One outcome was the proposal to prepare a Neighbourhood Plan.

Following acceptance in principle by the Parish Council, the idea of preparing a Neighbourhood Plan was introduced at a community meeting held on 23 January 2015 attended by in excess of 100 residents and backed up by a leaflet drop and web-site reference to almost every house, school and business within the Parish boundary. The response has been encouraging with 18 volunteers coming forward immediately to offer their services to work on the proposed Plan. An enthusiastic and well-informed group is now in place and eager to get started consulting with the community and developing the plan.

7. Declaration

I hereby apply to designate a neighbourhood area as described in this document.

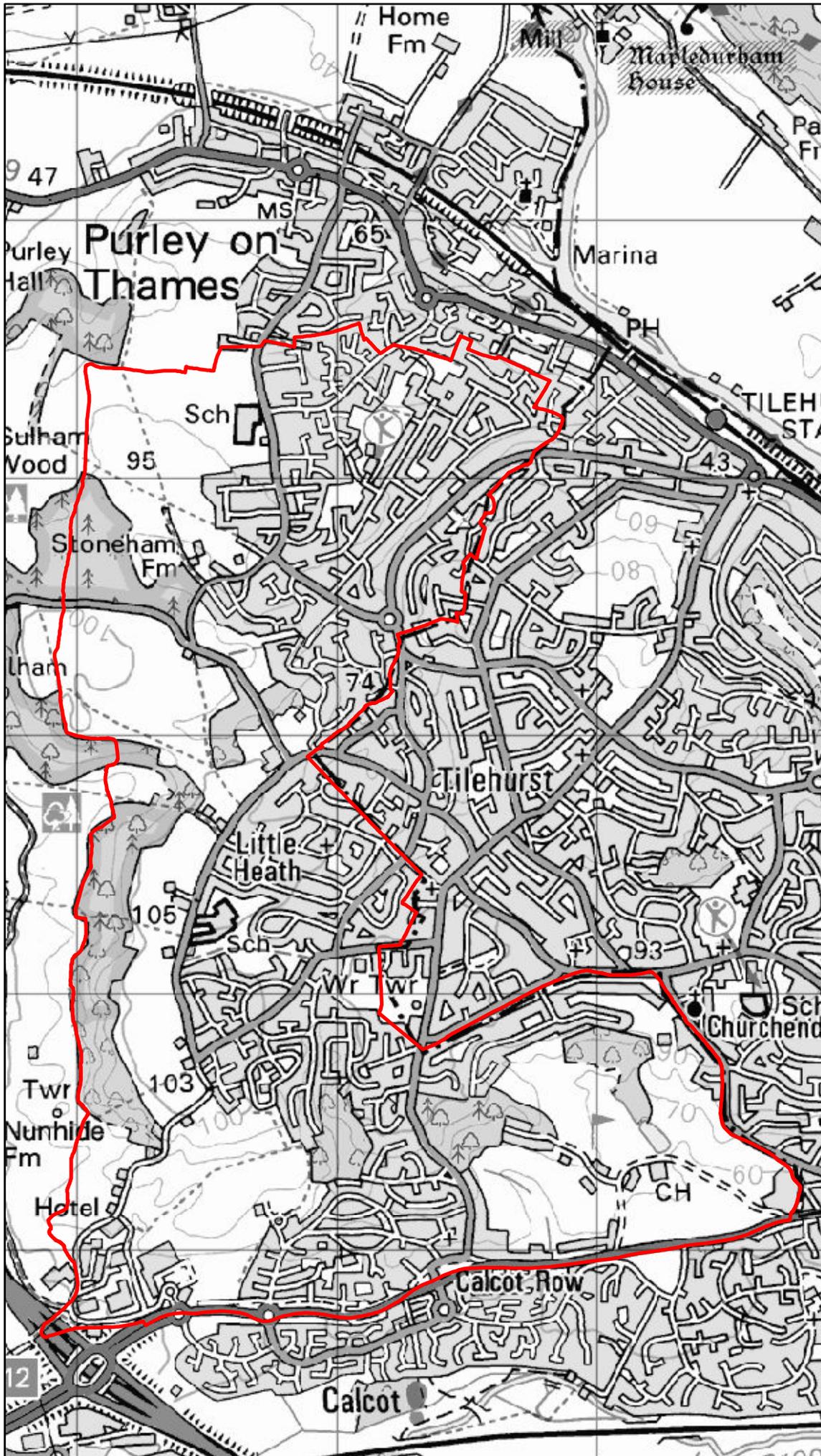
Name: Miss Jacky Major (Clerk, Tilehurst Parish Council) Date: 03.02.2015

Attachments:

Map of Tilehurst Parish

Tilehurst Neighbourhood Plan Area

Area Proposed for Designation



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West Berkshire District Council

The Neighbourhood Planning (General) Regulations 2012 (as amended)

Tilehurst Neighbourhood Plan Area

Notice is hereby given that, as a relevant body, Tilehurst Parish Council has made an application to West Berkshire Council to designate an area for a Neighbourhood Plan. The area proposed to be covered by the Neighbourhood Plan consists of the whole of the parish of Tilehurst.

The designation of an area is the first stage in the process of preparing a Neighbourhood Plan. A copy of the application and the accompanying map are available for public inspection on West Berkshire District Council's website: www.westberks.gov.uk/neighbourhoodplanning. The documents are also available for inspection at West Berkshire District Council Offices, Market Street, Newbury, RG14 5LD free of charge between the hours of 8:30am, and 5:00pm on Mondays to Thursdays, and 8:30am to 4:30pm on Fridays and at all public libraries in the District during their normal opening hours.

The application is being published for consultation for four weeks from Friday 13th March 2015 until Tuesday 14th April 2015. At this stage representations are invited in relation to the area to be covered by the Tilehurst Neighbourhood Plan as set out in the application. Representations should be submitted by email to planningpolicy@westberks.gov.uk; by fax 01635 519408; or by post to the Planning Policy Team, Planning & Countryside, West Berkshire Council, Market Street, Newbury. RG14 5LD by Tuesday 14th April 2015.

The District Council will then determine whether it is appropriate to designate the neighbourhood area, taking into account any representations received on the application. If the area is designated, then work can begin on gathering the evidence necessary to inform the preparation of the Neighbourhood Plan.

Further information is available by contacting the Planning Policy Team at the Council Offices on 01635 519505 or via email at planningpolicy@westberks.gov.uk.

Gary Lugg

Head of Planning and Countryside
West Berkshire District Council

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Appendix E – Responses to Consultation

	Name		Support / Reject	Comment	Response
1	Gladman Developments Ltd		No Comment		Noted
2	English Heritage South East		No Objection		Noted
3	Highways Agency		No Comment		Noted
4	Government pipelines and Storage Systems		No Comment		Noted
5	Natural England		No Comment		Noted
6	Health and Safety Executive		No representation	<p>This is because our records show that the Tilehurst Neighbourhood Plan boundary and the land within does not encroach on the consultation zones of major hazard installations or MAHPs.</p> <p>As no encroachment has been detected, the HSE does not need to be informed of the next stages in the adoption of the Tilehurst Neighbourhood Plan</p>	Noted
7	Office of Rail Regulation		No Comment		Noted

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