

Decision under Delegated Powers

Officer Requesting Decision

Liz Aspray

Officer Making the Decision

Geoff Parker

Recommendation

That the Council approves the application from Thurcaston and Cropston Parish Council for designation of the whole of the parish of Thurcaston and Cropston as a Neighbourhood Area.

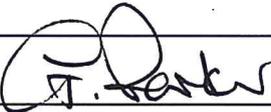
Reason

So that Thurcaston and Cropston Parish Council may continue the process of preparing a Neighbourhood Plan for the area covered by its Parish boundary in accordance with the Neighbourhood Planning (General) Regulations 2012.

Authority for Decision

Section 8.3 of the Council's constitution includes a delegation to the Head of Paid Service, in consultation with the Lead Member for Planning and Sustainability, to agree and formally designate the Neighbourhood Area that would be covered by a Neighbourhood Plan or Neighbourhood Order.

Decision and Date

APPROVED  9 MAY 2014

Background

The Localism Act (2011) provides the legal basis for neighbourhood planning and establishes neighbourhood plans as part of the statutory development plan alongside the Council's local plan.

The first stage of preparing a neighbourhood plan (as set out in the Neighbourhood Planning (General) Regulations 2012) is to decide on the boundary of the neighbourhood plan area which must be submitted to the Borough Council for agreement. The Borough Council will publicise the application and issue a decision on whether to designate a neighbourhood area after a six week consultation period.

Thurcaston and Cropston Parish Council submitted an application, for the whole of the parish of Thurcaston and Cropston, to be designated as a neighbourhood area on the 21st February 2014. The application letter and boundary map are attached to this document for information. The proposed aims and objectives of the neighbourhood plan include the following:

- An assessment of sites and styles of sustainable residential development to meet local needs
- A review requirements and provision of community facilities
- Provisions to maintain a sustainable Parish with distinct village identities
- Provisions for the protection of landscape, heritage and wildlife
- An assessment of transport infrastructure to improve safety and access to other locations
- An appraisal of employment and business opportunities within the Parish
- A strategy to support the protection of important buildings and historic assets

The six week consultation period on the application for designation as a neighbourhood area ended on the 7th April 2014 and no representations were received.

The Borough Council now needs to issue a decision on whether to designate the boundary of Thurcaston and Cropston Parish Council as a neighbourhood area so that the Parish Council can continue the process of preparing a Neighbourhood Plan. The area is not covered by any other Neighbourhood Area or Neighbourhood Plan.

Financial Implications

The cost of preparing Neighbourhood plans falls largely to the parish or town council preparing it. However, the Council must arrange and pay for the Examination and Referendum required as part of the proposal (as set out in Cabinet resolution Minute 121 03/13). An amount of £30k per Neighbourhood Plan is currently available from DCLG – this funding will be used to cover the costs of the Examination and Referendum.

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
A lack of adequate staff resources to ensure appropriate support is available to help town and parish councils prepare their	Possible	Minor	Resources will be managed effectively and will be prioritised to match the demand from competing neighbourhood plans and existing workloads.

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
neighbourhood plans.			

Key Decision:

No

Background Papers:

Thurcaston and Cropston Parish Council application for designation as a neighbourhood area and boundary map.

Thurcaston & Cropston Parish Council

The Parish Office, Memorial Hall, Anstey Lane, Thurcaston, Leicester. LE7 7JA
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Clerk: Marianne Lane

21st February 2014

Mrs. L Aspray
Charnwood Borough Council
Southfields
Loughborough
Leicestershire
LE11 2TU

Dear Liz,

RE: NEIGHBOURHOOD DEVELOPMENT PLAN

Under Section 61G of the Town and Country Planning Act 1990, Thurcaston & Cropston Parish Council as the 'relevant body', hereby formally submits an application to Charnwood Borough Council as the local planning authority, for the designation of a neighbourhood area pursuant to the preparation of a Neighbourhood Development Plan (NDP).

The Parish Council therefore respectfully requests that the Borough Council processes this application in accordance with Regulation 6 of 'The Neighbourhood Planning (General) Regulations 2012'.

Over the last two months a team of volunteers representing differing groups and organisations within the two villages have initiated the process of preparing the NDP.

On 20th February 2014, Thurcaston & Cropston Parish Council at its full Council meeting, resolved to instigate proceedings and put in place a neighbourhood working party to lead on the formulation of a NDP for the villages of Thurcaston & Cropston, an applications is hereby submitted under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012.

The key characteristics of each village:

Thurcaston is a small settlement with an historic core around the village church and is formed around a triangular road pattern although linear development has occurred on Leicester Road to the South-east. It is nestled into the gently rising slopes of the Rothley Brook and is surrounded by farmland. Numerous old farm buildings are scattered throughout village, typically converted to modern dwellings. A public house and church are focal point features around the cross-roads of Leicester Road, Anstey Lane and Thurcaston Lane. Granite and red brick are common on older buildings and granite walls typical boundaries treatments.

Cropston is a small settlement on the rising slopes of the Rothley Brook Valley separating it from Thurcaston and is linear in form: modern additions have extended the village along Station Road. The settlement is close to the eastern edge of Bradgate Country Park. It is constrained to the south east by the presence of Rothley Brook and to the north west by Cropston Reservoir. The historic core is small and focused around a cross-roads on the south-western edge of the village with rising roofline with woodland and high ground elsewhere within Charnwood Forest visible on the skyline. Large detached properties and smaller cottages and terraces common with the village centre and Station road with granite, slate, red brick and black and white panelling common building materials, some thatching is present. Prominent features are Cropston Reservoir and Bradgate County Park.

Thurcaston and Cropston Parish Council operates within the confines of the Parish boundaries shown on the enclosed map.

The area is considered as being appropriate to be designated as ‘The Thurcaston and Cropston Neighbourhood Area’ as this is a long established, well recognised and clearly defined area. The extent of the area is administered by Thurcaston and Cropston Parish Council a democratically elected body, representing the entire local community.

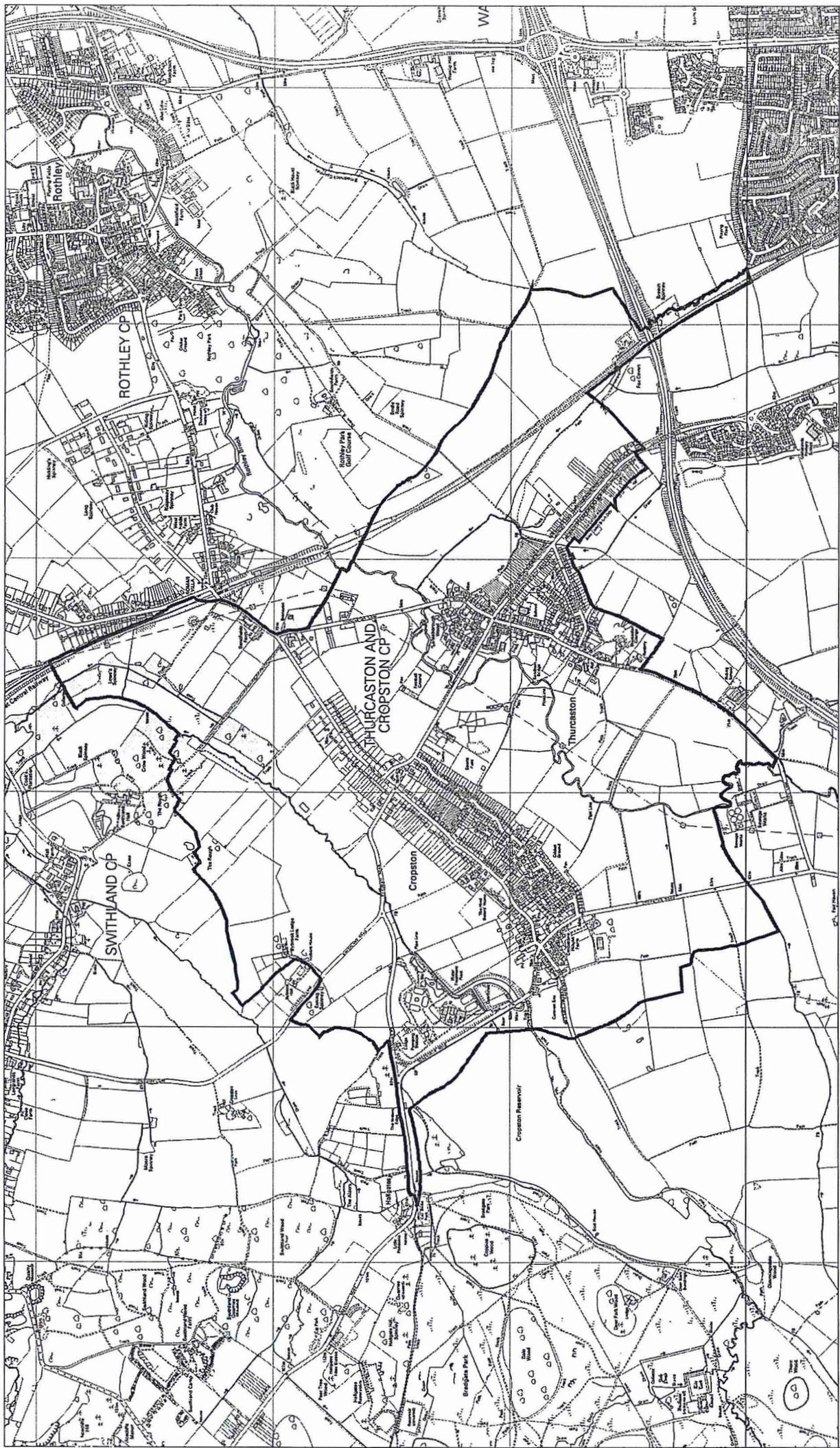
It is the intention of the Parish Council to support the development of a Neighbourhood Development Plan, with the involvement of key local interest groups and residents. Consultation with the community will generate evidence which will ensure that through planning guidance Thurcaston and Cropston can develop in such a manner as to protect the area’s heritage, maintain its character and provide for future infrastructure, housing and employment needs for a viable and sustainable outlook. The purpose of the Neighbourhood Development Plan will be to maintain and enhance quality of life and sense of place in the Parish by preserving the balance between housing, green open space and agricultural land. The plan will align to Charnwood Borough Council's Core Strategy.

Designated area status will allow the development of a Neighbourhood Development Plan that will include:

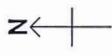
- An assessment of sites and styles of sustainable residential development to meet local needs
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Yours sincerely,

Marianne Lane
Clerk to the Council.



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 Date: 06/02/2014 Time: 14:30:45
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Thurcaston & Cropston parish boundary



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