

**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:**

Keynsham Town Council

**Application:**

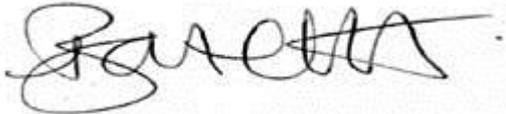
Application for the Designation of Keynsham Neighbourhood Area

**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 Keynsham 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: 2<sup>nd</sup> March 2016

## **Bath & North East Somerset Council**

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

**Date of application advertisement**

**18<sup>th</sup> January 2016**

**Date of decision**

**29<sup>th</sup> February 2016**

**Name of proposed Neighbourhood Area**

**Keynsham**

#### **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 Keynsham Town 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 Keynsham Neighbourhood Area. The application is for the whole Town Council 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 Keynsham 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 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 six weeks between 18<sup>th</sup> January 2016 and 29<sup>th</sup> February 2016.
- 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 Town Council 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 Keynsham Town Council.

## **7. DECISION**

- 7.1 **The Designation of Keynsham 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.

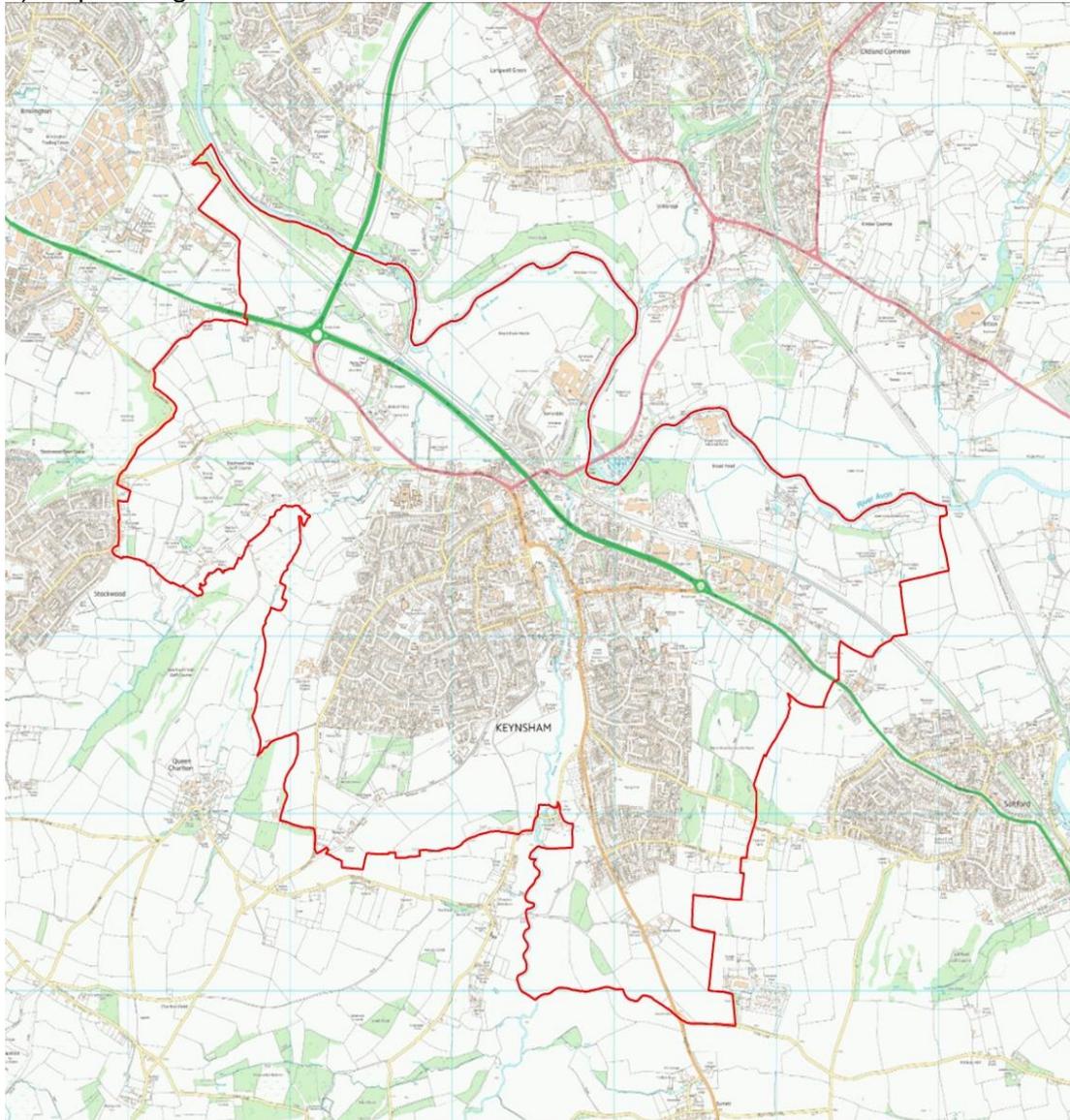
**Decision Regarding the Application for Designation of Keynsham Neighbourhood Area under section 61 (G) of the Town and Country Planning Act (as amended)**

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 Keynsham 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: Keynsham

b) Map of neighbourhood area:

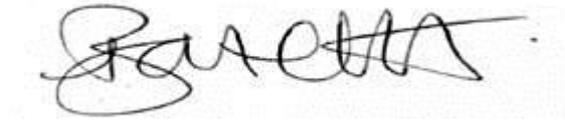


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c) Relevant body: Keynsham Town Council, form the 'relevant body' (for the purposes of 61G(2) of the Town and Country Planning Act 1990)

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

Signed:

A handwritten signature in black ink, appearing to read 'S. A. C. H. A.', with a horizontal line extending from the end of the signature.

**Divisional Director - Development**

Decision published: 2<sup>nd</sup> March 2016

**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]*

<b>1) Name of Neighbourhood Area</b>			
KEYNSHAM			
<b>2) Town Council – Deputy Town Clerk Details</b>			
Title:	MRS	First Name:	DAWN
Surname:	DRURY		
House / Flat:	15 - 17		
Address 1:	TEMPLE STREET		
Address 2:			
Address 3:			
Town:	KEYNSHAM		
County:	BRISTOL		
Postcode:	BS31 1HF		
Daytime Number:	0117 9868683		
Mobile Number:			
Email:	deputytownclerk@keynsham-tc.gov.uk		
<b>3) Relevant Body:</b> 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 Town Council:	KEYNSHAM TOWN COUNCIL
No:			

<b>4) Extent of Area:</b> Please indicate below and attach an OS plan showing the intended extent of the area.			
<b>Whole Parish / Town Boundary area:</b>			
<b>Part of Parish / Town Boundary area:</b>		PART OF THE TOWN BOUNDARY	
<b>Joint with neighbouring Parish within B&amp;NES:</b> (Please complete details in section 7 below if applying as joint parishes)			
<b>Please describe below why you considered the extent of the neighbourhood area is appropriate (100 words max)</b>			
<p>KEYNSHAM TOWN COUNCIL HAS IN THE PAST THREE YEARS PRODUCED A TOWN PLAN AND MADE SUBMISSIONS TO THE BATH AND NORTH EAST SOMERSET'S PLACEMAKING PLAN INCLUDING A FULL CHARACTER ASSESSMENT OF THE WHOLE TOWN. THEY HAVE ALSO CONSIDERED AND REPONDED FULLY TO THE FOLLOWING LOCAL AUTHORITY CONSULTATIONS:- THE LOCAL GREEN SPACES DESIGNATION DOCUMENT AND THE CONSERVATION AREA APPRAISAL. FURTHERMORE, THEY HAVE CONSULTED WITH THE LOCAL AUTHORITY IN RESPECT OF SITE ALLOCATIONS HENCE A DECISION HAS BEEN MADE TO CONCENTRATE THE NEIGHBOURHOOD DEVELOPMENT PLAN ON AND AROUND THE HIGH STREET OF KEYNSHAM INCLUDING THE CONSERVATION AREA.</p> <p>THE NEIGHBOURHOOD DEVELOPMENT PLAN IS TO GIVE LOCAL PEOPLE GREATER OWNERSHIP OF THE PLANS AND POLICIES THAT WILL AFFECT THIS SPECIFIED AREA OF THE TOWN.</p> <p>IT IS OUR INTENTION TO BOTH PRESERVE THE FABRIC, CHARACTER AND SETTING OF THIS AREA WHILST ENABLING SOME GROWTH AND CHANGE WITHOUT ADVERSE HARMFUL EFFECT.</p>			
<b>5) Intention of Neighbourhood Area:</b> Please indicate which of the following you intend to undertake within your neighbourhood area.			
<b>Neighbourhood Development Plan:</b>		✓	
<b>Neighbourhood Development Order:</b>		□	
<b>Community Right to Build Order:</b>		□	
<b>6) Additional joint Parish Details:</b> If you are applying with an adjoining parish or parishes please give the clerk's details for each parish.			
N/A			
<b>7) Declaration</b> 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.			
<b>Names</b>	DAWN DRURY	<b>Date (DD/MM/YY)</b>	16/09/63
	DEPUTY TOWN CLERK		

Dear Sir/Madam

**Application to designate the Keynsham Neighbourhood Area**

An application for the designation of Keynsham neighbourhood area has been received from Keynsham 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 Monday 18<sup>th</sup> January 2016-Monday 29<sup>th</sup> February 2016.**

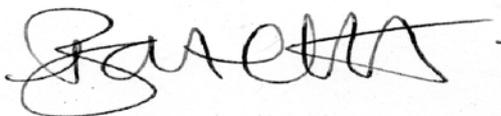
Following this consultation period Bath & North East Somerset Council will consider the comments received in determining the application to ensure that the area is appropriate. The decision will be published on the Council's website.

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

You can respond to the consultation by emailing us at [planning\\_policy@bathnes.gov.uk](mailto: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,

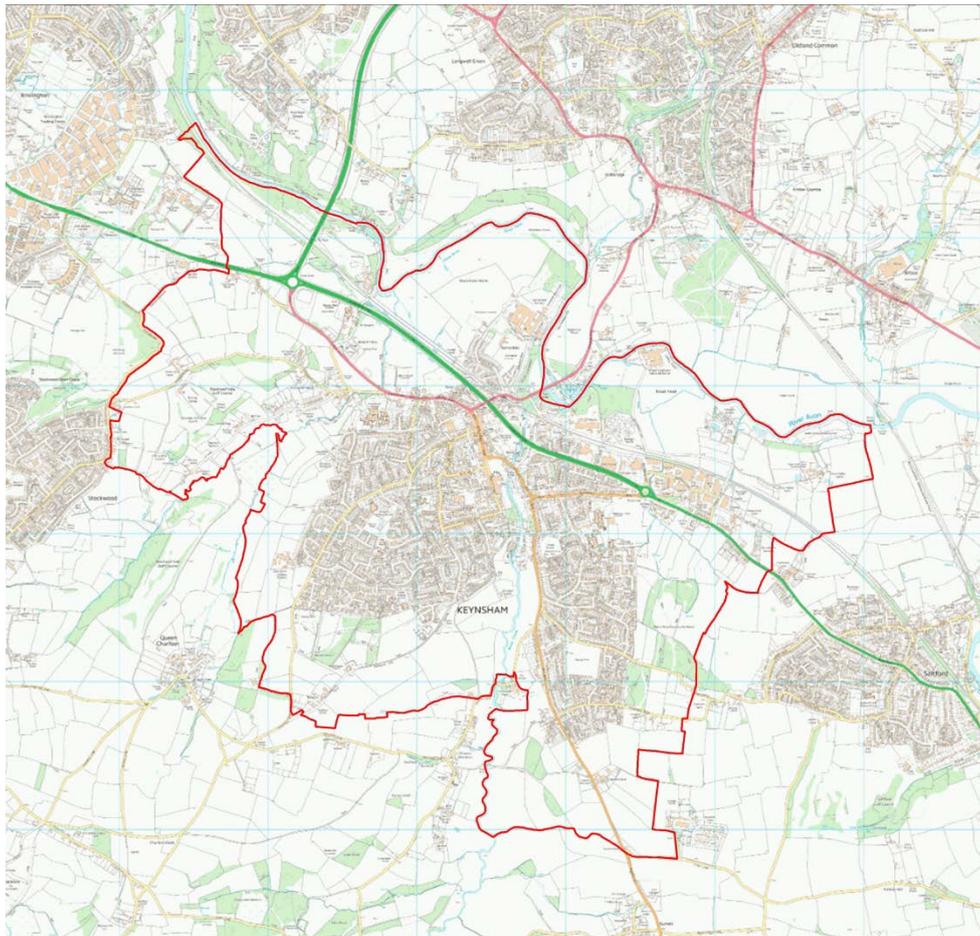


Lisa Bartlett  
Divisional Director Planning Development

The Neighbourhood Planning (General) Regulations 2012

## **Application for Designation of Keynsham Neighbourhood Area**

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



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*Proposed Keynsham Neighbourhood Area*

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

You can also make comments by email ([planning\\_policy@bathnes.gov.uk](mailto: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 29<sup>th</sup> February 2016**