



**Stainton & Thornton – Neighbourhood Area Application  
Consultation and Determination Statement**

**March 2017**

**Planning Policy  
Planning Services  
PO Box 504  
Civic Centre  
Middlesbrough  
TS1 9FY**

**T: 01642 729065**

**E: [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk)  
[www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)**

## Contents

Introduction	2
How the consultation was undertaken	3
Representations received	3
Consideration and determination of applications	3
Next steps following the designation of the Neighbourhood Area	4
Designated Neighbourhood Area contact details	4

Appendix 1: Copy of the Stainton & Thornton Neighbourhood Area application form, including a map showing the extent of the Neighbourhood Area boundary

Appendix 2: Copy of the Public Notice attached to lampposts, noticeboards and other prominent locations within Stainton & Thornton

Appendix 3: Copy of the Decision Notice approving the Neighbourhood Area designation

## **Consultation and Determination Statement:**

### **In respect of consultation undertaken by the Council following receipt of an application from Stainton & Thornton Parish Council requesting Neighbourhood Area status.**

#### **Introduction**

1. This document provides a record of the consultation undertaken by the Council in respect of an application received from Stainton & Thornton Parish Council to have the parish designated as a Neighbourhood Area. This document also outlines how the Council has determined the application, and how it reached its decision on whether to approve or refuse the application.
2. There are four stages in determining Neighbourhood Area and Forum Applications, these stages are set-out in detail in the Neighbourhood Planning (General) Regulations 2012, and are as follows:

#### **Stage 1 – Receipt**

This initial stage does not involve an assessment of the information included within the application, but merely to ascertain that the requisite information is present within the application and whether or not there is an existing Neighbourhood Area and/or Forum for the area. If there is already an existing Neighbourhood Area or Forum for the area and that designation has not expired or been withdrawn, the Council may decline to consider the application/s.

#### **Stage 2 – Publicity**

As soon as possible after receiving an application, and if not declined to consider under the Regulations, the Council will publish details on its website and in such other manner as considered likely to bring the application to the attention of people who live, work or carry on business in the area (for a four-week period) to which the application relates, along with details on how to make representations.

#### **Stage 3 – Consideration and determination of applications for designation**

Applications must be determined within 13 weeks of first being published, or 20 weeks where the application relates to more than one local planning authority area. In reaching a decision regarding the designation of a Neighbourhood Area and/or Forum, the Council will prepare reasons for its decision. If the decision is not to designate, these reasons need to be published as part of the refusal notice referred to below. It is considered good practice for any decision to be recorded in writing along with reasons, regardless of whether the decision is to grant designation or to refuse it.

#### **Stage 4 – Publicising a designation of a Neighbourhood Area or Forum**

If approved, as soon as possible after designating a Neighbourhood Area and/or Forum, the Council will publish (in the same manner as Stage 2) the following:

- a) the name of the Neighbourhood Area and/or Forum;
- b) a copy of the written constitution of the Neighbourhood Forum, as appropriate;
- c) the name of the Neighbourhood Area or Forum to which the designation relates; and,
- d) contact details for at least one member of the Neighbourhood Area or Forum.

If refused, as soon as possible after deciding to refuse to designate a Neighbourhood Area or Forum, the Council will publish (in the same manner as Stage 2) the following:

- a) a statement setting out the decision and their reasons for making that decision (“the refusal statement”); and,
- b) details of where and when the refusal statement may be inspected.

### How the consultation was undertaken

3. As the submitted documentation accorded with the above 2012 Regulations, a four-week period of consultation was undertaken, as outlined above in Stage 2 of the process. The consultation period ran from 20<sup>th</sup> January to 20<sup>th</sup> February 2017.
4. As part of the four-week consultation period, the following methods of engagement were utilised:
  - i. the documentation was made available for inspection at the Civic Centre reception area;
  - ii. the details of the application were placed on the Council’s website, along with how representations can be made; and,
  - iii. notices/posters (see below, Appendix 2) detailing the application were attached to notice-boards, lamp-posts and other prominent locations within the designated area.
5. Additionally, officers attended a Parish Council meeting, to outline the consultation process and procedural issues.

### Responses received

6. At the end of the four-week consultation period the Council had received 60 individual responses in support of the application. The majority of responses were from local residents; however, responses were also received from Natural England, Historic England.
7. One respondent, although not objecting to the principle of designating a Neighbourhood Area within the parish of Stainton & Thornton did object to the inclusion of the land east of Stainton Beck. The respondent’s concerns were that development of this land would have little impact on the residents of Stainton & Thornton, as it is not physically or functionally part of the settlements of Stainton or Thornton.
8. The respondent felt that development to the east of Stainton Beck would be more of a concern to the residents of Hemlington who do not fall within the proposed Neighbourhood Area. The respondent therefore, respectfully requested that the boundary of the proposed Neighbourhood Area should be amended to exclude the area to the east of Stainton Beck (see below for determination paras 14&15).
9. Whilst the number of received responses maybe lower than anticipated, the consultation has shown that there is resident support for the designation of a Neighbourhood Area within Stainton & Thornton.

### Consideration and determination of the application

10. Following completion of Stage 2 of the process, the applications under Stage 3 (see above) needed to be considered and determined for approval or refusal. The determination process involved assessing the submitted documentation, whether aspects of the applications needed to be amended, particularly if there were clear planning reasons to do so and analysis of the representations received.

11. Consideration was also given as to whether the applicants had clearly defined the special characteristics, (both physical and non-physical) of what makes their area a neighbourhood. Particular attention was given to the applicants' aims and objectives for the Neighbourhood Area, to ensure they were compatible with the Council's own strategic approach and outlined the continuing promotion or improvement of the social, economic and environmental well-being of the area.
12. In this case the assessment of the applications found that:
  - i. the applicants had submitted the requisite information;
  - ii. there were no existing Neighbourhood Areas or Forums within the area, which have not expired or been withdrawn;
  - iii. the parish council reflects the character of the area, and is drawn from different sections of the community; and,
  - iv. no objections have been submitted to the Council as part of the consultation process.
13. It was determined that the general aims and objectives of the Parish Council were compatible with the Council's own overall strategic approach and that the Parish Council would continue to promote or seek improvement of the social, economic and environmental well-being of the area.
14. In considering the respondent's suggested amendment (see above paras 7&8), reference has been made to the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, which state that 'where a local authority receives an area application from a parish council, and the area specified consists of the whole of the parish's area and does not extend outside the parish, then the council must designate the whole of the area'.
15. As the Stainton & Thornton Parish Council's Neighbourhood Area application is in accordance with the above 2016 Regulations, then it is incumbent upon the Council to designate the whole of the area, as a Neighbourhood Area, and decline the respondent's proposed amendment.
16. In determining the application it is considered that it meets the relevant criteria, and as such should be approved.

#### Next steps following the designation of the Neighbourhood Area

17. Under the Council's delegated powers the proposed Stainton & Thornton Neighbourhood Area designation was approved on 7 March 2017. In accordance with the Neighbourhood Planning (General) Regulations 2012, the Council will publicise the designation of the Neighbour Area, as outlined above in paragraph 4.
18. Notification of the determination will also be placed on the Council's website, (within the Neighbourhood Planning section). The notification will also outline the designation of the Neighbourhood Area and how to access the submitted documentation.

#### Designated Neighbourhood Area contact details:

19. Relevant designated Neighbourhood Area details:
  - i) The Neighbourhood Area application was submitted by the **Stainton & Thornton Parish Council**.
  - ii) The name of the designated Neighbourhood Area will be known as – **Stainton & Thornton Parish Neighbourhood Area**.

- iii) Further details regarding the Parish Council and the Stainton & Thornton Neighbourhood Plan can be obtained by contacting:

The Clerk to the Stainton & Thornton Parish Council,  
4 Thornton Close,  
Thornton,  
Middlesbrough,  
TS8 9BT.

Tel: 01642 590340

Email: [mrnewbould@yahoo.co.uk](mailto:mrnewbould@yahoo.co.uk)

## **APPENDIX 1**

**COPY OF THE STAINTON & THORNTON NEIGHBOURHOOD AREA APPLICATION  
FORM, INCLUDING A MAP SHOWING THE EXTENT OF THE NEIGHBOURHOOD  
AREA BOUNDARY**

Received on.

2 DEC 2016

2 DEC 2016



**Application to designate a Neighbourhood Area  
Town and Country Planning Act 1990  
Neighbourhood Planning (General) Regulations 2012**

**Publication of applications on the Middlesbrough Council website:**

Please note that the information provided on this application form may be published on the Council's website. If you require any further clarification, please contact Planning Services on 01642 729065.

Please complete using block capitals and black ink

1. Principal contact details	2. Additional contact details
Title MR.	Title COUNCILLOR
First Name ALAN	First Name DAVID
Surname LIDDLE	Surname COUPE
Organisation (if applicable) RETIRED	Organisation
Address 14 CHURCH CLOSE STAINTON MIDDLESBROUGH	Address 14 MALTBY ROAD THORNTON MIDDLESBROUGH
Postcode TS8 9AF	Postcode TS8 9BU
Tel. No. 01642 598234	Tel. No. 07802 389399
E-mail H9Liddle@gmail.com.	E-mail DAVID.COUPER MIDDLESBROUGH.GOV



3. **Relevant body:**

Please confirm that you are or are capable of being the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and Section 5C of the 2012 Regulations

Yes

No

Name of relevant body:

STAINTON AND THORNTON PARISH COUNCIL.

4. **Name of Neighbourhood Area:**

Please give a name, by which your neighbourhood area will be formally known.

STAINTON AND THORNTON PARISH.

5. **Extent of the area:**

Please indicate below and attach an OS plan showing the intended extent of the area.

Whole of a recognised boundary area

Part of a recognised boundary area

Joint recognised boundary area

Please describe below why you consider the extent of the neighbourhood area is appropriate.

CONTAINS THE WHOLE OF STAINTON AND THORNTON PARISHED AREA AND IS CLEARLY DEFINED BY MIDDLESBROUGH BOROUGH COUNCIL.

6 **Intention of neighbourhood area:**

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

Neighbourhood Development Plan:

Neighbourhood Development Order:

Community Right to Build Order:

7. Additional joint area details:

If you are applying with an adjoining area please give the principal contact details and relevant body details.

N/A.
------

8. Declaration:

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

In the case of joint area applications, principal contact names from each area will be required.

Name:		Date:
ALAN LIDDLE		11/11/2016

Name:		Date:
DAVID COUPE		11/11/2016

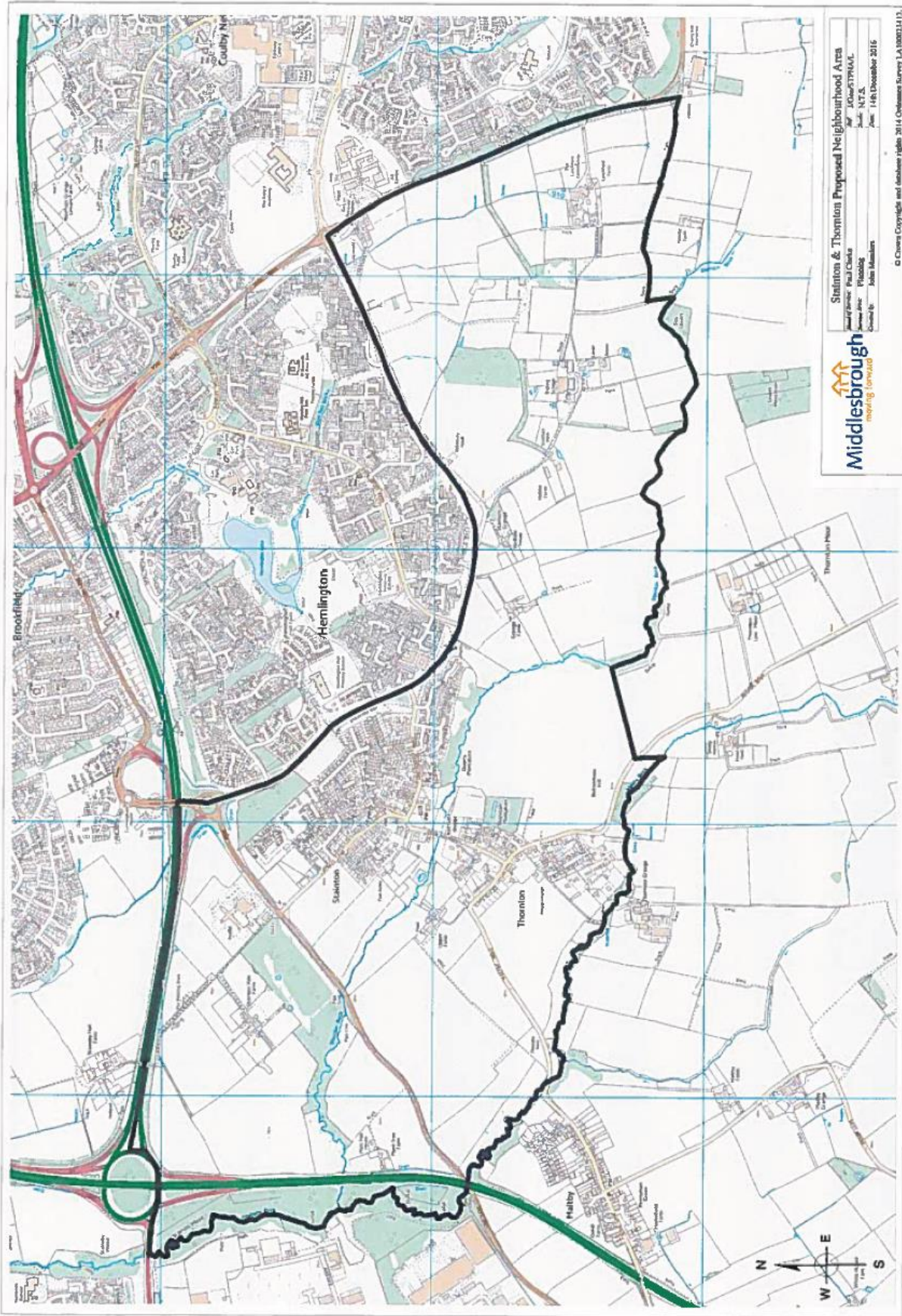
Please send your application to:

Planning Policy,  
Planning Services,  
Civic Centre,  
Middlesbrough Council,  
P.O. Box 504,  
Middlesbrough,  
TS1 9FY.

Telephone: 01642 729065

Email: [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk)

Website: [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)



## **APPENDIX 2**

**COPY OF THE PUBLIC NOTICE ATTACHED TO  
LAMPPOSTS, NOTICEBOARDS AND OTHER PROMINENT LOCATIONS  
WITHIN STAINTON & THORNTON**



**NOTICE IS HEREBY GIVEN OF AN APPLICATION  
TO ESTABLISH A NEIGHBOURHOOD AREA WITHIN  
THE PARISH OF STAINTON & THORNTON**

**The Localism Act 2011 and  
Neighbourhood Planning (General) Regulations 2012 (as amended).**

Under the Neighbourhood Planning (General) Regulations 2012, local authorities are now able to designate Neighbourhood Areas. Neighbourhood Areas are where local community groups, businesses, and parish councils can apply to the Local Authority to have their local neighbourhood/parish designated a Neighbourhood Area, in order to establish a vision and general planning policies for the development and use of land within their designated neighbourhood/parish.

Middlesbrough Council is now in receipt of an application from the Stainton & Thornton Parish Council to establish a Neighbourhood Area. As part of the application process, the Parish Council has submitted the relevant application form, a statement outlining why it considers the parish appropriate for designation, and an OS map showing the proposed designation boundary.

The Council is now seeking views in respect of this application, from local residents and businesses within the Stainton & Thornton parish boundary.

Further details regarding this application can be found on the Council's website at [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk), by accessing the Neighbourhood Planning pages, or by accessing its Consultation Portal at <http://consult.middlesbrough.gov.uk/portal> where you can make online representations from **Friday 20<sup>th</sup> January 2017**.

Representations in respect of the application can also be made via email to [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk) or in writing to:

Planning Policy,  
Planning Services,  
PO BOX 504,  
First Floor, Civic Centre,  
Middlesbrough,  
TS1 9FY.

All representations are required to be with the Council before **5.00pm on Monday 20<sup>th</sup> February 2017**. Further information about this application can also be obtained by telephoning (01642) 729065.

## **APPENDIX 3**

### **COPY OF THE DECISION NOTICE APPROVING THE NEIGHBOURHOOD AREA DESIGNATION**

**NOTICE IS HEREBY GIVEN OF APPROVAL TO ESTABLISH A  
NEIGHBOURHOOD AREA WITHIN THE PARISH OF  
STAINTON AND THORNTON**

**The Localism Act 2011 and  
Neighbourhood Planning (General) Regulations 2012 (as amended).**

Notice is hereby given that Middlesbrough Council on the 7 March 2017 approved an application from Stainton & Thornton Parish Council to establish a Neighbourhood Area within the parish boundary. This follows a four-week period of consultation, which concluded on the 20 February 2017 during which no representations were received objecting to the application. The approved designation is to be known as the Stainton & Thornton Parish Neighbourhood Area. Further details and extent of the designated Neighbourhood Area can be found on the Council's website at [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk), by accessing its Neighbourhood Planning webpages. For advice on Neighbourhood Planning within Middlesbrough, please contact Planning Policy, Planning Services, PO BOX 504, First Floor, Civic Centre, Middlesbrough, TS1 9FY, or via email at [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk) or by telephoning (01642) 729065.