

OFFICER DECISION RECORD (ODR2)

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Date of Decision	23/10/25.
Decision Taker (including Job Title)	Head of Planning in consultation with the Chair of the Environment and Communities Committee. David Malcolm (Head of Planning) David Jefferay Independent Councillor (Wilmslow East Ward) (Chair of the Environment and Communities Committee).
Specific Delegation	The Environment and Communities Committee determined on 7th of July 2021¹ that decisions relating to the neighbourhood plan process as detailed below be delegated to the Head of Planning in consultation with the Chair of the Environment and Communities Committee: 1. Decisions to designate a neighbourhood area 2. Decisions to designate a neighbourhood forum

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<https://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=962&MId=8678&Ver=4>

	3. Decisions to consider whether plan proposals meet the requirements of Schedule 4B, paragraph 6(2) of the Town and Country Planning Act 1990. 4. Decisions on Examiners Recommendations (including in regard to modification proposals) 5. Decisions on plan proposals (including in regard to modification plan proposals) 6. Decisions on proposals to correct errors or make minor non-material amendments to made neighbourhood plans.
Brief Description of Decision	To revoke the original Wybunbury Combined neighbourhood area (appendix 1) designation that was made on 01/12/15 and make the Wybunbury Combined neighbourhood area modification (appendix 2), for the purpose of preparing the Wybunbury Combined Neighbourhood Plan.
Reasons for the Decision and alternatives considered	National Planning Practice Guidance suggests that Local Authorities should seek to designate the neighbourhood area applied for by the local council concerned and give regard to the desirability of doing so. In this instance no circumstances exist where the exclusion of land from the proposed neighbourhood area were considered necessary; it is considered that the Wybunbury Combined neighbourhood area application has been prepared in accordance with existing regulations and guidance and is desirable to designate for these reasons: 1. The application submitted meets the requirements as presented at Part 2 (5) of the Neighbourhood Planning (General)

	Regulations 2012 and in accordance with National Planning Practice Guidance on Neighbourhood Planning. 2. Hough and Chorlton Parish Council is the relevant body to undertake Neighbourhood Planning in this location. 3. The neighbourhood area follows the existing political and administrative boundary for the Parish of Wybunbury, Hough and Chorlton, Walgherton, Hatherton, and Doddington and District and does not include land in any adjoining Parish. 4. No other applications have been made for Neighbourhood Areas covering all or part of the area. 5. There are no issues of a strategic nature in the Parish which give rise to a need to alter the area applied for. Given the above points, the proposed neighbourhood area is considered appropriate and desirable for the purposes of preparing the Wybunbury Combined neighbourhood plan.
Member consultation and interests declared	David Jefferay Independent Councillor (Wilmslow East Ward) (Chair of the Environment and Communities Committee): Satisfied.
Significant Decision	NO.
Legal Implications	The Secretary of State has made the Neighbourhood Planning (General) Regulations 2012 under powers conferred by the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004, and these

	Regulations (“the Regulations”), which came into force on 6th of April 2012. Neighbourhood area applications must be made in accordance with Regulation 5 of the Regulations. Any qualifying body (including a parish council) is entitled to initiate the process. Applications must be publicised in compliance with Regulation 6 of those regulations. Section 61G of the 1990 Act sets out the requirements for determining applications for an area to be designated a neighbourhood area. In determining an application, the authority must have regard to the desirability of designating the whole area of a parish council as a neighbourhood area and the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas. Neighbourhood Development Plans and Orders, which may follow the making of a Neighbourhood Area, are prepared in accordance with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Regulations. <i>James Thomas, Solicitor, 5/11/25</i>
Financial Implications	The designation of the Wybunbury Combined neighbourhood area for Wybunbury, Hough and Chorlton, Walgherton, Hatherton, and Doddington and District Parishes will not incur direct costs to the Council in itself, however this application, and future applications, will require input and time from officers both in the Strategic Planning team and from other services. Support will be made available to Hough and Chorlton Parish Council toward preparing the Wybunbury Combined

	Neighbourhood Plan. This support is being made available within existing budgets. At a later stage direct costs will be incurred as the Council is required to hold an independent examination and a referendum on the proposed Wybunbury Combined Neighbourhood Plan. Under the Neighbourhood Planning (General) Regulations 2012, the costs of this examination and referendum are required to be met by the Council. Such costs will be met through existing budgets and through grant funding from central government. <i>I am satisfied that the recommended option is supportable.</i> <i>Wendy Broadhurst, Lead Finance Partner 29/10/25</i>
Confidential/Exempt Information	N/A.
Background Papers	1. Wybunbury Combined neighbourhood area application (modification). Copies of the relevant documents may be viewed on the Councils website², or by request at Council headquarters: Delamere House Delamere Street Crewe CW1 2LL.

Signed: 

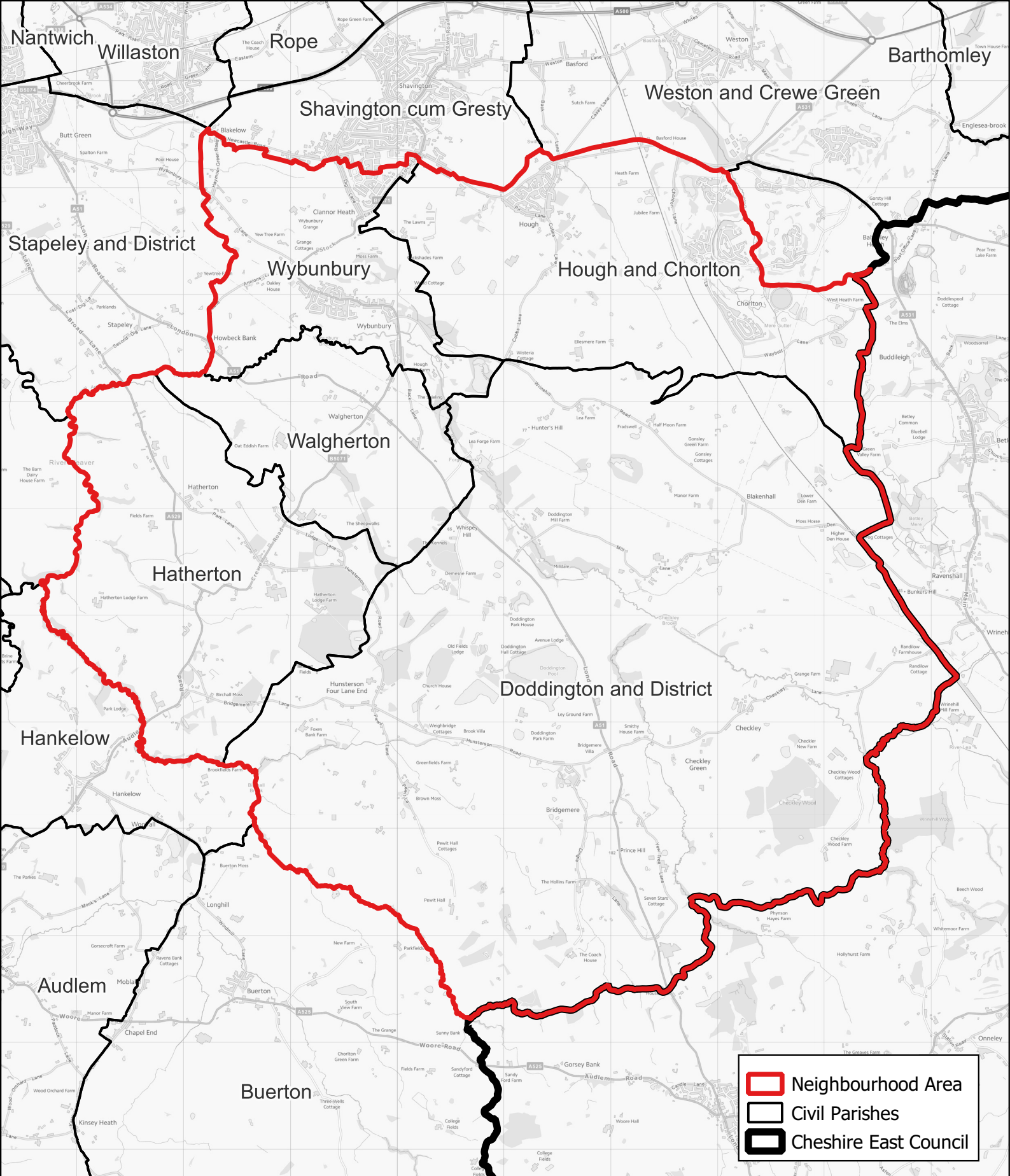
David Malcolm, Head of Planning.

Councillor David Jefferay, Chair of Environment and Communities Committee.

Dated: 23.10.25.

² <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

Appendix 1: Wybunbury Combined existing neighbourhood area



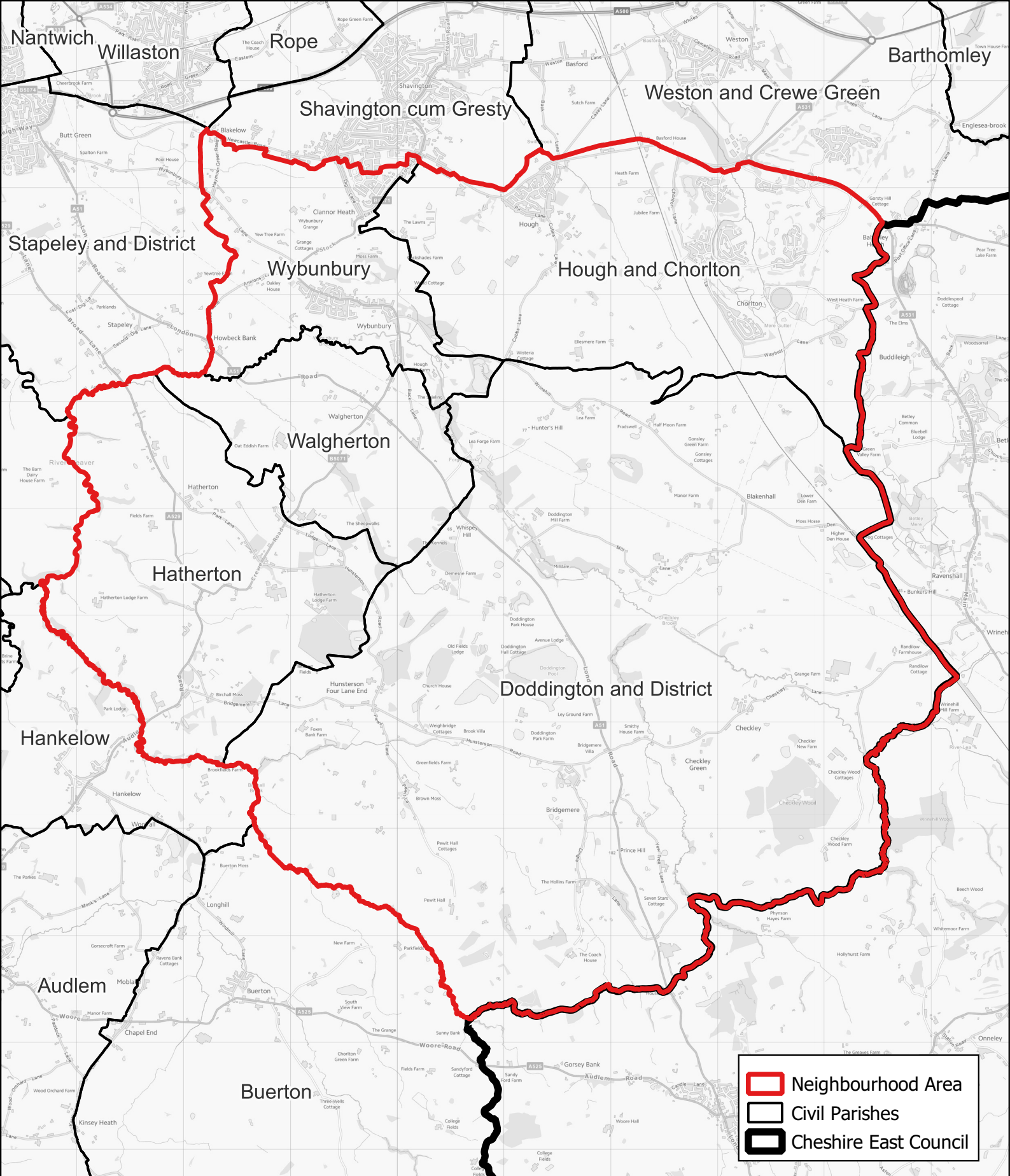
Existing Wybunbury Combined Parishes Neighbourhood Area



1:45,000

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Appendix 2: Wybunbury Combined Proposed neighbourhood area



Proposed Wybunbury Combined Parishes Neighbourhood Area



1:45,000

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