



Application Reference:	Stopping Up Order
Location:	Land outside Roma Cottage Dunedin Road, Rainham
Ward:	South Hornchurch
Description:	Stopping up of Highway
Case Officer:	Mark Philpotts
Reason for Report to Committee:	The Head of Planning considers Committee consideration to be necessary.

1 Background

- 1.1 on 13 May 2013 the Council approved planning permission under application reference P1612.09 for the erection of a three bedroom residential dwelling on land to rear of 2 and 3 Blewetts Cottages New Road Rainham. The decision notice was issued on 13 May 2013. In order to facilitate the development, stopping up of the adopted public highway is required as the approved scheme will encroach onto the existing public highway.
- 1.2 A resolution is therefore sought to stop up the adopted public highway shown zebra hatched on the plan reference No. QR024-02-101 at Appendix A ("Plan") to enable the development to be carried out in accordance with the planning permission granted under application reference number P1612.09.
- 1.3 The Council's highway officers have considered the application and consider that the stopping up is acceptable in all material respects to enable development pursuant to planning permission.

2 Recommendation

That the Committee resolve to authorise the stopping up of the highway land outside Roma Cottage, Dunedin Road, Rainham shown zebra hatched on the

Plan, in accordance with the procedure set out in section 252 of the Town and Country Planning Act 1990, subject to:

- the grant and lawful implementation of planning permission application reference P1612.09;
- payment, by the applicant, of all costs associated with the stopping up;
- any direction by the Mayor of London

on the following basis:

if no objections are received (or any received are withdrawn), or the Mayor of London decides a local inquiry is unnecessary, then the stopping up order will be confirmed by officers;

if objections are received from a local authority, statutory undertaker or gas transporter (and are not withdrawn), or other objections are received (and not withdrawn) and the Mayor of London decides that an inquiry is necessary, the Council shall cause a local inquiry to be held.

3 Proposal and Location details

- 3.1 Section 247(2A) of the Town and Country Planning Act 1990 (“the Act”) provides that the Council of a London borough may by order authorise the stopping up or diversion of any highway within the borough if it is satisfied that it is necessary to do so in order to enable development to be carried out in accordance with planning permission granted under Part III of the Act.
- 3.2 In *K C Holdings Ltd v Secretary of State for Wales* [1990] JPL 353 the Deputy Judge held that “may” implies a discretion to consider the demerits and merits of the particular closure in relation to the particular facts of the case. In *Vasiliou v Secretary of State for Transport* [1991] 2 All ER 77, the Court of Appeal held that when exercising his discretion, the Secretary of State was not only entitled, but required to take into account any directly adverse effect the order would have on all those entitled to the rights which would be extinguished by it, especially as the section contains no provision for compensating those so affected.
- 3.3 The layout of the development has already been considered and approved under application ref P1612.09 following a full statutory public consultation exercise. The approved layout plans would require the stopping up of the area(s) of land that are the subject of this report. The stopping up now proposed would give effect to the development on the land over which the highway lies.
- 3.4 The area of land to which the application to stop up relates lies to the front of Roma Cottage, Dunedin Road measuring approximately 4.2 meters in width

by 10.5 meters in length and sited between OS grid reference points 551,472(E), 182,764(N); 551,471(E), 182,758(N); and 551,461(E), 182,761(N). The land is classified as highway grass verge on the register of highways maintainable at the public expense. Adjacent to the land is a made up pedestrian footway.

- 3.5 There is no vehicular access over the land so the proposed stopping up will have no effect on vehicular traffic. The proposed stopping up would not materially affect pedestrians as pedestrian use of the adjacent footway will be maintained.
- 3.6 Officers therefore consider that there would be no disadvantages suffered by the public or by those with properties near or adjoining the existing highway. In contrast, there are advantages of stopping up the highway rights as doing so will enable the development to be carried out.

4 Planning History

- 4.1 The following planning decisions are relevant to the application:

P1612.09 – erection of a three bedroom residential dwelling - Approved

The stopping up is necessary in order that development pursuant to planning permission can be carried out.

5 Consultation

- 5.1 The Council's highway officer has no objection to the proposed stopping up order.
- 5.2 No public or external consultation has been carried out by the Council in respect of the current stopping up application; however, should the Committee approve the stopping up before making the order, the Council would carry out consultation as required by Section 252 of the Act. This would involve consulting statutory undertakers, posting site notices and publishing the proposed orders in a local newspaper and the London Gazette. A 28-day consultation period would allow interested parties to respond.
- 5.3 Under Section 252(4)(b) of the Act if an objection is received from any local authority, undertaker or gas transporter on whom a notice is required to be served, or from any other person appearing to the council to be affected by the order and that objection is not withdrawn (through negotiation between the objector and the applicant) the council must:

(i) notify the Mayor; and

(ii) cause a local inquiry to be held.

5.3 If however, none of the objections received were made by a local authority or undertaker or transporter then, under Section 252(5A) of the Act, the Mayor shall decide whether, in the “special circumstances of the case” the holding of such an inquiry is unnecessary, and if he decides that it is unnecessary he shall so notify the council which may dispense with the inquiry.

5.4 If there are no objections, or all the objections are withdrawn, then the Council may confirm the stopping up order without an inquiry.

6 Conclusion

It is considered that the proposed stopping up of the area of land is necessary to enable development to proceed in accordance with planning permission and is acceptable in highways terms. It is noted, however, that there remain obligations relating to consultation and a local inquiry may be held, should the stopping up be approved by the Committee.

Appendix A

Plan reference No. QR024-02-101