

# Public Document Pack



## MINUTES OF A CABINET MEETING Council Chamber - Town Hall Wednesday, 18 January 2012 (7.30 - 8.55 pm)

### **Present:**

Councillor Michael White (Leader of the Council), Chairman

Councillor Steven Kelly (Vice-Chair)

Councillor Michael Armstrong

Councillor Robert Benham

Councillor Roger Ramsey

Councillor Paul Rochford

Councillor Geoffrey Starns

Councillor Barry Tebbutt

Councillor Lesley Kelly

Councillor Andrew Curtin

### **Cabinet Member responsibility:**

(Deputy Leader) Individuals

Transformation

Community Empowerment

Value

Children & Learning

Community Safety

Environment

Housing

Culture, Towns & Communities

Councillors Clarence Barrett, Linda Hawthorn, Linda Van Den Hende, Keith Darvill, Denis O'Flynn, Paul McGeary, Denis Breeding, Pat Murray, Lynden Thorpe, Keith Wells, Billy Taylor and David Durant also attended.

Three members of the public and a representative of the press were present.

The decisions were agreed with no vote against.

There were no declarations of interest.

The Chairman reminded those present of the action to be taken in the event of an emergency.

### 45 **MINUTES**

The minutes of the meeting of Cabinet held on 14 December 2011 were agreed as a correct record and signed by the Chairman.

46 **THE COUNCIL'S BUDGET 2012/15**

*Councillor Roger Ramsey, Cabinet Member for Value, introduced the report*

Cabinet received a report at the last meeting in December which set out the details of national developments and information on the financial position within Havering.

The current report updated Members on the progress of the 2012/15 corporate budget and the proposed financial strategy for responding to the financial position facing the Council. The report also set out the additional proposals which had been identified for consideration by all the relevant Committees and for consultation with stakeholders.

The provisional Local Government Financial Settlement had now been announced, and relevant details were included in the report.

**Reasons for the decision:**

The report enabled the Council to develop its budget as set out in the constitution.

**Other options considered:**

None. The Constitution required this as a step towards setting its budget.

In response to a question about the possibility of there being a need to hold a referendum if there were any shortfall in income and the only way to meet that shortfall was to raise the Council Tax above the capped level, the Cabinet Member for Value agreed that a referendum would indeed be costly but added that Havering was better placed than other London boroughs to be able to meet its obligations without the need to exceed the 3.5% cap. He added that there was a need to consider different options for the future and that it was impractical to try to cover all costs simply by raising business rates and that the possibility of some form of "pooling" across the London boroughs could be a way to ensure that risk was better managed in future.

**Cabinet AGREED to:**

- 1. Approve the progress made to date with the development of the Council's budget for 2012/13 and beyond.**
- 2. Note the outcome of the provisional local government financial settlement announcement and in particular, the expected reduction in Government funding for 2012/13 of £5m.**
- 3. Note the expected date for the announcement of the final settlement and that, owing to timing, further supplemental information to the main Council Tax report might need to be submitted at the February Cabinet meeting.**

4. **Note the comments of the Local Government Minister on expected council tax increases and the introduction of referenda where rises were beyond defined levels.**
5. **Note that the proposals contained in the reports to Cabinet in July 2010 and July 2011 were now being incorporated in the Council's future budget.**
6. **Note the Council's intention to take advantage of the additional Council Tax freeze grant for 2012/13.**
7. **Issue the report for consultation to Members, the unions and affected staff, and other stakeholder groups.**
8. **Agree that a consultative presentation would be made to a joint meeting of the Overview & Scrutiny Committees.**
9. **Note the financial position of the Council in the current year.**
10. **Note that the GLA's consultation budget had yet to be published, details would be provided separately.**
11. **Note that the Administration was committed to maintaining the stability of the Council's finances and was doing everything it could to keep Council Tax rises to a minimum.**

#### 47 **EXTENSION OF COUNCIL'S INSURANCE CONTRACT**

*Councillor Roger Ramsey, Cabinet Member for Value, introduced the report*

The report informed Members about the options available to the Council when the main insurance contract expired at the end of December 2012. It was proposed that the current contract should be extended for two years from that date and approval was sought for this action.

##### **Reasons for the decision:**

1. The option to extend the contract for two years was chosen as rates would be guaranteed for the whole duration of the extension. The 5% reduction in rates offered provided savings to the Council before the end of the contract.
2. The quality of the service provided by Zurich Municipal was considered to be very good and strong and effective working relationships existed.
3. It was advantageous to have consistency in Insurance providers as there was a significant resource cost in tendering and in transferring insurers should an alternative provider or providers be selected.
4. Risk Management activities including projects to consider risk tolerance and appetite, future insurance needs of services and the

costs/benefits of tendering smaller lots needed to be explored more fully before the Council returned to the market to tender for a replacement provider.

**Other options considered:**

- 1 The option to extend for one year was disregarded as this did not provide sufficient negotiating advantages.
- 2 The option to extend for three years or more was disregarded because rates could not be guaranteed and market conditions were hard to predict. Extending for the contract for two years would not prevent the Council negotiating a further extension - up to the five year term originally proposed, if this was considered at the time to be in the Council's best interests.
- 3 The option to re-tender was disregarded due to the cost of the exercise and the market information provided by the broker.

**Cabinet:**

1. **NOTED the options considered.**
2. **APPROVED the two year extension to the contract with Zurich Municipal from 1 January 2013.**
3. **NOTED the savings achieved and how this expenditure could be redirected.**

48 **DISPOSAL OF UNDER-UTILISED SITES WITHIN THE HOUSING REVENUE ACCOUNT**

*Councillor Roger Ramsey, Cabinet Member for Value, introduced the report*

At various occasions over the last few years Cabinet approval had been given to the disposal of a number of Council-owned sites that had been identified as surplus - either as a result of specific projects or more general property reviews carried out by Strategic Property Services. More specifically, on various occasions, approval had been given to the disposal of a number of small, under-utilised sites held within the Housing Revenue Account (HRA) and these disposals had resulted in an increased flow of affordable houses and capital receipts. A further review of potentially under-utilised sites within the HRA had been carried out and more potential disposal/development opportunities had been identified.

As the Council had pursued a policy of selling surplus sites for many years it became more difficult to identify new sites for disposal that did not pose challenges, either technically or in terms of planning, and especially in respect of objections to disposal that arose in many cases. Nonetheless, constant and ongoing appraisal of property assets to identify disposal opportunities was a requirement for all local authorities and for Havering it was essential to provide capital receipts to fund spending which would in turn support and enhance Council services.

The report identified further sites that did not appear to meet the Council's approved criteria for property ownership and therefore needed to be considered for disposal.

**Reasons for the decision:**

In order to improve the efficiency of the Council's portfolio of land and property assets and to generate further capital receipts it was important to ensure that surplus assets continued to be identified for disposal.

**Other options considered:**

If these sites were not sold, the most likely alternative was that they remained in their current use or would remain vacant. Any other alternatives were identified in the individual appendices for each site.

If the sites were not sold, it was likely that the capital programme would have to be reduced or funded from borrowing which would incur additional revenue costs.

In answer to a question a Member asked about whether the movement of a scout hall was necessary, officers replied that the position of the hall within the site prohibited development. The proposed move would not be far and would be beneficial to the scouts as well.

In response to a query about the Tempest Way garage site, officers confirmed that consultation had revealed considerable under-use, but that the site would be re-evaluated in the light of the Member's concerns.

**Cabinet AGREED that the properties identified in the report (details in Appendix A) be declared surplus and authorisation be given for their disposal (subject to obtaining any necessary planning permissions and other consents as appropriate) and that the Property Strategy Manager in consultation with the Assistant Chief Executive (Legal and Democratic Services) be authorised to deal with all matters arising and thereafter to complete the disposal of the properties identified.**

49 **HAVERING LOCAL DEVELOPMENT FRAMEWORK - ADOPTION OF JOINT WASTE DEVELOPMENT PLAN DOCUMENT (DPD)**

*Councillor Robert Benham, Cabinet Member for Community Empowerment, introduced the report*

The London Boroughs of Barking and Dagenham, Havering, Newham and Redbridge had prepared a Joint Waste Development Plan Document (DPD) which was to be part of the Local Development Framework(s) for the respective boroughs. Preparation of the Joint Waste DPD built on the strong partnership agreement which the four Councils already had with the East London Waste Authority (ELWA) for managing municipal solid waste and which covered the geographical extent of the four boroughs. The main purpose of the Joint Waste DPD was to ensure there was sufficient waste management capacity across the four boroughs to manage the apportionment set by the London Plan (2011) for municipal and commercial and industrial waste.

Following Member approval within each of the boroughs, the Joint Waste DPD had been through appropriate consultation in line with the Town and Country Planning Regulations and had been independently examined by an Inspector appointed by the Secretary of State. The Planning Inspectorate had now approved the Joint Waste DPD, subject to a number of binding changes, which did not significantly alter the Plan. Formal adoption of the Plan was now recommended.

The other boroughs were progressing adoption in parallel with Havering.

**Reasons for the decision:**

Section 23(5) of the Planning and Compulsory Purchase Act 2004 required that a Development Plan Document should be adopted by resolution of the authority (Council). This was the course of action that officers recommend that Cabinet take for the Joint Waste DPD.

**Other options considered:**

The Council could choose not to adopt the Joint Waste DPD. However, Cabinet previously approved the pre-submission version of the plan and officers considered that the changes recommended by the Inspector did not alter it significantly.

The matter was discussed in some detail with Members being informed that Havering was making improvements in its overall level of recycling and by handling waste and recyclable material separately, landfill could be kept to a minimum and a higher proportion of recyclable material captured. Some waste material (for example: metals) resulted in a healthy return whilst other materials realised very little remuneration – but could often be put to other uses. Overall, the position was good and the future, positive.

**Cabinet RECOMMENDED:**

**That the Joint Waste Development Plan Document, incorporating the Inspector's recommended changes (Appendix 2 to the report) be adopted in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 and the subordinate legislation made thereunder.**

**50 HAVERING LOCAL DEVELOPMENT FRAMEWORK - GYPSY AND TRAVELLER SITES DPD PROPOSED SUBMISSION DOCUMENT**

*Councillor Robert Benham, Cabinet Member for Community Empowerment, introduced the report*

The Report before Cabinet reminded Members that Council had a legal responsibility to plan for the housing needs of all residents, including the Gypsy and Traveller community. Havering's statutory Local Development Framework (LDF) Core Strategy stated that sites to meet the housing needs of Gypsies and Travellers would be identified by the Council in a separate Development Plan Document (DPD).

Cabinet was asked to consider a report on the preparation of this and decide whether to recommend approval for consultation of the Proposed Submission Document (the draft of the DPD which was submitted to the Secretary of State for public examination).

In summer 2011, the Council undertook public consultation on an Issues and Options report for the Gypsy and Traveller Sites DPD. The report included a needs assessment and set out proposed criteria for deciding whether pitches were suitable for use by gypsies and travellers. It emphasised that gypsy and traveller pitches were inappropriate development in the Green Belt and should only be permitted in very special circumstances under national planning policy. It noted however that many of the existing sites in Havering had not given rise to local planning objections and had been occupied by the same families for several years.

The report identified 74 existing pitches at the time of the needs survey in 2010 on which the report was based. 12 pitches had permanent planning permission; 48 had temporary permission or expired temporary permission and 14 pitches were unauthorised.

The Council's preferred option for meeting the housing needs of gypsies and travellers was for 14 additional authorised pitches to be provided so that, taken together with the number of pitches which had or previously had had permanent or temporary permission, the total number of authorised pitches would be sufficient to meet the needs of the gypsy and traveller households who were living in Havering at the time of the needs assessment. The report made clear however that not all of the 48 pitches with temporary permission or expired temporary permission would necessarily be granted permanent planning permission and that this would be the subject of careful assessment on a case by case basis. Nevertheless, this was considered the right number of pitches for which to plan.

The responses to the consultation had been generally positive. In the light of this, officers had prepared the Proposed Submission Document (PSD) for Member approval. If accepted, it would then be the subject of public consultation and submission to the Secretary of State for public examination.

The PSD proposed that 45 of the 48 existing pitches with temporary or expired temporary permission be considered acceptable, given the importance of meeting the needs of gypsies and travellers so far as possible while protecting the Green Belt.

The two pitches with temporary permission at Maylands (the former Brook Street service station adjoining the A12 Trunk Road) were the subject of significant objections from Brentwood Council and local residents. Cabinet had been asked to note that staff considered that, in the light of the planning issues associated with this site and the representations received, the Maylands pitches would be unsuitable for permanent permission. In addition, a single pitch with temporary permission at Prospect Road had also been considered unsuitable for permanent permission as a result of planning issues associated with the site, including its location within a Site of Importance for Nature Conservation as well as being visually intrusive within the Green Belt.

The PSD proposed that 17 further pitches be authorised – 14 to achieve the Council's preferred option for the number of pitches and 3 to compensate for not making the Maylands and Prospect Road sites permanent. The report before Cabinet gave details of the sites to accommodate these pitches.

Officers were asked to clarify certain issues raised in the report – such as the status of sites with interim rights, the potential likelihood of the green belt being involved and how this was to be prevented and whether travelling show-people were included in the description.

In conclusion, and subject to the Council's approval, the PSD would be published for a six week period of consultation and then be submitted to the Secretary of State for examination. For those purposes, Cabinet was asked to agree to delegate:

- (a) Approval of the Final Sustainability Appraisal for the Gypsy and Traveller Sites DPD to the Cabinet Member for Community Empowerment.
- (b) To the Head of Regeneration, Policy and Planning, in consultation with the Cabinet Member for Community Empowerment, authority to make minor amendments to the wording which did not affect the substance of the Development Plan Document before formal submission, in the event that such changes are needed following consultation.

**Reasons for the decision:**

Havering's Local Development Scheme committed the Council to preparing the Gypsy and Traveller Sites DPD. This was also referred to in Havering's Core Strategy and Development Control Policies DPD as this supported its implementation.

Adoption of the DPD, with the appropriate level of site provision, would allow the Council to enforce successfully against future unauthorised sites.



**Other options considered:**

There were no alternative options as the requirements were set out in statute and subordinate legislation. Havering's Local Development Scheme (2010) committed the Council to preparing a Gypsy and Traveller Sites DPD, and public consultation was required under Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended.

**Cabinet accordingly RECOMMENDED that Council:**

- 1 Approve the Report on Consultation (as set out in Appendix 1 to the report to the Cabinet of 18 January 2012).**
- 2 Approve for consultation the Proposed Submission Gypsy and Traveller Sites Development Plan Document (as set out in Appendix 2 of that Cabinet report).**

**51 EXCLUSION OF THE PUBLIC**

**Cabinet DECIDED, on the motion of the Chairman that the public should be excluded from the remainder of the meeting on the ground that it was likely that, in view of the nature of the business to be transacted, if members of the public were present there would be disclosure to them of exempt information within the meaning of paragraph 3 and 6(b) of Schedule 12A to the Local Government Act 1972 and it was not in the public interest to publish the information.**

**52 CONSIDERATION OF CHIEF EXECUTIVE'S REPORT CONTAINING EXEMPT INFORMATION**

*Councillor Lesley Kelly, Cabinet Member for Housing, introduced the report*

Cabinet received a report (containing exempt information and not available to the press or public) setting out in detail aspects of the proposals referred to below.

The report sought permission to proceed with the making of a Compulsory Purchase Order (CPO) in relation to selected empty properties across the Borough, as part of the empty property enforcement programme.

The approach was in accordance with the aims agreed by Members when they approved the Empty Homes Strategy 2009-2012 at Cabinet on 18 November 2009.

The Housing Needs and Strategy section of the Housing and Public Protection Service dealt with empty properties in the Borough. 8 properties had been identified by Council officers as being high risk, long term empty properties. In each of the cases described in the report, negotiations between Officers and the property owners had failed to return the properties to occupation.

Officers considered that making a CPO over each of the properties listed in the Appendix was the most appropriate and expedient method of bringing those properties back into occupation:

**Reasons for the decision:**

All attempts to bring the subject properties back into occupation by working cooperatively with the owners had failed. If Compulsory Purchase Orders were authorised by Council, efforts would continue to negotiate with owners as recommended by Circular 06/2004 from the Office of the Deputy Prime Minister.

**Other options considered:**

Empty Dwelling Management Orders (EDMOs) had been considered, however were not considered suitable as the owners of the properties had largely not cooperated with the Council's efforts to have the properties reoccupied. Also many of the properties required extensive work. Under an EDMO, Council would recover the costs of any works undertaken by letting the properties. Given that most of the properties in the report required significant work; there would be a lengthy delay before the cost of the works could be fully recovered, and the use of EDMOs in these cases was therefore considered unfeasible.

**Cabinet DECIDED to proceed with the proposals as recommended in the report submitted. The details of which are set out in the Appendix to these minutes containing exempt information (and not available to the press or public)**

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**Chairman**

## APPENDIX A

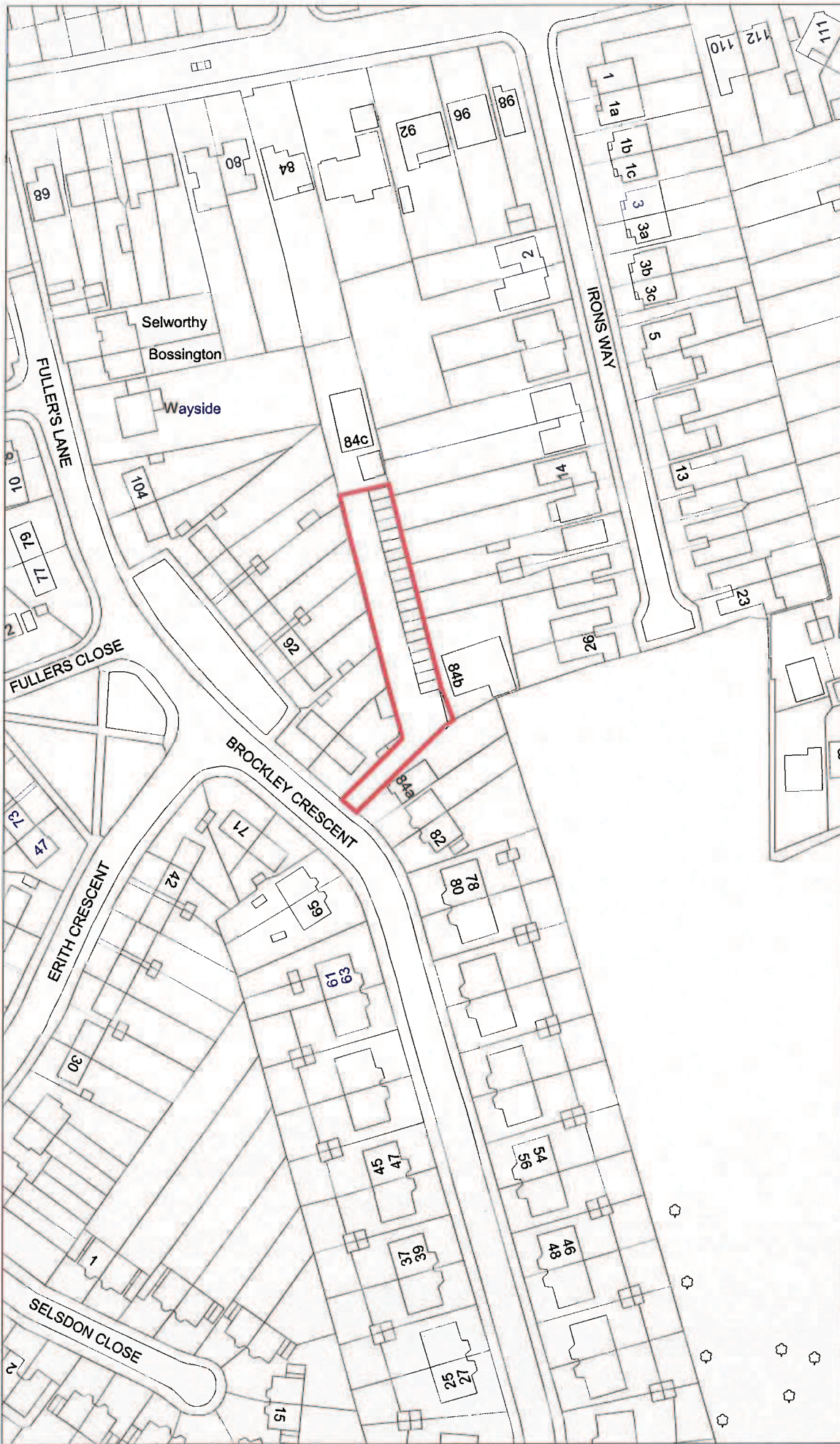
### PROPOSED DISPOSALS

REF	SITE
A1	<p><b>Brockley Crescent</b></p> <p>Site of 20 garages surrounded on all boundaries by residential housing and providing access to 2 adjoining dwellings.</p>
A2	<p><b>Chelmsford Drive</b></p> <p>Site of 12 garages surrounded by residential housing and access land.</p>
A3	<p><b>Cooks Close</b></p> <p>Site consisting of 18 garages surrounded residential housing and Lawns Recreation Ground.</p>
A4	<p><b>Daventry Road</b></p> <p>Site of 16 garages surrounded by residential housing.</p>
A5	<p><b>Dewsbury Road</b></p> <p>Site consisting of Scout hall, former horticultural hall and garage site of 26 garages.</p>
A6	<p><b>Kilmartin Way</b></p> <p>Site consisting of 15 garages.</p>
A7	<p><b>Navarre Gardens</b></p> <p>Site of 10 garages which connects to an additional garage area and is set within a residential area.</p>
A8	<p><b>Penn Gardens</b></p> <p>Site of 3 garages set between residential housing.</p>
A9	<p><b>Quarles Close</b></p> <p>Site of 18 garages surrounded by residential houses and flats.</p>
A10	<p><b>Tempest Way</b></p> <p>Site consisting of 17 garages surrounded by residential housing.</p>

<b>A11</b>	<b>Vanguard Close</b> Site consisting of 12 garages surrounded by residential houses and flats.
<b>A12</b>	<b>Vernon Road</b> Site consisting of 15 garages close to disused Council depot site.
<b>A13</b>	<b>Victory Way</b> Former garage site consisting of 41 garages which have now been demolished.

**BROCKLEY CRESCENT GARAGE SITE,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.21 acres
<b>Description</b>	Garage site consisting of 20 garages
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 20 garages. The Housing department advise that only 2 are let and occupancy levels have been low for at least 3 years.</p> <p>Access to the site is obtained directly from Brockley Crescent.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered in part to the Council presently with the remainder of the site in the process of registration. There are no covenants that would preclude development. Part of the land is subject to a formal right of way.</p> <p><b>Other</b></p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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No	Revisions	Int	Date



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Brockley Crescent Garages

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

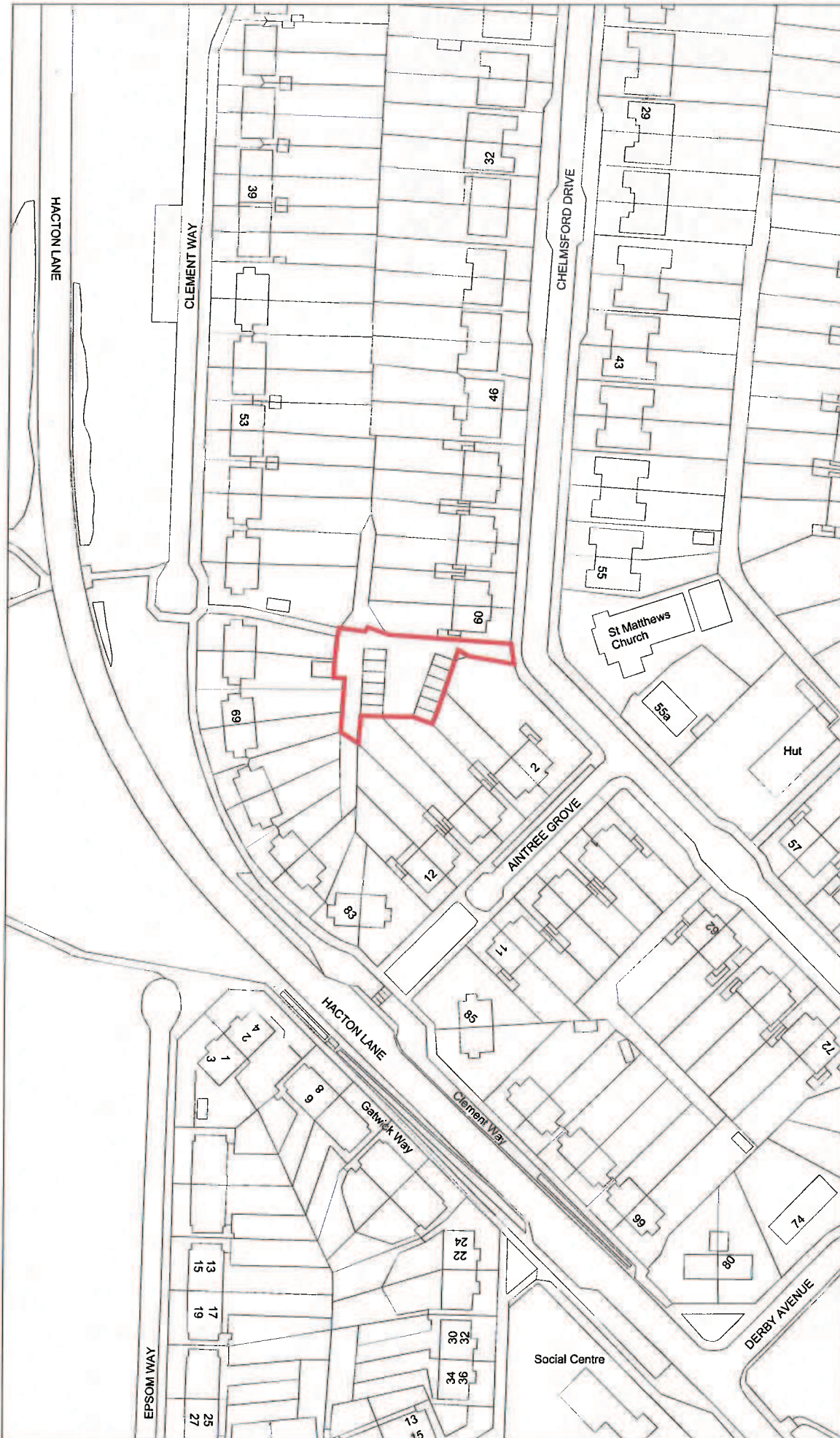
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**Date:**  
December 2011

**Drawing Number:**  
sps1341

**CHELMSFORD DRIVE GARAGE SITE,  
UPMINSTER**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.18 acres
<b>Description</b>	Garage site consisting of 12 garages
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consist of 12 garages. The Housing Department advise that only 4 are let presently and there is alternative provision available for all tenants on Hacton Parade.</p> <p>Access to the site is obtained directly from Chelmsford Drive.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered in part to the Council presently with the remainder of the site in the process of registration. There are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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No	Revisions	Int	Date

**Job Title:**  
Chelmsford Drive Garages  
Hornchurch

**Drawing Title:**  
Site Plan

**Drawn By:**  
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**Scale:**  
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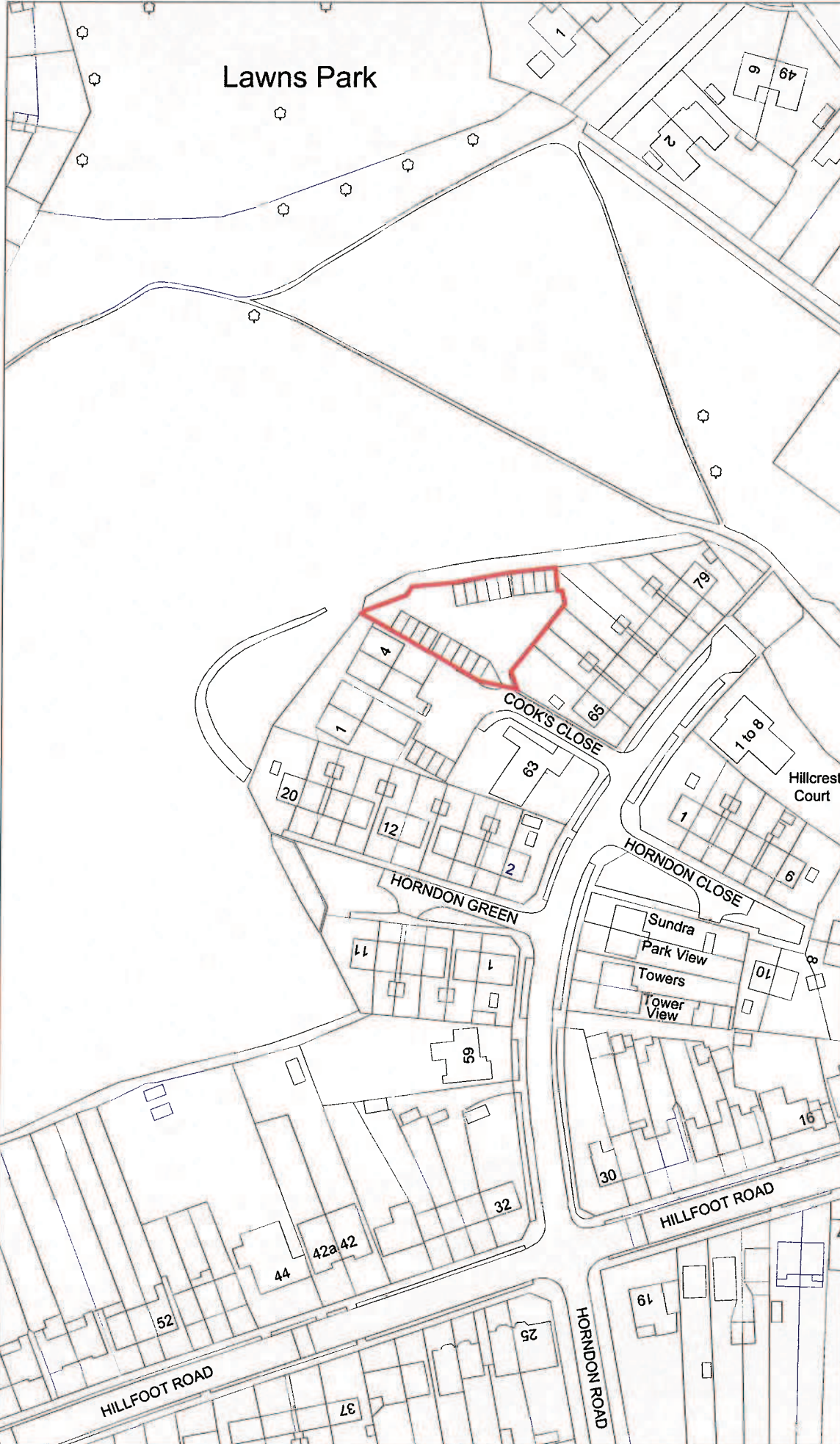
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December 2011

**Drawing Number:**  
sps1342



**COOKS CLOSE GARAGE SITE,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.32 acres
<b>Description</b>	Garages
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 18 garages. The Housing department advise that 11 are let and some alternative provision is located at Mowbrays Close.</p> <p>Access to the site is obtained from Cooks Close.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered to the Council and there are no covenants that would preclude development. Part of the land is subject to a formal right of way.</p> <p><b>Other</b></p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



Lawns Park

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No	Revisions	Int	Date



Job Title:  
Cooks Close/Horndon Road  
Collier Row

Drawing Title:  
Site Plan

Drawn By:  
nt

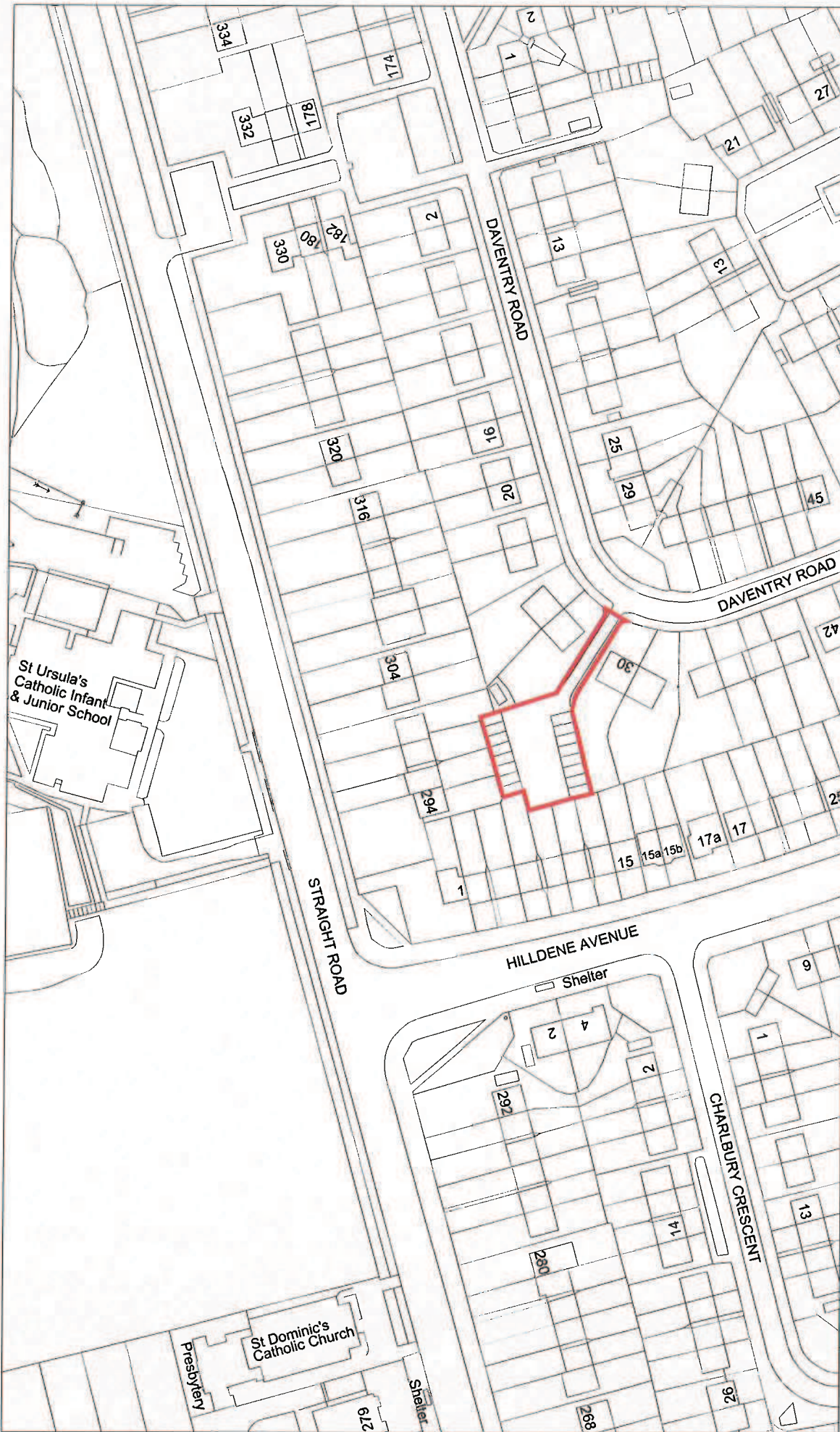
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Date:  
December 2011

Drawing Number:  
sps1343

**DAVENTRY ROAD GARAGE SITE,  
HAROLD HILL**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.14 acres
<b>Description</b>	Garage site consisting of 16 garages
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 16 garages. The Housing department advise that none are in use presently.</p> <p>Access to the site is obtained directly from Daventry Road.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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No	Revisions	Int	Date

**Job Title:**  
Daventry Road Garages

Harold Hill

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

**Scale:**  
1:1250 @ A4

**Date:**  
December 2011

**Drawing Number:**  
sps1344

**LAND AND GARAGES AT DEWSBURY ROAD,  
HAROLD HILL**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.46 acres
<b>Description</b>	Scout hall, former horticultural hall and garage site.
<b>Current Use</b>	The horticultural hall is vacant. The Scout hall is currently leased to the Scouts. 12 of the garages are in use.
<b>Site Details</b>	<p><b>Description</b> The site consists of 26 garages, a leased scout hall and a vacant former horticultural hall. The Housing department advise that 12 garages are let. Alternative provision to accommodate all tenants is available on Tansy Close.</p> <p>Access to the site is obtained from Dewsbury Road.</p> <p><b>Principle of Development</b> Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking and the reprovision of the community facility. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b> The site is registered to the Council and there are no covenants that would preclude development.</p> <p><b>Other</b> Any redevelopment of the site will be dependent upon the relocation of the Scouts.</p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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No	Revisions	Int	Date



**Job Title:**  
Dewsbury Road Garages  
  
Harold Hill

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

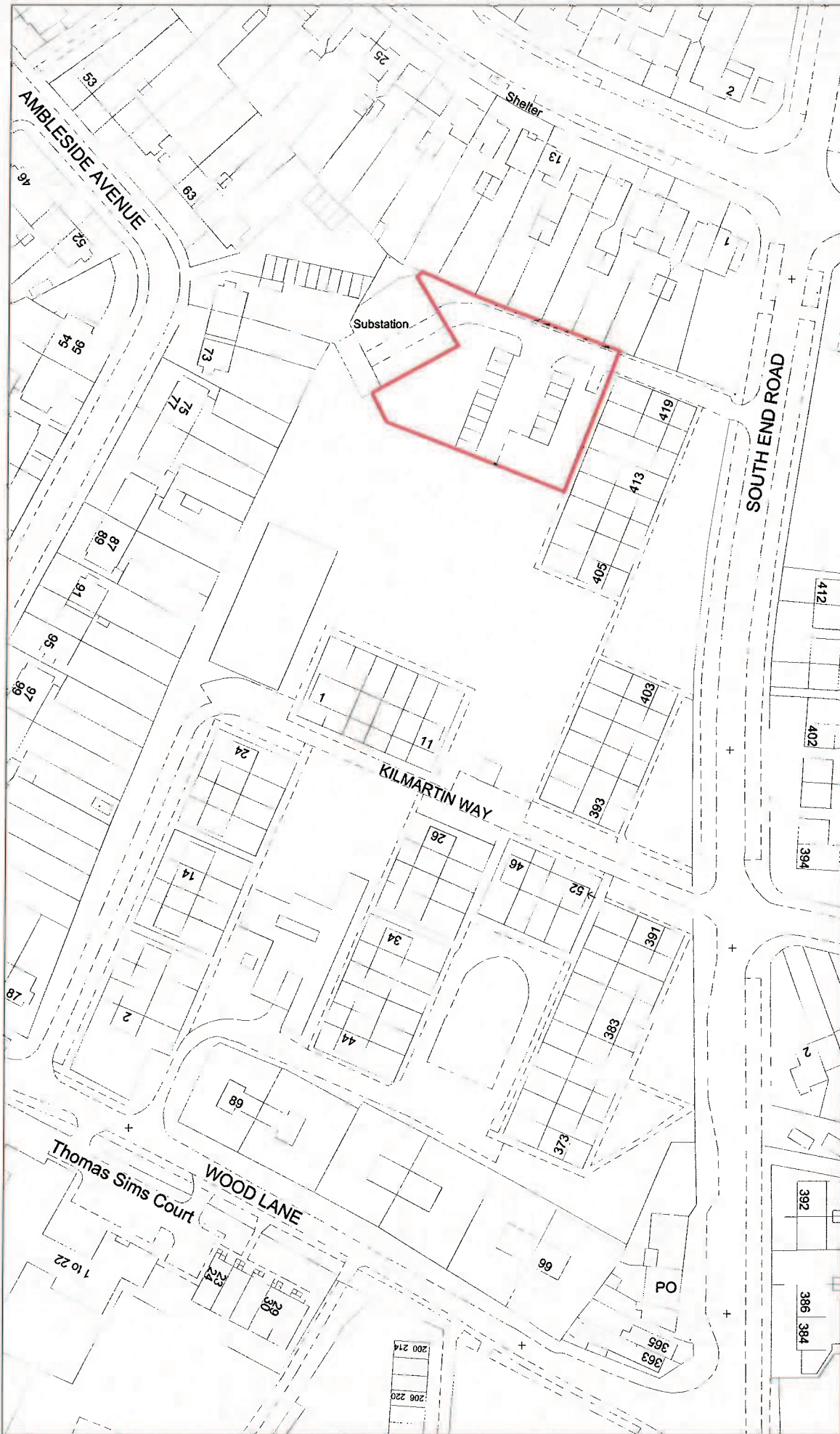
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**Date:**  
December 2011

**Drawing Number:**  
sps1345

**APPENDIX A6**  
**LAND AND GARAGES AT KILMARTIN WAY,**  
**ELM PARK**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.6 acres
<b>Description</b>	Garage and amenity green
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 15 garages. The Housing department advise that only 3 are let presently.</p> <p>Access to the site is obtained from South End Road.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered to the Council. There are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>The site adjoins an electricity substation and access to this will need to be maintained in accordance with rights granted across the land.</p>



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No	Revisions	Int	Date







**Job Title:**  
 Kilmartin Way Garages

Elm Park

**Drawing Title:**  
 Site Plan

**Drawn By:**  
 nt

**Scale:**  
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**Date:**  
 December 2011

**Drawing Number:**  
 sps1347



**NAVARRE GARDENS GARAGE SITE,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.12 acres
<b>Description</b>	Garages
<b>Current Use</b>	Vacant Garages
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 10 garages. The Housing Department advise that all 10 are void.</p> <p>Access to the site is obtained directly from Navarre Gardens.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>None</p>



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No	Revisions	Int	Date



**Job Title:**  
 Navarre Gardens Garages  
 Collier Row

**Drawing Title:**  
 Site Plan

**Drawn By:**  
 nt

**Scale:**  
 1:1250 @ A4

**Date:**  
 December 2011

**Drawing Number:**  
 sps1349

**PENN GARDENS GARAGE SITE,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.02 acres
<b>Description</b>	Garages
<b>Current Use</b>	Vacant Garages
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 3 garages. The Housing Department advise that all 3 garages are void.</p> <p>Access to the site can be obtained directly from Penn Gardens.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. On account of the site area, it is considered too small to accommodate any new residential development.</p> <p><b>Legal Title</b></p> <p>The site is in the process of being registered to the Council presently.</p> <p><b>Other</b></p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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No	Revisions	Int	Date



**Job Title:**  
Penn Gardens Garages

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

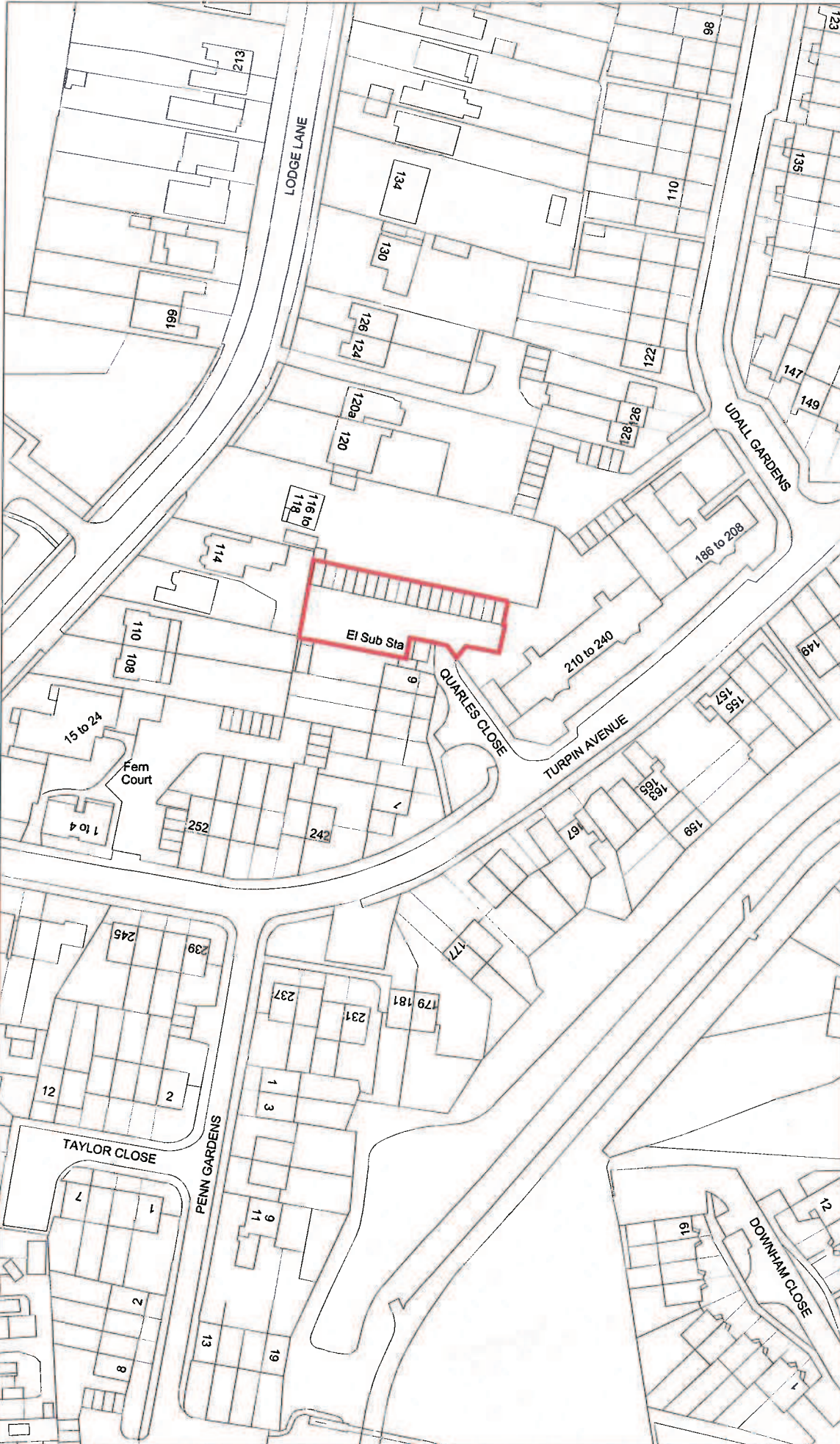
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**Date:**  
December 2011

**Drawing Number:**  
sps1350

**QUARLES CLOSE GARAGE SITE,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.21 acres
<b>Description</b>	Garages
<b>Current Use</b>	Garages
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 18 garages. The Housing department advise that 6 garages are let presently and alternative provision is available for all tenants in Udall Gardens.</p> <p>Access to the site is obtained directly from Quarles Close.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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**Job Title:**  
Quarles Close Garages

Collier Row

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

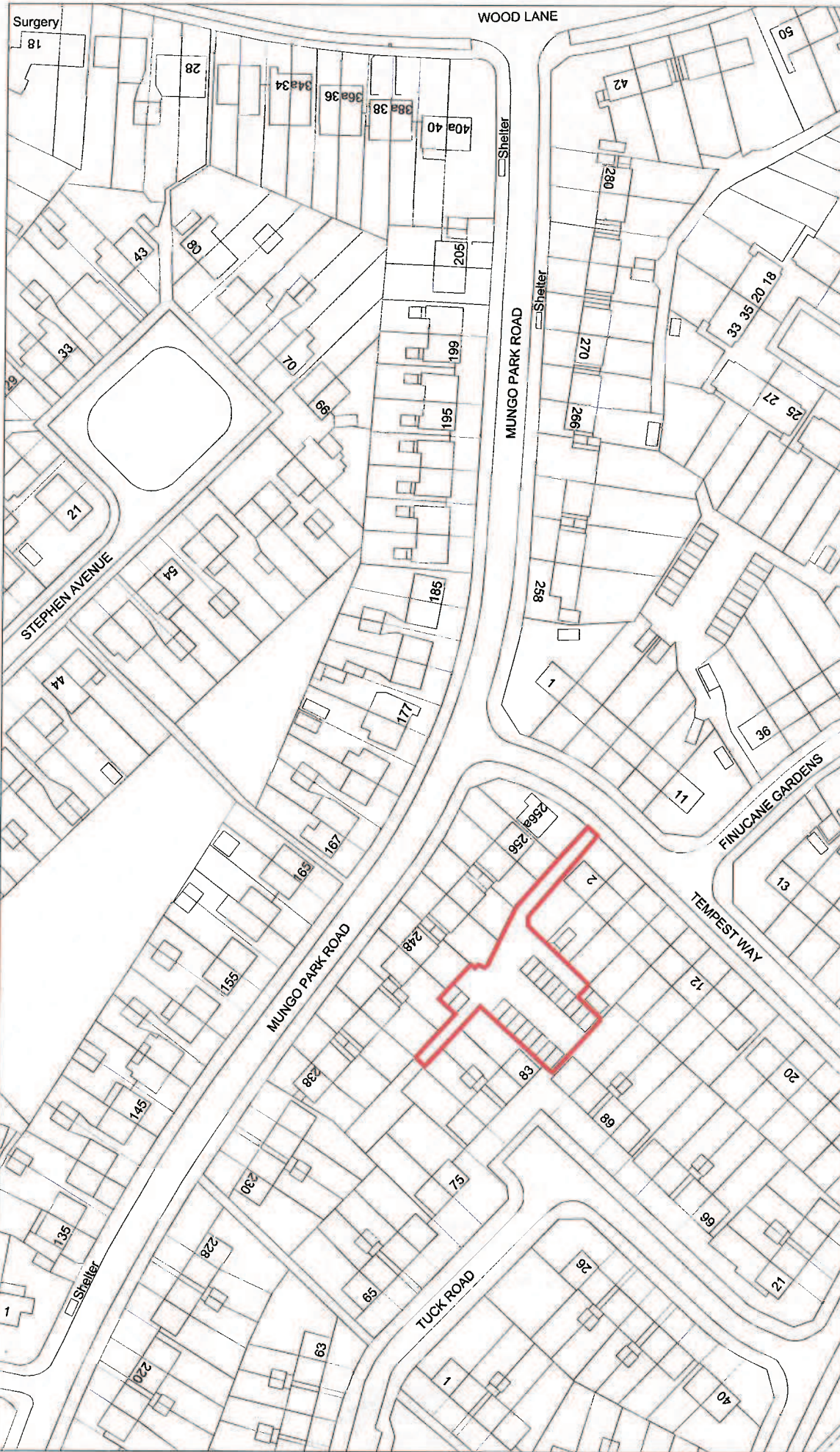
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**Date:**  
December 2011

**Drawing Number:**  
sps1351

**TEMPEST WAY GARAGE SITE,  
ELM PARK**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.23 acres
<b>Description</b>	Garages
<b>Current Use</b>	Garages
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 17 garages. The Housing Department advise that 9 garages are let presently and alternative provision is available in Finucane Gardens.</p> <p>Access to the site is obtained directly from Tempest Way.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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**Job Title:**  
Tempest Way Garages

Elm Park

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

**Scale:**  
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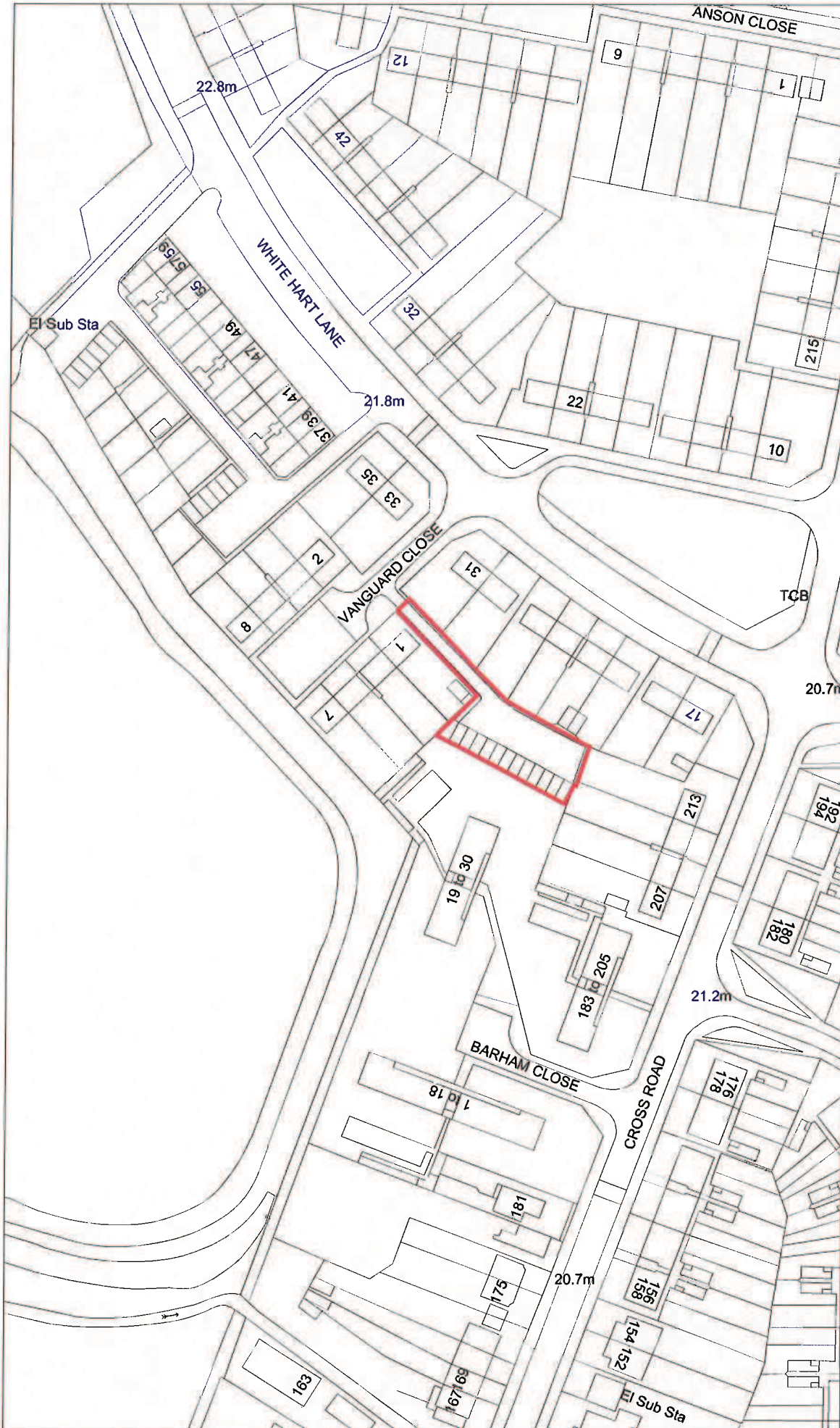
**Date:**  
December 2011

**Drawing Number:**  
sps1353



**VANGUARD CLOSE GARAGE SITE,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.14 acres
<b>Description</b>	12 Garages
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b></p> <p>The site consists of 12 garages. The Housing Department advise that only 6 are let and alternative provision is available on Mawney Close and White Hart Lane.</p> <p>Access to the site is obtained via an access way off Vanguard Close.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The majority of the site is registered to the Council and the remainder is in the process of being registered presently. There are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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**Job Title:**  
Vanguard Close Garages

Collier Row

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

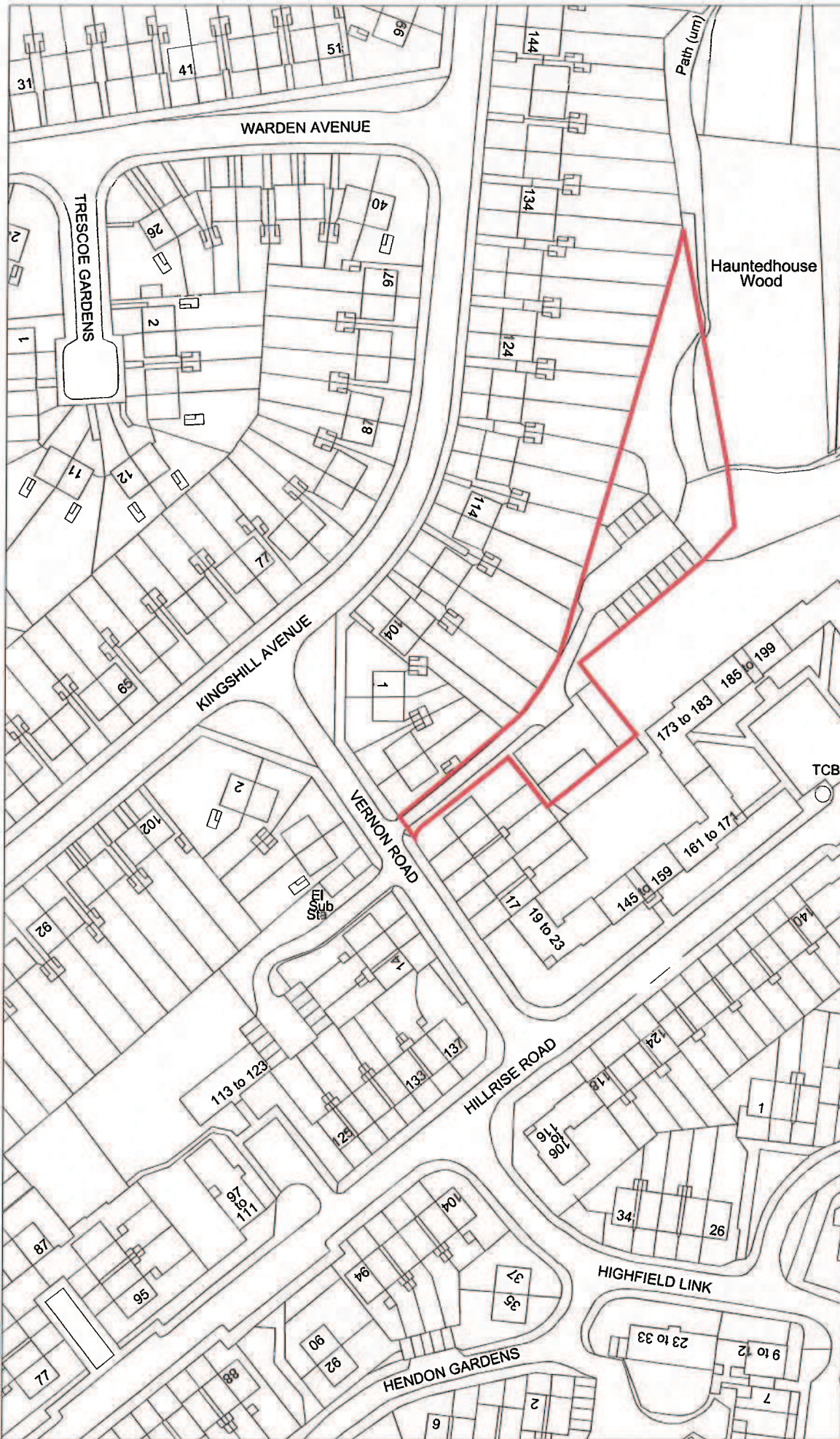
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**Date:**  
December 2011

**Drawing Number:**  
sps1354

**LAND & GARAGES AT VERNON ROAD,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.52 acres
<b>Description</b>	Garages and Land
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b> The site consists of 15 garages. The Housing department advise that 5 are let presently and alternative provision is located across Vernon Road. The alternative garages are in need of repair and the cost of such repairs will be met from the receipt.</p> <p>Access to the site is obtained from Vernon Road.</p> <p><b>Principle of Development</b> Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b> The site is registered to the Council and there are no covenants that would preclude development.</p> <p><b>Other</b> The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p> <p>The Council already has approval to sell Vernon Road depot which has the benefit of a planning consent for two houses. It is intended that this site and the depot will be sold as one disposal.</p>



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**Job Title:**  
Vernon Road Garages

Collier Row

**Drawing Title:**  
Site Plan

**Drawn By:**  
nt

**Scale:**  
1:1250 @ A4

**Date:**  
December 2011

**Drawing Number:**  
sps1355

**VICTORY WAY GARAGE SITE,  
COLLIER ROW**

<b>Housing Revenue Account or General Fund</b>	Housing
<b>Site Area (acres)</b>	0.35 acres
<b>Description</b>	Demolished garage site
<b>Current Use</b>	As above
<b>Site Details</b>	<p><b>Description</b></p> <p>The site is a former garage site which has been demolished. Only hard-standing remains surrounded by steel palisade fencing.</p> <p>Access to the site is obtained directly from Victory Way.</p> <p><b>Principle of Development</b></p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p><b>Legal Title</b></p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p><b>Other</b></p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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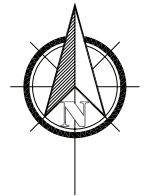
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Job Title:  
**Victory Way Garages**  
**Collier Row**

Drawing Title:  
**Site Plan**

Drawn By:  
**nt**

Scale:  
**1:1250 @ A4**

Date:  
**December 2011**

Drawing Number:  
**sps1356**

