



REGULATORY SERVICES COMMITTEE

REPORT

21 February 2013

Subject Heading:	Application for the Stopping Up (under Section 247 of the Town and Country Planning Act 1990) of Highway Land at Chippenham Gardens, Harold Hill, Romford shown zebra hatched on the plan annexed to this report (Application received 24th January 2013)
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Policy context:	Local Development Framework
Financial summary:	None

The subject matter of this report deals with the following Council Objectives

Ensuring a clean, safe and green borough	<input checked="" type="checkbox"/>
Championing education and learning for all	<input type="checkbox"/>
Providing economic, social and cultural activity in thriving towns and villages	<input type="checkbox"/>
Valuing and enhancing the lives of our residents	<input type="checkbox"/>
Delivering high customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

This report relates to an application received on 24th January 2013 for the stopping up of highway to enable the development of land pursuant to a planning permission (planning reference P1279.12). The planning permission (planning reference P1279.12) involves the redevelopment of the part vacant "East" site to provide 72 residential units (100% of which are affordable units), with ancillary car parking and associated landscaping. ("the Planning Permission").

The developer has applied to the Council under S.247 of the Town and Country Planning Act 1990 (as amended) ("the Act") to stop up the area of highway shown zebra hatched on the plan (drawing Sheet number E-SK-SU01 A2) annexed to this report ("the Plan") so that the development can be carried out. The Council's highway officers have considered the application and consider that the stopping up is acceptable to enable the Planning Permission to be carried out.

RECOMMENDATIONS

Subject to the payment of legal costs in respect of the processing of the stopping up application, all related time costs and disbursements costs pursuant to advertising notices that:-

- 2.1 The Council makes a Stopping Up Order under the provisions of s.247 Town and Country Planning Act (as amended) in respect of the areas of adopted highway zebra hatched black on the attached plan as the land is required to enable development for which the Council has granted planning permission under planning reference P1279.12 to be carried out to completion.
- 2.2 In the event that no relevant objections are made to the proposal or that any relevant objections that are made are withdrawn then the Order be confirmed without further reference to the Committee.
- 2.3 In the event that relevant objections are made, other than by a Statutory Undertaker or Transport Undertaker and not withdrawn, that the application be referred to the Mayor for London to determine whether or not the Council can proceed to confirm the Order.

- 2.4 In the event that relevant objections are raised by a Statutory Undertaker or Transport Undertaker and are not withdrawn the matter may be referred to the Secretary of State for their determination unless the application is withdrawn.

REPORT DETAILS

- 3.1 On 10th January 2013 the Council resolved to grant the Planning Permission under planning reference P1279.12) for the redevelopment of the part vacant "East" site to provide 72 residential units (100% of which are affordable units), with ancillary car parking and associated landscaping. The Planning Permission was issued on 24th January 2013.
- 3.2 The stopping up is necessary in order that the development can be implemented and it involves the stopping up of a "T" shaped section of existing public highway at Chippenham Gardens, Harold Hill, Romford shown zebra hatched on the Plan annexed to this report.
- 3.3 The section of public highway to be stopped up is approximately: 84.0 meters in length and 20.0 meters on average in width between its terminal points of Chippenham Gardens (North Side) and Chippenham Road and approximately: 44.0 meters in length and 13.0 meters on average in width between its terminal points of East Dene Drive and into Chippenham Gardens as shown zebra hatched on the Plan annexed to this report.
- 3.3 The development involves building on land which includes part of the said area of adopted highway. In order for this to happen, the areas of the highway shown zebra hatched on the attached Plan need to be formally stopped up in accordance with the procedure set out in the Town and Country Planning Act 1990 (as amended). The Stopping Up Order will not become effective however unless and until it is confirmed.
- 3.4 Section 247 (2A) of the Town and Country Planning Act 1990 allows a London Borough to make an Order authorising the stopping up of any highway if it is satisfied that it is necessary to do so in order to enable development to be carried out in accordance with a planning permission.
- 3.5 The Council makes the necessary Order, advertises it, posts Notices on site and sends copies to the statutory undertakers. There is then a 28 day period for objections to be lodged. If there are no objections or any objections that have been made are withdrawn the Council may confirm the Order, thereby bringing it into legal effect. If objections are made and not withdrawn then the Council must notify the Mayor of

London of the objections and the Mayor may determine that a local inquiry should be held. However under Section 252(5A) of the 1990 Act the Mayor of London may decide that an inquiry is not necessary if the objection/s are not made by a local authority, statutory undertaker or transport undertaker and may remit the matter to the Council for confirmation of the Order. If however a Statutory Undertaker of Transport Undertaker makes a relevant objection which is not withdrawn then the matter may be referred to the Secretary of State for determination.

IMPLICATIONS AND RISKS

4.1 Financial Implications and Risks:

The costs of the making, advertising and confirmation and any associated costs, should the Order be confirmed or otherwise will be borne by the developer.

4.2 Legal Implications and Risks:

Legal Services will be required to draft the Stopping Up Order and Notices as well as amongst other matters carrying out the Consultation process and mediate any negotiation with objectors.

4.3 Human Resources Implications and Risks:

None that are directly attributable to the proposals.

4.4 Equalities and Social Inclusion Implications:

None that are directly attributable to the proposal which would if confirmed allow planning permission to be carried out which would provide for the construction of 100 affordable housing units.

CONCLUSION

The proposed stopping up relates to an area of highway the stopping up of which is necessary to facilitate the development to construct a new residential bungalow unit pursuant to the Planning Permission (reference P1279.12). It is therefore recommended that the necessary Order is made and confirmed.

Background Papers List

1. Report of Regulatory Services Committee dated 10th January 2013 which resolved to grant planning permission under planning reference P1279.12.
2. Plan with drawing Sheet number E-SK-SU01 A2 showing the area to be stopped up zebra hatched