



# REGULATORY SERVICES COMMITTEE

# REPORT

14 November 2013

<b>Subject Heading:</b>	<b>Application for the Stopping Up (under Section 247 of the Town and Country Planning Act 1990) of Highway at land adjacent to Hildene North, Hildene Close, Harold Hill shown zebra hatched on the plan annexed to this report.</b>  <b>(Application received 22<sup>nd</sup> August 2013)</b>
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<b>Policy context:</b>	<b>Local Development Framework</b>
<b>Financial summary:</b>	<b>None</b>

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

Ensuring a clean, safe and green borough	[X]
Championing education and learning for all	[ ]
Providing economic, social and cultural activity in thriving towns and villages	[ ]
Valuing and enhancing the lives of our residents	[ ]
Delivering high customer satisfaction and a stable council tax	[ ]

## SUMMARY

This report relates to an application received on 22<sup>nd</sup> August 2013 for the stopping up of highway to enable part of the development of land pursuant to a planning permission (planning reference P1276.12). The planning permission (planning reference P1276.12) involves the redevelopment of part-vacant 'Hildene North' site to provide 100 residential units (58% affordable housing) 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 footway and highway verge (highway) shown zebra hatched on the plan Drawing Reference: 10966/PARCEL A/SU/01 annexed to this report ("the Plan") 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 disbursements costs pursuant to advertising notices that:-

- 2.1 The Council makes a Stopping Up Order to stop up highway under the provisions of s.247 Town and Country Planning Act (as amended) in respect of the areas of footway and highway verge (highway) zebra hatched black on the attached plan (the Plan) as the land is required to enable development for which the Council has granted planning permission under planning reference P1276.12 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 10<sup>th</sup> January 2013 the Council's Regulatory Services Committee resolved to grant Planning Permission under planning reference P1276.12 for the redevelopment of part-vacant 'Hildene North' site to provide 100 residential units (58% affordable housing) with ancillary car parking and associated landscaping. The Planning Permission was issued on 24<sup>th</sup> January 2013.
- 3.2 The stopping up is necessary in order that the development pursuant to planning permission reference P1276.12 can be implemented and it involves the stopping up of a length of existing footway and highway verge 58.36 metres in length and 7.96 metres in width 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 highway. In order for this to happen, the areas of the highway shown zebra hatched on the attached Plan 1 needs 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 and diversion 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 relevant 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 applicant.

### 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:**

Section 149 of the Equalities Act 2010 (EA) came in to force on 1<sup>st</sup> April 2011 and broadly consolidates and incorporates the 'positive equalities duties' found in Section 71 of the Race Relations Act 1976 (RRA), Section 49 of the Disability Discrimination Act 1995 (DDA) and section 76(A)(1) of the Sexual Discrimination Act 1975 (SDA) so that due regard must be had by the decision maker to specified equality issues. The old duties under the RRA, DDA and SDA remain in force.

The duties under Section 149 of the EA do not require a particular outcome and what the decision making body decides to do once it has had the required regard to the duty is for the decision making body subject to the ordinary constraints of public and discrimination law including the Human Rights Act 1998.

Having considered the above duty and the Human Rights Act 1998 the stopping up of the highway will not lead to a materially adverse impact.

## CONCLUSION

The proposed stopping up relates to an area of highway which is necessary to enable the development of land pursuant to a planning permission (planning reference P1276.12), which involves

redevelopment of part-vacant 'Hildene North' site to provide 100 residential units (58% affordable housing) with ancillary car parking and associated landscaping ("the Planning Permission"). It is therefore recommended that the necessary Order is made and confirmed to stop up the highway zebra hatched as shown on the attached plan.

### **Background Papers List**

1. Report of Regulatory Services Committee of 10<sup>th</sup> January 2013 which resolved to grant planning permission under planning reference P1276.12.