

Report to District Development Control Committee

Date of meeting: 4 August 2009



**Epping Forest
District Council**

**Subject: Planning Application EPF/1064/09 – 40a Hainault Road, Chigwell -
Change of use from vacant (formerly agricultural) to car parking for use in
association with Victory Hall.**

**Officer contact for further information: K Smith
Committee Secretary: S Hill Ext 4249**

Recommendation:

**That the Committee considers options for the determination of a
planning application for the change of use of the land for car parking in
association with Victory Hall and the submitted layout of 17 car parking
spaces and either:**

**(a) Delegates authority to the Director of Planning and Economic
Development to determine the planning application following the
expiration of the consultation period (which expires on 7th August 2009);**

or

**(b) Refers the planning application to the meeting of Area Plans-
South on 26 August 2009 for determination.**

Report Detail

1. Members will recall that at the meeting on 9 June 2009 it was resolved to grant planning permission for the erection of a new dwelling on the adjacent site, subject to the completion of a Section 106 legal agreement securing the creation of additional car parking for use in association with Victory Hall and the transfer of the land to Epping Forest District Council. An application seeking the planning permission required to enable that change of use has now been received.

2. At the meeting on 9 June 2009, Members requested that the proposal for the car parking be presented to them for consideration. The developer's ability to fulfil the obligations of the legal agreement for the development of the adjacent site is reliant upon this application.

3. To avoid delay in the determining the application, members have the following options:

(a) It delegates the matter to the Service Head to determine;

(b) Refers the application to the appropriate Area Plans Subcommittee (in this instance South); or

(c) Considers the full application at its next meeting on 6 October 2009.

4. The latter option is not recommended to members as it is thought to be unreasonable to delay the decision until the next meeting of the District Development Control Committee in October 2009, considering that the planning application for the new dwelling was submitted in February 2009.