

Report to the District Development Control Committee



**Epping Forest
District Council**

Date of meeting: 11 April 2012

Subject: Planning application EPF/1399/09 – 212 Manor Road, Chigwell – Outline planning permission for up to 69 residential units (52 affordable), public open space and a community facility (contribution to provision of the local post office), with all matters reserved except access.

Responsible Officer: Katie Smith, Senior Planning Officer (01992 564109)

Committee Secretary: Simon Hill (01992 564249)

Recommendation:

That the Committee's previous resolution (that planning permission be granted, subject to the completion of an altered Section 106 Legal Agreement) be extended to facilitate the completion of the legal agreement within 6 months of the date of this meeting.

Introduction:

1. This application was originally considered by the Committee in October 2009, when the Committee resolved to grant planning permission, subject to referral to the Government Office and to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (a "Section 106 Agreement") to secure:
 - The amount, tenure and occupancy of the affordable housing;
 - Highway improvements (works and/or financial contributions);
 - A significant financial contribution towards the provision of a Post Office within the locality of the site;
 - Vehicular access into the adjacent site; and
 - The provision of an area of public space within the site to be transferred to Epping Forest District Council at nil consideration.
2. The application has subsequently been reported to Members of this Committee on two further occasions: in April 2011 with an Officer's recommendation for refusal following a period during which no progress has been made on the completion of the legal agreement, at which time, following a response by the Applicant, Members granted a further period of six months for the completion of the agreement and then again in August 2011 when Members granted a further extension of six months to their resolution to grant planning permission.
3. The most recent resolution by Members expired on 24th February 2012 and despite considerable efforts by the Applicant and legal representatives from Epping Forest District Council, Essex County Council and Moat (the prospective Housing Association) the agreement was not completed by that date.

4. The planning merits of the proposal remain unchanged from consideration previously by this Committee and are set out in the report that was presented to Area Plans South on 16th September 2009 (attached as Appendix 1).
5. In light of the progress which has been made towards the completion of the legal agreement since August 2011, it is recommended that the Committee resolves to grant planning permission for the proposed development, subject to the completion of a legal agreement (within a further period of 6 months) to secure the provision of the affordable housing, highway works, the post office contribution, the vehicular access into the adjacent site and the public open space.