



Epping Forest District Council

DECISIONS

Committee:	COUNCIL HOUSEBUILDING CABINET COMMITTEE
Date of Meeting:	Thursday, 18 December 2014

Date of Publication:	23 December 2014
Call-In Expiry:	9 January 2015

This document lists the decisions that have been taken by the Council Housebuilding Cabinet Committee at its meeting held on Thursday, 18 December 2014, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being “recommended to the Council...”, or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

Jackie Leither
Democratic Services Assistant
Office of the Chief Executive

Tel: 01992 564756
Email: jleither@eppingforestdc.gov.uk

Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

Decision No:

4. FEASIBILITY REPORTS

Decision:

- (1) That the Cabinet Committee considers the viability of each of the 12 (twelve) individual feasibility studies taken from the Cabinet approved list of

Primary Sites, or has since been agreed to be added to the list since, as listed below, for consideration for inclusion in a future phase of the Council House-building Programme;

(a) Vere Road, Debden, Loughton

That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

(b) 79 London Road, Stanford Rivers

That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

(c) Queens Road, North Weald

That the Cabinet Committee agreed the Queens Road, North Weald site be deferred to a future meeting of the Cabinet Committee for more information concerning reducing the proposed amount of units on the site and widening of the access to the site:

- (i) A revised feasibility study of the site reducing the number of units on the site. The Cabinet Committee suggested 13 x 3 bedroom houses, 2 storeys high from the proposed amount of 16 x 3 bedroom town houses, 3 storeys high; and
- (ii) To enable the access to the site to be widened, the Cabinet Committee requested firm costs for moving the adjacent substation.

(d) Bluemans End, North Weald

That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

(e) Stewards Green Road, Epping

That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage subject to a unilateral undertaking to carry out an Off Street Parking assessment.

(f) Parklands, Site A, B and C, Coopersale

Site A – That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

Site B – That the Cabinet Committee agreed this was not a viable site to progress to a detailed planning stage due to the need to relocate the high level of below ground services crossing this site and the associated costs involved. The Cabinet Committee therefore agreed that this site would continue to be marketed and the garages rented to local residents.

Site C – That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

(g) Centre Avenue, Epping

That the Cabinet Committee agreed this was a viable site to progress

to a detailed planning stage subject to a unilateral undertaking to carry out an Off Street Parking assessment.

(h) Centre Drive, Site B, Epping

That the Cabinet Committee agreed the Centre Drive, Site B, Epping site be deferred to a future meeting of the Cabinet Committee for more information based on two options:

- (i) For a revised feasibility and viability study of the site reducing the number of units on the site from the proposed 2 x 3 bedroom, 2 storeys high houses to 1 x 3 bedroom, 2 storeys high house; and
- (ii) To carry out a valuation to sell the land with planning permission for 1 x 3 bedroom, 2 storeys high house.

(i) Springfield, Sites B and C, Epping

Site B – That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

Site C – That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

(2) That the Cabinet Committee considered a revised feasibility study and viability assessment for the site at Lower Alderton Hall Lane, Loughton, which takes account of the Cabinet Committees comments made at its October meeting for consideration for inclusion in a future phase of the Council House-building Programme:

(a) Lower Alderton Hall Lane, Loughton

That the Cabinet Committee agreed this was a viable site to progress to a detailed planning stage.

5. CODE FOR SUSTAINABLE HOMES REPORT

Decision:

(1) That all future phases of the Council House-building Programme, starting with the Phase 2 development at Burton Road, Loughton, the Council adopts Code 4 as its standard for sustainable design, based on a “Fabric First” approach until such time as the new Building Regulations are introduced in 2015, when the standards will be reviewed again.

6. DEVELOPMENT STRATEGY UPDATE

Decision:

(1) That the Development Strategy update, formulated by the Council’s Development Agent in conjunction with Council Officers, be considered; and

(2) That the Housebuilding Cabinet Committee recommends to the Cabinet that the Development Strategy update be approved.

