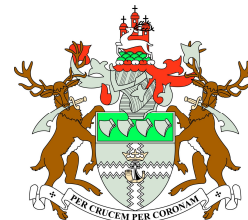


Supplementary Council Agenda



**Epping Forest
District Council**

Council Thursday, 26th September, 2013

Place: Civic Offices, High Street, Epping
Room: Council Chamber
Time: 7.30 pm
Committee Secretary: Council Secretary: Ian Willett
Tel: 01992 564243 Email:
democraticservices@eppingforestdc.gov.uk

8. REPORTS FROM THE LEADER AND MEMBERS OF THE CABINET (Pages 249 - 252)

To receive reports from the Leader and members of the Cabinet on matters falling within their area of responsibility:

- (a) Report of the Leader;
- (b) Report of the Asset Management and Economic Development Portfolio Holder – supplementary report attached;
- (c) Report of the Environment Portfolio Holder;
- (d) Report of the Finance and Technology Portfolio Holder;
- (e) Report of the Housing Portfolio Holder;
- (f) Report of the Leisure and Wellbeing Portfolio Holder;
- (g) Report of the Planning Portfolio Holder - attached;
- (h) Report of the Safer, Greener and Transport Portfolio Holder;
- (i) Report of the Support Services Portfolio Holder.

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Report to the Council

Subject: Asset Management and Economic Development Portfolio

Date: 26 September 2013

Portfolio Holder: Councillor A Grigg

Recommending:

That the supplementary report of the Asset Management and Economic Development Portfolio Holder be noted.

Estates & Valuation

The jewellers at 29 The Broadway have agreed terms to move to 42 The Broadway. The new shop is larger and in a more prominent position and hopefully will provide a successful location for this attractive and established use in The Broadway. Fitting out works are likely to commence in October.

It has been agreed to release a restrictive covenant on land at 94/94A Lawton Road, Loughton to allow Essex County Council to sell the land unencumbered in return for a premium of £127,500.

A ground lease at 50/51 Cartersfield Road has expired and been renewed at a full market rent with the rental increasing from £80 to £31,918 per annum.

Tendering has been completed for the refurbishment of the public toilets in Epping and work is due to commence in October. The toilets will be operated by Epping Town Council and will provide new disabled facilities and a Changing Places facility for severely disabled people which will be one of the first in the County and has been financed by Essex County Council.

Cabinet have approved Heads of Terms for the redevelopment of the Sir Winston Churchill public house site in The Broadway. The proposed development will provide a new public house and two large retail units and up to 64 flats above. The Council will have the opportunity to retain the freehold providing a substantial income for the future and the development is in accordance with the 2008 Design and Development Brief approved by the Council fulfilling one of the main regeneration aims of the Brief. The proposed development is subject to planning permission and it is anticipated that the developer will make a full planning application in October.

Report to the Council

Subject: Planning Portfolio

Portfolio Holder: Councillor R Bassett

Date: 26 September 2013

Recommending:

That the report of the Planning Portfolio Holder be noted.

Local Plan

Over the last month we have been working steadily on the Local Plan. We have continued to work on the duty to cooperate and have held several meetings with Enfield and Broxbourne. We have also met with Brentwood Borough Council following their request to consider the extent to which we are able to meet Brentwood Borough Council's unmet housing need. We pointed out that we have the same issues as them in being a 92.4% Green Belt district. Discussions are ongoing.

We still awaiting a response from Harlow on duty to cooperate but we believe their current status is that Issues and Options consultation for their Local Plan initially took place in January 2011. A review of Issues and Options consultation will happen in September 2013. No information on an objectively assessed housing number (OAHN) has yet to be published. We will continue to discuss with them as it could have a major impact on our work.

We also have published the outputs from Workshop 3 for members which again will provide useful evidence when we work on the preferred options. We are also publishing in the Bulletin a reminder of the proposed methodology for the Green Belt Review in the District. This was reported to and approved by the Local Plans Cabinet Committee on 3 September 2012 but as this was some time ago and the stage we are at in the Local Plan it might prove useful to members

Edge Analytics have now completed the work on Demographics and we have an outline report which will be presented at the demographics workshop on 5 October. Please ensure you register as soon as possible so we can make suitable arrangements. It should be remembered that these demographic forecasts will be without any mitigation of the numbers and also without any outcomes on discussions on duty to cooperate which as you are aware is an area of concern. This workshop will include a detailed presentation from Edge Analytics plus details of the outcome of the SHMA (Strategic Housing Assessment) and a section where we will explain the requirement to meet objectively assessed housing need set out in the NPPF and why it is important. As part of the workshop we are planning for Alan Hall to present on the Housing Action Plan for the district which will look at housing policies and actions to meet the community needs for affordable housing.

I would also encourage members to read agenda item 14 of the Cabinet meeting on 9 September 2013 which is the Methodology for Determining Objectively Assessed Housing Need which will be used as a basis for the workshop. It is very important for a robust determination of OAHN to be based on clear evidence.

Gypsy and Traveller Needs Assessment

We have been informed that the Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA) which is being undertaken by Essex CC, should be available in draft format by the end of the month and we will inform members as soon as we have an agreed document.

Gypsy and Traveller incursion at Birchfield, Stapleford Tawney

Members are most probably aware of reports concerns a recent breach of planning control at a site known as Birch Field, Epping Lane, Stapleford Tawney. This involved the unauthorised use of the land as a travellers' caravan site, contrary to the requirements of an existing enforcement notice and in breach of the terms of an Injunction which we obtained in 2006 for the site.

The High Court granted an application for an injunction requiring compliance with the enforcement notice. In anticipation of the Injunction being granted the site was vacated by the travellers occupying it in January 2006. The Secretary of State dismissed an appeal against the refusal of application EPF/1313/05 following consideration of a report by the Inspector appointed to conduct a local public inquiry into the appeal, in which the Inspector recommended that the appeal be dismissed.

It was agreed that for completeness we should take a report to the September 18 meeting of Plans East and ask them to approve that the Director of Corporate Support Services be authorised to commence criminal and/or civil proceedings to secure compliance with the enforcement notice as varied by the Secretary of State in his decision letter dated 13 May 2004. We further will be asking them that the Director of Corporate Support Services be authorised to commence committal proceedings in the High Court to secure compliance with the terms of an injunction order granted by the Court on 16 February 2006 requiring compliance with the enforcement notice. I will ensure that members are kept abreast of the situation.