

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Asset Management and Economic Development Cabinet Committee      **Date:** Thursday, 5 December 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping      **Time:** 6.30 - 7.52 pm

**Members Present:** Councillors Mrs A Grigg (Chairman), Ms S Stavrou, Mrs E Webster and C Whitbread

**Other Councillors:** Councillors D Stallan, G Waller and J M Whitehouse

**Apologies:** W Breare-Hall

**Officers Present:** D Macnab (Deputy Chief Executive), J Gilbert (Director of Environment and Street Scene), R Palmer (Director of Finance and ICT), C Pasterfield (Chief Estates & Valuation Officer), J Leither (Democratic Services Assistant) and S G Hill (Senior Democratic Services Officer)

**Also in attendance:** Mr Hughes (Hughmark Continental Limited)

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### **8. WEBCASTING INTRODUCTION**

The Chairman reminded everyone present that the meeting would be broadcast live to the internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **9. DECLARATIONS OF INTEREST**

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### **10. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 31 October 2013 be taken as read and signed by the Chairman as a correct record, subject to the substitution of the following paragraph for the final paragraph of Minute 5 (10) (Asset Management Co-ordination Group Report – Lindsey House, Epping:

Councillor Stallan asked that this be referred to the Council Housebuilding Cabinet Committee on the possibility of Lindsey House being added to the list of sites for potential redevelopment. The Chairman requested that the Chief Estates & Valuation Officer discuss this matter with the Director of Housing.

## 11. TERMS OF REFERENCE

### RESOLVED:

That the Terms of Reference be noted.

## 12. ASSET MANAGEMENT CO-ORDINATION GROUP REPORT

The Cabinet Committee noted a report from the Asset Management Co-ordination Group on the progress they made with the development of Council's property assets.

The Chief Estates and Valuation Officer reported orally on further progress which had been achieved since the matters had been considered by the Group.

### (1) Langston Road Retail Park

Negotiations with the joint venture partners Polofind Limited were progressing. A meeting had recently been held with legal representatives to consider the development and the legal basis of the procurement of the buildings and the financial joint development arrangements between EFDC and Polofind Limited. A further meeting had been arranged and heads of terms would be agreed shortly.

### (2) Oakwood Hill Depot

The planning application would be re-submitted before Christmas.

### (3) Pyrles Lane Nursery

There was nothing further to report.

### (4) St John's Road

The agents for Essex County Council, Epping Forest District Council and Epping Town Council, had spoken to the developers, the terms and financial remuneration were being detailed by the developers and this would be ready to be formally considered by members of all three Councils early in 2014.

### (5) Waste Contractor's Depot

There was nothing further to report.

### (6) North Weald Airfield

The Valuation and Estates Department were in the process of appointing consultants to advise on estates and development opportunities at the Airfield, to be considered by the Planning Department who were preparing a report on the North Weald Master Plan.

The Chief Estates & Valuation Officer advised that the initial Master Plan report had been delayed but should be ready by the middle of January 2014 and therefore available for the next meeting of this Committee. He also advised that the main report would not be completed until the end of March 2014.

**(7) Torrington Drive**

A meeting had recently been held with Sainsbury's, their agent and the agent for Stobart Properties. They had implied that they were keen to commence work by end of January 2014, initially to carry out structural works and then to refurbish the Sainsbury's Store. This was subject to completing legal formalities and it was hoped that all the work would be carried out by late spring 2014.

**(8) Winston Churchill Public House**

EFDC was currently tendering for solicitors to negotiate heads of terms with the developer and the tender deadline was Friday 13 December 2013. The planning application had been submitted by the developer and would be heard on the 11 December 2013 at the District Development Control Committee.

**(9) Broadway Car Parks/Burton Road Depot**

A meeting had been held this week, chaired by the Director of Housing. A number of proposals were being progressed and it was hoped that by early next year there would be some firm proposals for the development of those areas.

**(10) Lindsey House Epping**

There was nothing further to report.

**(11) Town Mead Depot**

There had been no further progress and it was hoped that a meeting would be held soon with Waltham Abbey Town Council (WATC) to discuss the proposals.

**(12) Church Hill Former Car Park**

Second round bids had been received. There was a strong interest to purchase this site and the leading bid had been reported to Cabinet for approval.

**(13) Leader Lodge**

There was nothing further to report.

**Decision:**

That the Director of Housing attend the next meeting of the Cabinet Committee to report on the development of the Broadway Car Parks/Burton Road Depot.

**Reasons for Decision:**

To receive more detailed information about the progress of proposal for these areas.

**Other Options Considered and Rejected:**

A further written report with the lead Officer not in attendance.

### **13. ANY OTHER BUSINESS**

#### **(a) London Southend Airport Consultation**

The Director of Environment and Street Scene reported on the Consultation process. He advised the Committee that London Southend Airport (LSA) was consulting local aviation users around their proposals to re-establish controlled airspace above London Southend Airport, that followed on from the recent expansion of operations at the airfield including Easyjet and Aer Lingus Regional running scheduled flights in and out of LSA. LSA had taken the view that they needed to have greater control over aircraft passing near, around and over the airfield for safety considerations. They were therefore undertaking a consultation exercise and had indicated a considerable amount of controlled airspace which would have the potential to impact upon aviation use at North Weald Airfield (NWA) and Stapleford Aerodrome (SA).

Members were advised that the North Weald Airfield Manager had meetings with airfield tenants and they had drawn up a response to the consultation which formed a good basis of a response to LSA.

Attention had been drawn to the extent of the controlled airspace, LSA had indicated they needed a greater area than that of the controlled airspaces above Luton, Gatwick or Stansted airports, even though LSA was much smaller and was not as busy.

The Committee noted that the consequences of the extended area of controlled airspace would mean that pilots from NWA and SA undertaking flight training would be considerably more restricted in the airspace that would be available to them to conduct those flights and secondly for non commercial aircraft, general aviation which was transiting between this part of Essex and the continent would be funnelled into a much more restricted area of airspace than was currently the case.

The deadline for the consultation was the 19 December 2013 and the Council's response to the consultation would be published in the Members Bulletin. The Director of Environment and Street Scene advised that the Council's response would incorporate the views expressed.

#### **(b) Income Generation for North Weald Airfield**

The Chief Estates and Valuation Officer reported that increasing the Council's revenue from the Airfield was high priority and their agents were taking this into consideration. The Airfield Manager was looking at ways of increasing revenue through licenses and aviation and was considering an application from a Norwegian club who wished to store historic airplanes at the Airfield.

### **14. EXCLUSION OF PUBLIC AND PRESS**

#### **RESOLVED:**

That the public and press be excluded from the meeting for the items of business set out below on the grounds that they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972:

| <u>Agenda<br/>Item No.</u> | <u>Subject</u>                        | <u>Exempt Information<br/>Paragraph Number</u> |
|----------------------------|---------------------------------------|--|
| 9                          | North Weald Airfield<br>Main Runway   | 3  |
| 10                         | Licence Fee for North<br>Weald Market | 3  |

#### **15. NORTH WEALD AIRFIELD MAIN RUNWAY**

The Cabinet Committee noted a report of the Director of Environment and Street Scene concerning the North Weald Airfield Main Runway. Attention was drawn to Counsel's opinion and the licence conditions.

The Cabinet Committee noted that specialist consulting engineers had been appointed to provide advice to the Council.

#### **16. LICENCE FEE FOR NORTH WEALD MARKET**

The Director of Finance presented a report to the Cabinet Committee regarding the Licence Fee for North Weald Market. He introduced Mr Hughes from Hughmark Continental Ltd who attended the meeting and gave a verbal report on the current status of the market and trading conditions.

##### **Decision:**

That the Cabinet be recommended to agree the request from Hughmark Continental Ltd for the continuation of the reduced fee arrangement subject to a review after the first quarter of the 2014 calendar year.

##### **Reasons for the Decision:**

To achieve a suitable licence fee having regard to current trading conditions.

##### **Other Options Considered and Rejected:**

Enforcement of the full terms of the licence.

**CHAIRMAN**