



***District Development Management Committee  
Wednesday, 10th June, 2015***

You are invited to attend the next meeting of **District Development Management Committee**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping  
on Wednesday, 10th June, 2015  
at 7.00 pm .**

**Glen Chipp  
Chief Executive**

**Democratic Services  
Officer**

Gary Woodhall  
The Directorate of Governance  
Tel: 01992 564470  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

**Members:**

Councillors B Sandler (Chairman), B Rolfe (Vice-Chairman), A Boyce, H Brady, R Butler, J Hart, R Jennings, S Jones, H Kauffman, J Knapman, Y Knight, A Mitchell MBE, G Mohindra, C C Pond and J M Whitehouse

**SUBSTITUTE NOMINATION DEADLINE:**

**16:00**

**1. WEBCASTING INTRODUCTION (Pages 5 - 8)**

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

2. The Chief Executive will read the following announcement:

“This meeting will be webcast live to the Internet and will be archived for later viewing. Copies of recordings may be made available on request.

By entering the chamber’s lower seating area you consenting to becoming part of the webcast.

If you wish to avoid being filmed you should move to the public gallery or speak to the Webcasting Officer”

**2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES**

General advice to people attending the meeting is attached.

**3. APOLOGIES FOR ABSENCE**

(Director of Governance) To be announced at the meeting.

**4. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23 JULY 2002)**

(Director of Governance) To report the appointment of any substitute members for the meeting.

**5. DECLARATIONS OF INTEREST**

(Director of Governance) To declare interests in any item on the agenda.

**6. MINUTES (Pages 11 - 20)**

To confirm the minutes of the last meeting of the Committee held on 8 April 2015.

**7. EPF/2516/14 - FOSTER STREET FARM, FOSTER STREET (Pages 21 - 38)**

(Director of Governance) To consider the attached report for full planning permission to redevelop site with enabling residential development to provide 9 residential units together with associated car parking, open space and refuse and recycling facilities (enabling development for linked application EPF/2517/14) (DEV-007-2015/16).

**8. EPF/2517/14 - LAND AT HARLOW GATEWAY SOUTH, LONDON ROAD (A414) (Pages 39 - 60)**

(Director of Governance) To consider the attached report for the proposed development of Plot A of site for B1 (business) and B8 (storage and distribution) purposes by C.J. Pryor Ltd (see also linked enabling development proposals EPF/2516/14 and EPF/2518/14) (DEV-008-2015/16).

**9. EPF/2518/14 - C J PRYOR, CECIL HOUSE, FOSTER STREET (Pages 61 - 84)**

(Director of Governance) To consider the attached report for full planning permission to redevelop site with enabling residential development to provide 65 residential units together with associated car parking, open space and refuse and recycling facilities (enabling development for linked application EPF/2517/14) (DEV-009-2015/16).

**10. EPF/3006/14 - FYFIELD BUSINESS AND RESEARCH PARK, FYFIELD ROAD, CHIPPING ONGAR (Pages 85 - 106)**

(Director of Governance) To consider the attached report for outline planning permission for mixed use redevelopment comprising the retention of part of existing business park and community facilities, provision of new car parking to serve retained uses, extension to existing cafe to provide 140m<sup>2</sup> new retail space, and provision of recreational facilities including relocated MUGA play area and junior football pitch, and the removal of other existing buildings on site and the erection of 105 no. residential dwellings together with associated car parking, public open space, landscaping as well

as construction of a new site access, including a roundabout off Fyfield Road.

**11. EPF/2664/14 - WILLOW PARK FARM, MILLERS LANE, CHIGWELL (Pages 107 - 118)**

(Director of Governance) To consider the attached report for the Demolition of buildings at Willow Park Farm and the erection of a new detached dwelling (DEV-002-2015/16).

**12. EPF/0294/15 - COUNCIL DEPOT SITE AND ADJACENT LAND OFF LANGSTON ROAD, LOUGHTON (Pages 119 - 126)**

(Director of Governance) To consider the attached report concerning reserved matters for the redevelopment of site for retail park with associated landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road (DEV-006-2015/16).

**13. EPF/3005/14 - BARKERS FARM, MOUNT END ROAD, THEYDON MOUNT (Pages 127 - 140)**

(Director of Governance) To consider the attached report for change of use of former farm office and dairy building and barn to create one live/work unit (DEV-001-2015/16).

**14. EPF/0343/15 - 311 HIGH STREET, EPPING (Pages 141 - 144)**

(Director of Governance) To consider the attached report for the replacement of existing signage with the same size and located signs only changing colour and branding.

**15. EPF/0682/15 - PINE LODGE RIDING CENTRE, LIPPITTS HILL, WALTHAM ABBEY (Pages 145 - 150)**

(Director of Governance) To consider the attached report for variation of condition 2 for EPF/0377/02 - (Change of use of ground floor of stable building from riding centre, office and staff rest room to residential in connection with the residential use of the first floor) to enable the continued residential occupation of Pine Lodge should the equestrian use of the land cease (DEV-004-2015/16).

**16. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 24 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

**17. EXCLUSION OF PUBLIC AND PRESS**Exclusion

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<u>Agenda Item</u>	<u>Subject</u>	<u>Paragraph Number</u>
Nil	None	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement

Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers

Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.