

**committee agenda**



**Epping Forest  
District Council**

***District Development Management Committee  
Wednesday, 5th August, 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, 5th August, 2015  
at 7.30 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 Democratic Services Officer will read the following announcement:

*"I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by third parties).*

*If you are seated in the lower public seating area then it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.*

*This may infringe your human and data protection rights and if you wish to avoid this*

*then you should move to the upper public gallery.*

*Could I please also remind Members to activate their microphones before speaking.”*

**2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 9 - 10)**

(Director of Governance) 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 - 36)**

To confirm the minutes of the last meeting of the Committee held on 10 June 2015.

**7. EPF/3005/14 - BARKERS FARM, MOUNT END ROAD, THEYDON MOUNT (Pages 37 - 50)**

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

**8. EPF/2516/14 - FOSTER STREET FARM, FOSTER STREET (Pages 51 - 68)**

(Director of Governance) To consider the attached report for full planning permission to redevelop the site with enabling residential development to provide 9 residential units together with associated car parking, open space, and refuse and recycling facilities (linked to applications EPF/2617/14 & EPF/2518/14) (DEV-007a-2015/16).

**9. EPF/2517/14 - LAND AT HARLOW GATEWAY SOUTH, LONDON ROAD (A414) (Pages 69 - 90)**

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

**10. EPF/2518/14 - C J PRYOR, CECIL HOUSE, FOSTER STREET (Pages 91 - 114)**

(Director of Governance) To consider the attached report for full planning permission to redevelop the site with enabling residential development to provide 65 residential units together with associated car parking, open space, and refuse and recycling facilities (linked with EPF/2516/14 & EPF/2517/14) (DEV-009a-2015/16).

**11. EPF/1007/15 - LAND AND GARAGES OFF BURTON ROAD, DEBDEN (Pages 115 - 130)**

(Director of Governance) To consider the attached report for the erection of 51 affordable houses with 28 parking spaces (revised application) (DEV-010-2015/16).

**12. 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.

**13. 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.