

# EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Asset Management and Economic Development Cabinet Committee     **Date:** Thursday, 31 October 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping     **Time:** 7.30 - 8.02 pm

**Members Present:** Councillors Mrs A Grigg (Chairman), W Breare-Hall, Mrs E Webster and C Whitbread

**Other Councillors:** Councillors K Avey, D Stallan and J M Whitehouse

**Apologies:** Ms S Stavrou

**Officers Present:** J Gilbert (Director of Environment and Street Scene), C Pasterfield (Principal Valuer/Surveyor), J Leither (Democratic Services Assistant) and S Mitchell (PR Website Editor)

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## 1. 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.

## 2. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor W Breare-Hall declared a personal interest in agenda item 6, Asset Management Co-Ordination Group Report item 4, St John's Road by virtue of being a member of Epping Town Council and a resident of Epping. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the issue.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in agenda item 6, Asset Management Co-Ordination Group Report item 4, St John's Road by virtue of being a member of Essex County Council, Epping Town Council and a resident of St John's Road in Epping. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the issue.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in agenda item 6, Asset Management Co-Ordination Group Report item 4, St John's Road by virtue of being a resident of Epping. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the issue.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in agenda item 6, Asset Management Co-Ordination Group Report item 11, Town Mead Depot by virtue of being a member of Waltham Abbey Town Council and a resident of Waltham Abbey. The Councillor had

determined that her interest was non-pecuniary and would remain in the meeting for the consideration of the issue.

### **3. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the North Weald Airfield & Asset Management Cabinet Committee held on 22 April 2013 be taken as read and signed by the Chairman as a correct record.

### **4. TERMS OF REFERENCE**

The Director of Environment and Street Scene explained that this Committee had changed names to reflect the position of North Weald Airfield (NWA) regarding the Local Plan. This Committee would continue to look at the strategic issues and proposals for the generation of additional income from aviation and other activities at NWA.

The Director informed the Committee of an error in the Terms of Reference in paragraph 3 which read 'responsibilities under 2.4 above' this should have read 'responsibilities above'.

The Leader of the Council reported that he had appointed the Portfolio Holder for Environment as Vice-Chairman of the Committee.

#### **RESOLVED:**

- (1) That the Terms of Reference be noted;
- (2) That the appointment of the Environment Portfolio Holder as Vice-Chairman be noted;
- (3) That a report be submitted to the next meeting regarding the progress of generating more aviation related income at North Weald Airfield; and
- (4) That a report be submitted to the next meeting concerning the consultation document in respect of the growth at Southend Airport.

### **5. ASSET MANAGEMENT CO-ORDINATION GROUP REPORT**

#### **(1) Langston Road Retail Park**

Members noted that outline planning approval had now been granted and the Section 106 Agreement had been signed by Epping Forest District Council, Essex County Council and Polofind Limited. Negotiations were ongoing with Polofind Limited regarding a development agreement to jointly develop the site. A Judicial Review that had been initiated by Sainsburys had now been resolved. EFDC had approved funding for a joint detailed planning application to be made and for contamination surveys to be undertaken.

**(2) Oakwood Hill Depot**

A planning application had been submitted but had now been withdrawn as further information was required. Consultants reports were being prepared and it was anticipated that the application would be re-submitted prior to the end of 2013.

**(3) Pyrles Lane Nursery**

The planning application for residential development had been refused. EFDC were currently in the process of purchasing a property adjoining the entrance to the site, this was near completion. A consultation would then be taken as to whether a revised application would be considered to address the access and density issues.

**(4) St John's Road**

Following a joint exercise between Essex County Council (ECC), Epping Town Council (ETC) and Epping Forest District Council (EFDC) an expressions of interest exercise had been carried out which had attracted strong interest. A presentation had been made to EFDC and ETC Councillors on 10 October 2013 and further information would be provided for councillors to consider formally.

**(5) Waste Contractor's Depot**

This was currently being considered as part of the re-tendering of the waste contract by the Director of Environment and the results would be known by July 2014.

**(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 Directorate, who were preparing a report on the North Weald master plan by 31 December 2013.

**(7) Torrington Drive**

Epping Forest District Council were currently in discussion with Stobart Properties regarding the Sainsbury site. Sainsbury's had now agreed terms for a new lease and refurbishment of the store with Stobarts.

**(8) Winston Churchill Public House**

A developer had agreed Heads of Terms with Epping Forest District Council and the Spirit Pub Group to redevelop the site and had submitted a planning application for two retail units, a pub and 64 flats. Negotiation of a development agreement was ongoing.

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

A number of commercial and residential proposals were being considered in conjunction with the larger sites mentioned above but there were no firm proposals at this time.

**(10) Lindsey House, Epping**

The leaseholders had indicated a wish to surrender the lease back to the Council at no cost to the Council. The Council's agent had prepared a schedule of dilapidations

and a payment of £7,000 to the Council had been agreed and was being documented.

Officers agreed to submit a report to the Council Housebuilding Cabinet Committee on the possibility of Lindsey House being added to the list of sites for potential redevelopment.

**(11) Town Mead Depot**

The Council architect had prepared outline drawings and a meeting had been requested with Waltham Abbey Town Council to discuss the proposal.

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

The site had been marketed and a second round of final bids was currently underway.

**(13) Leader Lodge**

This property would be re-marketed in 2014.

**6. ANY OTHER BUSINESS**

It was noted that there was no other urgent business for consideration by the Cabinet Committee.

**7. EXCLUSION OF PUBLIC AND PRESS**

The Cabinet Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

**CHAIRMAN**