

**Report to the Asset Management and  
Economic Development Cabinet  
Committee**



**Epping Forest  
District Council**

**Report reference: AMED-013-2014/15**

**Date of meeting: 23 April 2015**

**Portfolio: Asset Management and Economic Development**

**Subject: Asset Management Co-ordination Group Report**

**Responsible Officer: Karim Pabani (01992 564123)**

**Democratic Services: Jackie Leither (01992 564756)**

**Recommendations/Decisions Required:**

**(1) To note the current monitoring report on the development of the Council's property assets.**

**Executive Summary:**

This report updates the Cabinet Committee on a number of projects as discussed at previous meetings.

**Reasons for Proposed Decision:**

To comply with the Cabinet Committee's previous request to monitor the development of the Council's property assets periodically.

**Other Options for Action:**

None, as monitoring report is for information not action.

**Report:**

1. **Epping Forest Shopping Park** – An application for the release of reserve matters had now been submitted to the EFDC Development Control Department. The Section 278 improvement works to Chigwell Lane had been submitted for planning approval which was hoped to proceed smoothly. The Joint Venture Agreement drafting is almost complete.

2. **Oakwood Hill Depot** – There were 20 conditions relating to the planning permissions and an application for release of those reserve matters have been recently made. The site had been cleared and building contractors would be appointed and be on site by June 2015. We are awaiting receipt of tender documentation which was issued on 2<sup>nd</sup> April 2015.

3. **Pyrles Lane Nursery** – There were a number of issues identified with regard to the access road to the Nursery. A solution had now been found and a planning application would be submitted in the near future.

4. **St John's Road** – A draft contract has been issued to the prospective developer and

details with regard to the land owned by ECC involving Lyndsey house as a swap was progressing smoothly. Solicitors have been instructed with respect to widening the covenant on Lindsay House following agreement with the Church. A meeting between the developer and the town council is due to be held on 16 April 2015.

5. **North Weald Airfield** – Marketing has now commenced with Savills having been appointed as consultants. An advert was published in the Estates Gazette on 28 March 2015 and also in Flight National. Initial interest following this appears to have been strong. This is currently being assessed.

6. **Torrington Drive** – The Broadway Post Office was looking to relocate to another location in the Broadway, their unit would become available to the Council and we could look at opening up the side of the building and possibly extend it. This would make it a lot more attractive and to further enhance the link between the Broadway and Debden tube station. The Post Office has not yet served any Notice to Vacate.

There had been no further progress to report regarding TFL and the redevelopment of the station car park. There is a current dialogue between the Council's Planning Department and TFL. Discussions regarding Debden station need to try and be moved further up on TFL's priority list.

7. **Winston Churchill Public House** – The Deed of Variation is now complete.

The Garages in Vere Road were ready to demolish, subject to making sure electrical installations on the site were safe. This action is nearing completion.

8. **Broadway Car Parks / Burton Road Depot** – A number of sites were being considered by the Communities Directorate and work to demolish the small jewellery shop to improve the access to the Burton Road car park was progressing.

9. **Town Mead Depot** – The architects Pellings LLP had prepared a scheme for the raised part of the site only, as the adjoining fields were subject to flooding, which would be discussed with the other parties that were involved. The site was subject to flooding issues and Peter Brett Associates had been employed as consultants to consider the flooding issues.

This is unlikely to progress as a residential development due to flood risk issues and the availability of other suitable land. Alternative uses such as leisure should be considered given the poor access to the site, flood risk and possible contamination issues.

**Resource Implications:**

None as this is a progress report.

**Legal and Governance Implications:**

N/A

**Safer, Cleaner and Greener Implications:**

N/A

**Consultation Undertaken:**

N/A

**Background Papers:**

None.

**Risk Management:**

N/A

# Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

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None at this is a monitoring report only.