



***District Development Management Committee  
Wednesday, 28th September, 2016***

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, 28th September, 2016  
at 7.30 pm .**

**Glen Chipp  
Chief Executive**

**Democratic Services  
Officer**

Gary Woodhall  
Governance Directorate  
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, R Jennings, G Chambers, S Heap, S Jones, H Kauffman, J Knapman, S Kane, A Mitchell, C C Pond and J M Whitehouse

**SUBSTITUTE NOMINATION DEADLINE:**

**18:30**

**1. WEBCASTING INTRODUCTION**

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 SUB-COMMITTEES (Pages 5 - 6)**

(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**

(Director of Governance) To report the appointment of any substitute members for the meeting in accordance with Council Rule S1 in the Constitution (Part 4 “The Rules” refers).

**5. DECLARATIONS OF INTEREST**

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

**6. MINUTES (Pages 7 - 30)**

(Director of Governance) To confirm the minutes of the last meeting of the Committee held on 3 August 2016.

**7. EPF/0934/16 - ROYDON MARINA, HIGH STREET, ROYDON (Pages 31 - 50)**

(Director of Governance) To consider the attached report for the extension of the existing Marina to provide an additional 240 berths, 120 parking spaces and additional associated facilities such as refuse collection points, elsan points and a 28.88 square metre extension to the facilities building.

**8. EPF/1227/16 - MOSSFORD GREEN NURSERY, ABRIDGE ROAD, THEYDON BOIS (Pages 51 - 58)**

(Director of Governance) To consider the attached report for a Certificate of Lawful Development for the existing use of the site for storage of vehicles, caravans, motorhomes, trailers and machinery (DEV-012-2016/17).

**9. EPF/1922/16 - 15 OAKWOOD HILL INDUSTRIAL ESTATE, OAKWOOD HILL, LOUGHTON (Pages 59 - 70)**

(Director of Governance) To consider the attached report for the variation of condition 2 ‘plan numbers’ on planning application EPF/2197/16 (Installation of two storey business units (Use Class B1a); part single and part two storey cafe (Use Class A3); forming a business incubator development of 34 units based on reconditioned shipping containers, to allow for a supporting base structure for the approved crates.

**10. 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.

## 11. 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.

### Background Papers

Article 17 of the Constitution (Access to Information) 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 and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection one copy of each of the documents on the list of background papers for four years after the date of the meeting. Inspection of background papers can be arranged by contacting either the Responsible Officer or the Democratic Services Officer for the particular item.