

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Asset Management and Economic Development Cabinet Committee **Date:** Monday, 22 August 2016

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.00 - 7.55 pm

Members Present: Councillors A Grigg (Chairman), H Kane, G Mohindra and A Lion

Other Councillors: Councillors L Girling, C C Pond and D Stallan

Apologies: Councillor W Breare-Hall

Officers Present: D Macnab (Deputy Chief Executive and Director of Neighbourhoods), A Hall (Director of Communities), S Tautz (Democratic Services Manager) and S Mitchell (PR Website Editor)

Also in attendance: C Pasterfield (Asset Management Development Consultant) and T McLaughlin (Consultant, White, Young and Green)

11. 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.

12. SUBSTITUTE MEMBERS

The Director of Governance reported that Councillor A. Lion had been appointed as substitute for Councillor W. Breare-Hall at the meeting.

13. DECLARATIONS OF INTEREST

No declarations of interest were made by members of the Committee, pursuant to the Council's Code of Conduct.

14. MINUTES

RESOLVED:

That the minutes of the meeting of the Committee held on 30 June 2016 be taken as read and signed by the Chairman as a correct record.

15. VERE ROAD, LOUGHTON - CAR PARKING & AFFORDABLE HOUSING PLAN

The Committee was reminded that it had previously considered and adopted a Broadway Regeneration Action Plan, setting out the Council's planned approach to the development of various sites in the Broadway area of Loughton.

The Director of Communities presented a report relating to five separate areas of Council-owned land at Vere Road, Loughton, to the north of The Broadway, which were currently used to provide either Council garages or public car parking spaces. Members were advised that, in accordance with the development agreement for the site of the former Sir Winston Churchill Public House, the Council was required to provide sufficient land for 58 car parking spaces to be constructed by the developer of that site (Higgins Homes) on one or two of the specific sites at Vere Road, at the developer's expense. The report provided various options for future car parking arrangements and the development of affordable housing schemes on the sites at Vere Road, which were considered by the Committee.

The approach recommended by the report of the Director of Communities offered a balanced approach to car parking and the provision of new affordable homes in the area, providing around 96 public parking spaces (compared to the current 63 spaces) and 10 new affordable rented properties. Members were advised that Higgins Homes had offered to meet the cost of the re-construction of some of the public car parking spaces, and that it was proposed that the costs of re-constructing the remaining public car parking spaces be assessed, with a view to appropriate budget provision being made to undertake the works within the Capital Programme for 2017/18. The Director of Communities advised the Committee that the Council would receive an annual income from each of the 58 car parking spaces to be constructed by Higgins Homes at Vere Road, even in the event that any of the spaces were not actually utilised by residents of the new residential development on the former Sir Winston Churchill Public House site.

The Committee noted that the ward members in attendance at the meeting were generally in favour of the option proposed in the report, subject to the completion of scheme designs to ensure the continued provision of access to the rear of the shops along The Broadway by local traders and the grant of planning permission where necessary. One of the ward members in attendance raised concern with regard to parking on the footpath at front of the shops along The Broadway by traders and those making deliveries to the shops. The Director of Neighbourhoods advised the Committee that the ongoing Debden Parking Review would address a range of parking-related issues for the area and that he would draw the issues of pavement parking at The Broadway to the attention of relevant officers for investigation.

RECOMMENDED:

That Option 3 set out within the report be pursued, in order to provide a cohesive Car Parking and Affordable Housing Plan for Vere Road, Loughton and that:

- (a) the previous decision of the Cabinet that Moat Housing be provided with a 999-year lease to develop Site 1 for affordable housing be rescinded and that around 50 car parking spaces for the use of residents of the private development by Higgins Homes on the site of the former Winston Churchill Public House be constructed on Site 1, with the construction costs met by Higgins Homes in accordance with the Development Agreement between the two parties;
- (b) site 2 be re-constructed by Higgins Homes to provide around 8 car parking spaces for the Higgins Homes development and around 55 public car parking spaces, with the construction costs met by Higgins Homes;
- (c) site 3 be marked-out, equipped and included within the Council's pay and display regime to provide around 7 public pay and display car parking spaces;

- (d) the 20 Council-owned garages on Site 4 be demolished and reconstructed and equipped to provide around 34 public car parking spaces;
- (e) planning permission be sought for the development of 10 affordable rented flats, with associated car parking, on Site 5 in accordance with the Development Appraisal previously approved by the Council Housebuilding Cabinet Committee; and
- (f) the Director of Neighbourhoods obtain a budget estimate for the cost of reconstructing and equipping Sites 3 and 4 for the provision of this work and seeks the inclusion of appropriate budget provision for the work within the Capital Programme for 2017/18, when this is next reviewed by the Cabinet.

REASONS FOR DECISION:

In accordance with the Development Agreement between the Council and Higgins Homes, the authority had an obligation to provide sufficient land for the provision of car parking spaces for the occupants of the residential development to be constructed on the site of the former Sir Winston Churchill Public House. Accordingly, and in view of proposals previously agreed for the provision of affordable housing on two of the Council's sites at Vere Road, there was a need to formulate a cohesive plan for future car parking arrangements and affordable housing developments along Vere Road.

OTHER OPTIONS CONSIDERED AND REJECTED:

The Committee considered other options for the provision of a Car Parking and Affordable Housing Plan for Vere Road, including the maximisation of affordable housing on Site 1 and Site 5 with reduced public car parking provision, and the maximisation of the provision of public car parking with no affordable housing provision.

16. ANY OTHER BUSINESS

The Director of Governance reported that there was no other urgent business for consideration at the meeting.

17. EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting for the items of business set out below on the grounds that they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972:

<u>Agenda Item No.</u>	<u>Subject</u>	<u>Exempt Information Paragraph Number</u>
9	Epping Forest Shopping Park – Progress Report	3

18. EPPING FOREST SHOPPING PARK - PROGRESS REPORT

The Council's Asset Management Development Consultant, Mr. C. Pasterfield, presented a report on current progress with regard to the development of the Epping

Forest Shopping Park. Mr. Pasterfield was accompanied by Mr. T. McLaughlin of White, Young and Green, the Council's appointed consultants for the management of the highway works related to the development of the shopping park, pursuant to Section 278 of the Highways Act 1980.

Mr. McLaughlin advised the Committee that the highway works were due to commence from the third week of September 2016, for a period of 39/40 weeks duration, and that this timescale included provision for weather-related delay. Members noted that all necessary works (including road closures) were to be undertaken during the hours of 8.00pm to 5.30am as a requirement of Essex County Council (the Highway Authority), in order to maintain traffic flows in the area of the shopping park site. A letter outlining the works to be carried out, including contact arrangements for complaints, had been issued to local residents by the works contractor and further communications would be made with residents at key stages in the works programme. The Committee requested that the letter already issued to local residents be provided to the local members for the Loughton Alderton and Loughton Broadway wards, and that monitoring of the progress of the highway works be included as a standing element of the regular report on overall scheme progress.

Mr. Pasterfield reported that the contract for the construction of the Shopping Park had been awarded to McLaughlin and Harvey Construction, who were due to take possession of the site and commence work in early September 2016. The Committee was advised that the marketing of the Shopping Park had continued and that strong interest was being expressed by a number of parties. Mr. Pasterfield reported that legal agreements for the lease of various units were currently awaiting completion by external solicitors. Members noted that the Council's Grounds Maintenance and Fleet Operations services had substantially relocated to the new depot at Oakwood Hill in Loughton and that the Langston Road Depot would shortly become fully vacant.

Mr. Pasterfield reported that a combination of the delay in the commencement of the highway works and the need to re-tender the main construction contract, had led to the opening date for the shopping park to be revised to August 2017. The Committee was advised that it was possible that any delays in the completion of the highway works could adversely affect the planned opening date of the shopping park.

The Director of Neighbourhoods reported to the Committee on the results of an analysis undertaken by the Council's Economic Development Section with regard to the potential impact of the shopping park on business operating in its locality and elsewhere within (and outside) the Epping Forest District. The Committee requested that the analysis also be provided to local members for their information.

RESOLVED:

- (1) That current progress with regard to the development of the Epping Forest Shopping Park, including the required highway works, be noted; and
- (2) That monitoring of the progress of the highway works related to the development of the shopping park be included as a standing element of the report on overall scheme progress made to each meeting.

REASONS FOR DECISION:

To comply with the previous request of the Committee that it periodically monitor the development of the Council's property assets and, in particular that it receive regular detailed reports on progress with regard to the development of the Epping Forest Shopping Park.

OTHER OPTIONS CONSIDERED AND REJECTED:

None. The progress report was submitted at the specific request of the Committee.

CHAIRMAN

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