

# Committee Agenda



**Epping Forest  
District Council**

## **Area Plans Subcommittee D Wednesday, 4th October, 2006**

**Place:** Council Chamber, Civic Offices, High Street, Epping  
**Room:** Council Chamber  
**Time:** 7.30 pm  
**Democratic Services Officer** Adrian Hendry, Research and Democratic Services  
Tel: 01992 564246 email: ahendry@eppingforestdc.gov.uk

### **WEBCASTING NOTICE**

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**If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.**

Members:

Councillors P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman), Mrs P Brooks, Mrs A Cooper, J Demetriou, R D'Souza, Mrs R Gadsby, R Haines, Mrs J Lea, Mrs M Sartin, Mrs P Smith, D Spinks, Ms S Stavrou and J Wyatt

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**A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.**

**1. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 7 - 8)**

General advice to people attending the meeting is attached.

**2. MINUTES (Pages 9 - 12)**

To confirm the minutes of the last meeting of the Sub-Committee held on 6 September 2006 as correct record (attached).

**3. APOLOGIES FOR ABSENCE**

**4. DECLARATIONS OF INTEREST**

(Head of Research and Democratic Services) To declare interests in any item on this agenda.

**5. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 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.

## 6. SAINSBURY'S DISTRIBUTION DEPOT, WALTHAM POINT AND HOLMESDALE TUNNEL ROADWORKS

### Recommendation:

**That the results of the consultation be noted and that Sainsbury's be advised that the routing arrangements may operate for the length of the Holmesdale Tunnel roadwork's but that further efforts must be made to ensure compliance with all other aspects of the routing agreement.**

### Background

1. The committee considered a report at its meeting in June 2006 concerning a temporary suspension of the Sainsbury's Lorry Routing Agreement only in so far as it related to vehicles that would otherwise leave the M25 at junction 25 (A10) prevented from doing so by the roadworks to the Holmesdale Tunnel. Members will recall that agreement had been given to a temporary trial by officers and a report was to be submitted to the meeting in September following consultation responses.

2. There was some concern that officers had agreed to the trial without first reference to members and an apology is made for this but with the roadworks commencing in May and the request from Sainsburys being received only 14 days before the event, little time was available for consultation.

### CONSULTATION

3. However, consultation with affected authorities has now taken place, after 3 months of the re-routing west from the depot to the Highbridge Street junction and then west through Waltham Cross to the A10.

4. Waltham Abbey Town Council has replied stating that the Town Council does not object to the continued suspension of the agreement for the period of the works in order for the continued ease of access to and from the depot. They add that there is concern, however, at heavy goods vehicles that still seem to use other non-agreed routes and ask that this concern be brought to the attention of Sainsburys and perhaps to the Highway Authority in order that it might consider additional signage.

5. Broxbourne Borough Council, through which the new routing runs and the authority most affected by this temporary suspension, has replied stating that the Council has no objections or comments to make.

6. Essex County Council, the Highway Authority, agrees that this is a sensible temporary arrangement given the additional journey times encountered as a result of the works. They add that there has been many complaints about the effects of the works in general but none about Sainsbury's vehicles.

### THE CONTINUING NEED

7. Sainsburys themselves have commented upon the experience of the first 3 months. They state that they have only changed the routing for the limited number of destinations advised to the Council and in other respects are following the routing agreement. They have installed a camera in their transport office allowing them to monitor the westbound flows on the M25 so that they make conscious decisions on the best route at the time. This means that not all the vehicles that would normally

use the A10 follow the Waltham Cross option but could be routed on the M25 to the next junction. They add that the service to their stores has suffered due to the roadworks and any restriction on the alternative route must further degrade their service. They ask that the environmental benefits of not forcing their vehicles to take the Highway Agency's diversion to junction 24 adding many additional miles to their journeys and an additional 100,000 gallons of fuel over the period of the works be not forgotten.

8 They request that the suspension of the routing agreement in this limited way be agreed for the duration of the roadworks.

### **PROPOSED ACTION**

9. In view of the lack of objection and, indeed, support for the routing received following 3 months experience, officers strongly recommend that the committee agrees to the continuing suspension of the lorry routing agreement, only so far as it concerns vehicles that would otherwise travel west on the M25 and leave at junction 25 in accordance with details given by Sainsbury's on 24 April 2006 and reported to members at their June meeting.

10. However, it is further recommended that Sainsbury's be asked to double their efforts to ensure that all other suppliers and deliveries to and from their depot comply with the lorry routing agreement. The committee may also wish to instruct officers to approach the Highway Authority to request additional signage on the roundabouts at junction 26 to direct vehicles to the depot.

## **7. DEVELOPMENT CONTROL (Pages 13 - 28)**

(Head of Planning and Economic Development) To consider planning applications as set out in the attached schedule

**Background Papers:** (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

## **8. DELEGATED DECISIONS**

(Head of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

## **9. 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):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt</b>	<b>Information</b>
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		<b>Paragraph Number</b>
Nil	Nil	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.