



***District Development Control Committee  
Wednesday, 3rd October, 2012***

You are invited to attend the next meeting of **District Development Control Committee**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping  
on Wednesday, 3rd October, 2012  
at 7.30 pm .**

**Derek Macnab  
Acting Chief Executive**

**Democratic Services  
Officer**

Simon Hill, The Office of the Chief Executive  
Tel: 01992 564249 Email:  
democraticservices@eppingforestdc.gov.uk

**Members:**

Councillors B Sandler (Chairman), A Boyce (Vice-Chairman), C Finn, J Hart, Mrs S Jones, J Knapman, Ms Y Knight, J Markham, R Morgan, J Philip, Mrs C Pond, Mrs P Smith, Ms S Watson, J M Whitehouse and J Wyatt

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**A BRIEFING WILL BE HELD FOR THE CHAIRMAN, VICE-CHAIRMAN AND GROUP  
SPOKESPERSONS OF THE-COMMITTEE, AT 6.30 P.M.  
IN COMMITTEE ROOM 1 PRIOR TO THE MEETING**

**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 Chief Executive will read the following announcement:

“This meeting will be webcast live to the Internet and will be archived for later viewing. Copies of recordings may be made available on request.

By entering the chamber's lower seating area you consent to becoming part of the webcast.

If you wish to avoid being filmed you should move to the public gallery or speak to the webcasting officer"

**2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 6)**

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

**3. APOLOGIES FOR ABSENCE**

**4. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)**

(Assistant to the Chief Executive) To report the appointment of any substitute members for the meeting.

**5. DECLARATIONS OF INTEREST**

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

**6. MINUTES (Pages 7 - 28)**

To confirm the minutes of the last meeting of the Committee held on 8 August 2012 (attached).

**7. PLANNING APPLICATION EPF/2577/11 - ERECTION OF A TWO STOREY DETACHED DWELLING AND COMMUNITY NATURE RESERVE.- SPARKS FARM, 185 NINE ASHES ROAD, HIGH ONGAR (Pages 29 - 38)**

(Director of Planning and Economic Development) To consider the attached report.

**8. PLANNING APPLICATION: EPF/0899/12 THE SCOUT ASSOCIATION, GILWELL PARK, WALTHAM ABBEY - RESIDENTIAL BUILDING (INTERNATIONAL STAFF LODGE) WHICH INCLUDES SOCIAL AND SERVICE SPACES AND DEMOLITION OF TWO MAINTENANCE BUILDINGS. (Pages 39 - 50)**

(Director of Planning and Economic Development) To consider the attached report.

**9. PLANNING APPLICATION REF EPF/1340/12 - REMOVAL OF CONDITION 8 OF PLANNING PERMISSION EPF/2300/11. (ERECTION OF REPLACEMENT WORKSHOP AND RESURFACING EXISTING YARD) REGARDING POSITION OF FENCING.- BROOKSIDE GARAGE, GRAVEL LANE, CHIGWELL (Pages 51 - 56)**

(Director of Planning and Economic Development) – To consider the attached report.

10. **PROPOSED FIELDS LOCK POWER STATION, RATTY'S LANE, HODDESDON, HERTS - APPLICATION FOR A DEVELOPMENT CONSENT ORDER TO THE PLANNING INSPECTORATE (REF: EN010046) FOR A RAIL-LINKED POWER STATION (Pages 57 - 66)**

(Director of Planning and Economic Development) To consider the attached report.

11. **: PLANNING APPLICATION EPF/1907/10 LAND REAR OF OAKLEY HALL, HOE LANE, NAZEING. DEMOLITION OF GLASSHOUSE AND SUNDRY STRUCTURES AND ERECTION OF 50 BED CARE HOME WITH ASSOCIATED ANCILLARY PARKING AND LANDSCAPING - EXTENSION OF TIME TO ENABLE COMPLETION OF SECTION 106 AGREEMENT. (Pages 67 - 78)**

(Director of Planning & Economic Development) To consider the attached report.

12. **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.

13. **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 Paragraph Number</b>	<b>Information</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.