



DECISIONS

| | |
|-----------------------------|--|
| Committee: | COUNCIL HOUSEBUILDING CABINET COMMITTEE |
| Date of Meeting: | Thursday, 24 March 2016 |
| Date of Publication: | 01 April 2016 |
| Call-In Expiry: | 07 April 2016 |

This document lists the decisions that have been taken by the Council Housebuilding Cabinet Committee at its meeting held on Thursday, 24 March 2016, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being “recommended to the Council...”, or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

Jackie Leither
Democratic Services Assistant
Office of the Chief Executive

Tel: 01992 564756
Email: jleither@eppingforestdc.gov.uk

Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

| |
|-------------------------|
| Decision No: |
|-------------------------|

5. FEASIBILITY REPORTS

Decision:

- (1) That subject to Ward Members being consulted on the outcome of the transport assessments. prior to submission of the planning applications, each

of the 12 (Twelve) individual feasibility studies taken from the Cabinet approved list of Primary Sites as listed below, be included in a future phase of the Council House-building Programme and progressed to the detailed planning stage;

- (a) Mallion Court, Waltham Abbey;
- (b) Mason Way, Waltham Abbey;
- (c) Stonyshotts, Waltham Abbey;
- (d) Gant Court, Waltham Abbey;
- (e) Woollard Street, Waltham Abbey;
- (f) Denny Avenue, Waltham Abbey; and
- (g) Beechfield Walk, Waltham Abbey (Option A);
- (h) St Thomas's Court, Waltham Abbey;
- (i) Pick Hill, Waltham Abbey;
- (j) Bromfield Court, Waltham Abbey;
- (k) Wrangley Court, Waltham Abbey; and
- (l) Shingle Court, Waltham Abbey.

(2) That, subject to Secretary of State consent, the former garage sites and any associated amenity land edged red on the site plans associated with each of the sites agreed as viable in (1) above and identified for the development of Council House-building, be appropriated for planning purposes under provisions laid out in the Local Government Act 1972 and Town and Country Planning Act 1990 on the grounds that the land is no longer required for the purposes for which it is currently held in the Housing Revenue Account;

(3) That the Housing Portfolio Holder be authorised to submit detailed planning applications for each of the sites in (1) above; and

(4) That Phase 6 of the Council's House-building Programme be made up of the sites included in (1) above.

6. DEVELOPMENT STRATEGY UPDATE

Decision:

(1) That, subject to the amendments reported at the Council House-building Cabinet Committee meeting, the Development Strategy update be recommended to the Cabinet.

7. SITES UNSUITABLE FOR DEVELOPMENT

Decision:

(1) That the garage site at Hillyfields, Loughton to the rear of 80-98 and 100-112 Hillyfields be sold on the open market, in the most effective way to maximise the income to the Council (including consideration of the use of overage clauses and offers being subject to the receipt of planning permission) with any receipt being recycled back into the Council House-building Programme;

(2) That the garage site at Whitehills, Loughton adjacent to Oak View School be redesigned to incorporate 3 bungalows and a new planning application be submitted subject to:

- (a) The revised scheme providing the ability for vehicles to turn around within the site;
- (b) Cabinet Committee Members (including substitutes) and Ward Members receiving a copy of the revised proposal; and
- (c) A further report being submitted to a future meeting if the provision of a turning point within the site is not possible, in order to determine the future use of the site;

(3) That the garage site at Ladyfields, Loughton opposite 39-45 Ladyfields be redesigned to remove the 3-bed detached house, create an area of unallocated off street parking in compensation for the loss of the garages and a new planning application be submitted; and

(4) That if planning permission is not granted for the garage site at Ladyfields, Loughton, the site be sold on the open market, in the most effective way to maximise the income to the Council (including consideration of the use of overage clauses and offers being subject to the receipt of planning permission) with any receipt being recycled back into the Council House-building Programme.

8. RENT LEVELS - OPEN MARKET PROPERTY PURCHASES

Decision:

(1) That affordable rents be charged for new of existing empty properties purchased by the Council off of the open market as part of its Council House-building Programme; and

(2) That applications be made to the Homes and Communities Agency (HCA), as necessary, to enter into "short-form agreements" with the Council to enable the Council to charge affordable rents when required.

9. STREET NAMING - PHASE 2

Decision:

(1) That, subject to the formal approval of the Director of Neighbourhoods, the terrace of 17 houses to be constructed under Phase 2 of the Council's Housebuilding Programme be numbered 1-33 (odd) Burton Road, Loughton;

(2) That, subject to the approval of the Director of Neighbourhoods to deviate from the Council's Street Naming and Numbering Policy and, in respect of (b) below, the agreement of the deceased persons family:

- (a) The new block of 19 flats to be constructed in Burton Road, Loughton be named "Churchill Court", as suggested by Loughton Town Council; and
- (b) The new block of 15 flats to be constructed in Burton Road, Loughton be named "Davis Court", after former district councillor Joan Davis;

(3) That if the names at either 2(a) or 2(b) above are not acceptable for any reason "Nelson Court" be used as a reserve name; and

(4) That a formal application be submitted to the Director of Neighbourhoods for the above names and numbering, in accordance with the Council's Street Naming and Numbering Policy.