

Report to the North Weald Airfield and Asset Management Cabinet Committee



Report reference: **NWA-002-2011/12**
Date of meeting: **13 February 2012**

**Epping Forest
District Council**

Portfolio: Finance & Economic Development
Subject: Asset Management Co-ordination Group Report
Responsible Officer: Chris Pasterfield (01992 564124).
Democratic Services Officer: Rebecca Perrin (01992 564532).

Recommendations/Decisions Required:

- (1) **To note the content of the update report**

Executive Summary:

This report updates the Cabinet Committee on a number of projects discussed at previous meetings.

Report:

1. **Langston Road Retail Park** – A report dated 20th January 2012 from Essex County Council highways has recommended approval to the proposed traffic enhancement scheme attached to the Retail Park planning application. A special meeting of the District Development Control Committee is now being arranged.
2. **Oakwood Hill Depot** – Norfolk Property Services (NPS) are considering design options to locate Grounds Maintenance plus the nursery service and Fleet Operations. An alternative location for Fleet Operations in Langston Road is also being considered.
3. **Pyrles Lane Nursery** – Outline designs for a residential development and consultant reports are being considered for a planning application. No planning application will be submitted before consultation has taken place between the Portfolio Holder and local members.
4. **St John's Road** – Proposals for a Design Brief for this area are being considered with Essex County Council and Epping Town Council. It is intended to undertake formal public consultation on the schemes in March 2012. Informal meetings and updates have taken place but further reports from consultants and the input of local opinion are awaited before the nature of the consultation can be reported to and decided upon by the portfolio holder.
5. **North Weald Depot** – NPS are preparing designs for a depot for the waste services contractor to relocate from Langston Road depot. This remains a back-stop proposal. A number of other locations are also being investigated to house this service.
6. **Torrington Drive** – Stobart Properties have not been able to progress a comprehensive redevelopment of the site to include the BP petrol station and therefore the Council are progressing a lease renewal with BP as required under the Landlord & Tenant

Acts. Stobarts have obtained planning approval to demolish the unit shops to create further car parking spaces. The Council are considering landlord approval and asking for further clarification of proposals regarding the Sainsbury store.

7. **Winston Churchill Public House** – There are on going discussions with Punch Taverns the owners of the long leasehold interest but no firm proposals at this time.

8. **Broadway Car Parks/Burton Road Depot** – A number of commercial and residential proposals are being considered in conjunction with the larger sites mentioned above but there are no firm proposals at this time.

9. **Lindsey House Epping** – The leaseholders have applied to assign their lease and this is being considered.

10. **Town Mead Depot** – the Council Planning Department are currently considering advice from Peter Brett Associates regarding their Strategic Flood Risk Assessment.

11. **Church Hill Former Car Park** – Short term lettings are still under consideration.

Resource Implications:

Existing Estates and Valuation staff.

Legal and Governance Implications:

None at this time.

Safer, Cleaner and Greener Implications:

None at this time.

Consultation Undertaken:

Asset Management Co-ordination Group

Background Papers:

None.

Impact Assessments:

Risk Management

Being undertaken on a project by project basis.

Equality and Diversity:

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties; reveal any potentially adverse equality implications? No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? No

What equality implications were identified through the Equality Impact Assessment process?

None at this time.

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?

Yes.