

LRA's LOUGHTON LIFE Newsletter Townwide Autumn Edition

For all residents in IG10: September 2019

Loughton Residents Association is independent and focuses on looking after Loughton. We have Cllrs on the County & District Councils, and hold 20 out of the 22 Loughton Town Council seats.

Draft Local Plan

Plans to build houses on Jessel Green should be scrapped, Local Plan inspector tells the District Council

Wednesday 7th August 2019 should go down as a red-letter day for Loughton. The Planning Inspector, Louise Phillips, has recommended in her letter dated 2nd August, and published on the 7th, that Jessel Green should not be developed for housing. This does not mean Jessel Green is definitely saved, but the District Council, if they do not accept her recommendations, of which this is one of many, would possibly see their whole local plan rejected. A month on, they are not making any comment or giving any undertaking.

So many thanks are due to Save Jessel Green, the Town Council, and indeed ourselves, Milo Boyd late of the local paper, and all those individuals who protested. It is they who so far as we can see at the moment have saved this wonderful open space in the middle of Debden.

And shame on the District Council, who put the community to such trouble by suggesting this preposterous idea in the first place contrary to the clearly expressed wish of residents.

The inspector has also recommended either no "housing development" of the Debden and Loughton station car parks, or at least, no very high rise tower blocks as proposed by Transport for London.

Limes Farm in Chigwell has also been recommended for removal from the list of sites for development.

It may be that other sites in Loughton would have to be removed from the development list if measures to save the Forest from harm cannot be agreed. Conversely, EFDC may start looking for other local sites, including some that had previously been discounted.

Not on my watch

Drug deals are taking place, even from people's own homes, and locals have asked us how they can stop it.

Please report such instances to the police by calling 101, reporting it at <https://www.essex.police.uk> or calling Crimestoppers anonymously on 0800 555 111. Do not put yourself in danger; act quietly. The police need specific evidence like dates, times and dealers' car number plates. This will enable them to go after the dealers and the people behind them rather than the users. Building up evidence that will stand up in court takes time. Residents should report as much as possible and not get disheartened if nothing appears to happen for a while.



Photo courtesy of marksoanes.com

More police in Loughton

The Police, Fire and Crime Commissioner for Essex, Roger Hirst, has announced more police for Loughton.

"Loughton is getting one of the new Town Centre Teams, which will focus on community concerns, including drug dealing and antisocial behaviour. Under the guidance of their sergeants, they will work closely with local businesses and support groups to get to the root of ongoing issues and tensions, and investigate appropriately. Businesses experiencing issues with the night time economy, like bars and clubs, will also be supported in the reduction of crime and antisocial behaviour."

Chief Constable BJ Harrington said: "My priorities for the force are clear: we will be visible to deter crime in the community, we will provide better and consistent support to victims and to the vulnerable and we will act against anyone who is intent on inflicting violence in our county."

"With the introduction of the Town Centre Teams, we can be at the centre of these conversations. The public know their local area the best, and so do local officers who can put their boots on the ground and their faces in the village hall. If people have got an issue, or suspect criminal acts are taking place in their community, I need them to feel comfortable reporting it to us. If we work together we can keep the tide turning and put a stop to antisocial behaviour, drug dealing, and other insidious crimes that cause irreparable harm to families, friends and whole communities."

Town Mayor

We asked our new town mayor, LRA Cllr Stella Murphy, about her plans for her term: "I was appointed Loughton Town Mayor at the Annual Council meeting that took place on May 15th 2019, and I serve the council as Town Mayor for one year. During this year I am much looking forward to meeting with as many charities, schools, and community and voluntary organisations as possible.

Loughton is a beautiful and dynamic area that I have had the pleasure of living in my whole life, and it is very exciting for me to now be involved with the local community as closely as possible.

Being involved with charities has always been an important part of my life and I am now delighted, through events organised by Loughton Town Council, to be supporting Epping Forest Food Bank, Epping Forest Reuse, Oak View School and Cry (Cardiac Risk in the Young)".



Our thanks to all the residents who support LRA

Our Farmers' Markets



Meet LRA's volunteers at our Farmers' Market on the second Sunday of each month, from 9am to 3pm on Centric Parade, High Road. Read our display boards with local information and browse our second-hand books.

Can you help us occasionally at LRA's Farmers' Market?

LRA is run 100% by volunteers, so could you help a little?

*Do you have **one spare hour** to help occasionally on our book stall (no experience needed)?*

If so, for a no obligation chat please email jill.angold-stephens@ntlworld.com.

Bus Route 20

There is a new timetable for the 20, which was introduced on 31 August, to iron out operating problems. There is no change to the general frequency or the range of operating hours from around 5am to 1am.

Essex Bus Services

In Essex, around 85 per cent of the bus network by passenger miles travelled is provided commercially. On these services, commercial operators set their own bus routes, set their own fares, maintain their own buses and run their services as commercial interests dictate. The remaining 15 per cent of the bus network is supported by Essex County Council.

The Essex local bus network currently supports over three million passenger journeys a year.

In 2018/19 the bus network, supported by the County Council, accounted for over 200 services at a cost of £8.1m net per annum. Where commercial operators do not provide a service, the County Council's role is to decide whether it is appropriate to provide a service.

The County Council has agreed new policies for supported evening and Sunday bus services. The new policy would mean that generally the County Council would not support journeys leaving after 2200hrs Monday to Friday, 2300hrs on Saturday and 1900hrs on Sunday, subject to exceptions for journeys which, on average, regularly carry six or more passengers. The Sunday policy would additionally mean that the services supported by the County Council would run at a minimum two-hourly frequency.

In particular, the contract for supported evening and Sunday local bus services for the 418B Loughton to Harlow, which is due to expire in March 2020, will only be renewed by the County Council if the tender price is less than £5 per passenger journey.

Bus Stops

The bus stop called 'Homebase' has been renamed 'Sedley Rise' as Homebase is closing, and 'Traps Hill Library' bus stop has become 'Loughton Library & Town Hall'.

High Road Shops

We hear that the owners are trying to sell on their interest in the land on which the shops on the west side of the High Road (from Centric Parade north) are built.

CONTACTING LRA

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BROADWAY WARD Michael Owen (D) Baldwins Hill 07767 004745 John Mahoney (T) High Road 07909 517145 Stella Murphy (T) High View Close 8508 2794 Chris Pond (D) Staples Road 8508 2361 Jayna Jogia (T) The Drive 07983 713389	FOREST WARD Jill Angold-Stephens (T) Lower Park Road 8281 0674 Roger Baldwin (D) Burney Drive 8281 5488 Amy Beales (D) Harwater Drive 07507 341956 Tessa Cochrane (T) Shaftesbury 3643 7492 Trevor Downing (T) Smarts Lane 8508 8877	COUNTY: Loughton (Central) Chris Pond Staples Road 8508 2361
ST JOHN'S WARD Bob Jennings (D) York Hill 8508 1861 Chris Pond (T) Staples Road 8508 2361 Caroline Pond (D&T) Staples Road 8508 2361	RODING WARD Rose Brookes (D&T) Lower Park Road 8502 5981 Mark Dalton (T) Highland Avenue 07719 736901 David Wixley (T) Goldings Road 8418 9284	COMMITTEE Michael Benbow 8508 4457 Steve Eaton 8923 0065 Lance Leonard 8502 0771 George Meltser 8502 3006 Chidi Nweke 07403 489455 Juliet Pollard 8502 0552 Judith Walker 07855 265835 John Walker 07779 338868
SECRETARY Jill Angold-Stephens 8281 0674	LOUGHTON LIFE EDITOR Eva Blasco 8923 0065 TREASURER Miriam Murphy 01992 815525	MINUTES SECRETARY Susan Creevy <i>*Dial 020 before numbers beginning with 8</i>

LRA councillors are Independent and non-political

Planning & licensing

The LRA Plans Group (LPG) looks at all planning and licensing applications in the town, and takes action where appropriate. It consults residents and supports, or objects to, individual applications as appropriate. It works entirely separately from LRA's CILs on Council planning committees. Details of all planning applications can be found on Epping Forest District Council's Planning Explorer on their website (<https://tinyurl.com/EFDCPlanning>) where you can search by entering an application number or other relevant search criteria.

'The Hub', 1 Landmark House, The Broadway

They have applied for planning permission for the frontage. LRA has objected to the opening hours proposed in the licensing application because they extend after midnight.

McDonald's, 202 High Road (was Pak Choi)

The District Council, as they had to, approved a new shopfront and other changes at 202 High Road (was Pak Choi and is now the proposed McDonald's) but have told the applicants that they need to apply for planning permission to turn it into a takeaway.

If McDonald's complies, this would give residents a chance to give their views on the change, for or against, but the Council will have to decide on the change on the basis of the national planning laws. We'll try to keep residents informed.

Corner of York Hill and Potters Close

The planning application to build an additional house at the corner of York Hill and Potters Close in the centre of the York Hill Conservation area has been refused on the grounds of loss of trees, cramped site, and visual obtrusion in the Conservation area.

Efezade (12-14 The Broadway, was the Post Office)

They have applied to extend their opening hours, the sale of alcohol and playing of recording music to finish at 1:00am, seven days a week.

The application, however, has now been cancelled as the application has not been advertised in accordance with legislation in a local newspaper, and is expected to be resubmitted.

The LRA Plans Group has and will continue to object to this proposal because of the disturbance this would inevitably cause to residents nearby, and because 11pm is the latest that restaurants with residential accommodation above should be providing alcohol and recorded music.

The Last Post, 227 High Road

They have applied to vary the opening hours to 8am to midnight Monday to Thursday, and 8am to 1am the following day on Fridays, Saturdays, Christmas Eve and New Year's Eve. As all the roads leading to the Last Post are residential, including the High Road where there are flats above some of the shops, the LRA Plans Group will be opposing this change because of the potential disturbance to residents, and the danger that a precedent could be set for other venues.

113 Church Hill

Objections from the LRA Plans Group and others have resulted in the submission of a revised design for this proposed development of a block of ten flats. Applicants say the second floor is now set back, with reduced overlooking of Marjorams Avenue.

132 Church Hill

The LRA Plans Group has objected to the proposed demolition of a single-storey annexe and the construction of a two-storey dwelling house as an overdevelopment of the site, without any off-road parking.

St Thomas More RC Church site, Willingale Road

The LRA Plans Group objected to the proposed demolition of the redundant church and the redevelopment of the site to provide 16 houses and 10 flats, including a new community hall, as an overdevelopment of the site with insufficient off-road parking. However, the District Council has approved the plans.

Debden Hall (Land associated with the former Debden Hall Estate, England's Lane)

The LRA Plans Group has objected to a proposal to replace the single house approved on this Green Belt site with four four-bedroom town houses. The single house was approved here (in the Green Belt) because of the historic associations and the other benefits of the scheme proposed. Four town houses would constitute an unacceptable intensification of use in the Green Belt.

Breach of planning rules?

If you're concerned about something, please report it at <https://www.eppingforestdc.gov.uk/planning-and-building/report-a-planning-breach/> or call EFDC on 01992 564000.

The Standard, High Road



The Standard is allowing customers onto its roof terrace on some weekends. The terrace is not covered by their alcohol licence, but they can get permission to use it by applying to the District Council for a Temporary Events Notice ("TEN"). We have had no complaints from residents, and don't think that any problems will be caused, but anyone with any concerns can email the Council at licensing@eppingforestdc.gov.uk. Please copy us in on your email at contact@LoughtonResidents.co.uk

Flood retention scheme

The works that have started on Hillyfields/Millennium Remembrance Grove are for a flood retention scheme being promoted by the County Council. The landowner, the Town Council, and the conservators, have agreed. Although it looks massive, the open space will be returned to what it is now, as fields, with replacement planting where called for.

Email LRA at contact@LoughtonResidents.co.uk

Loughton Library



Loughton Library is under threat of demolition, and replacement by a smaller library under a block of flats.

The County Council plans to spend almost £800,000 to demolish the library and replace it with 27 new apartments for either sale or rent, along with a new, smaller library.

As reported in the Epping Forest Guardian, LRA Cllr Chris Pond said that the development, just a short walk from the Epping Forest Special Area of Conservation (SAC), will add extra pressure on the wildlife that exists there.

He added that a European Court of Justice judgment protecting special areas of conservation against development needed to be taken into account, and that replacing the library with homes would harm Epping Forest wildlife.

Chris called in the plan at a recent County Council Committee Meeting, however this was rejected on party lines by the Conservative-controlled council. Much will now depend on the inspector's report on the Local Plan on safeguarding the SAC, as this would be 27 extra dwellings, each with people, dogs and cycles etc. within a four minute walk of the SAC at Staples Road.

Separately, the Town Council Planning & Licensing Committee agreed to register Loughton Library and Town Hall as an 'Asset of Community Value' with the District Council, and will let Essex County Council know they're doing so.

No waiting on corners

For safety reasons, NEPP is introducing 'no parking' restrictions on a number of junction corners in Loughton.

You can find a list of them online at <http://www1.parkingpartnership.org/north/policies-troposals> (Amendment 27). Anti-commuter parking measures in Nursery Rd and streets off, and Sparelease Hill, are due to go in this autumn.



Check your walls

Have you checked your walls after this summer's hot weather? London Clay has a tendency to cause havoc with foundations. Garden walls are liable to crack and shift.

The picture shown is of a retaining wall along the footpath next to Cassis Court from Chigwell Lane to Torrington Drive. There is a massive crack running along it which could be a danger to anyone walking past, particularly children, dog walkers and babies in pushchairs. Cllr Carol Davies reports any cracks like these that could have a health and safety impact to EFDC and asks building regulations section to check it out, as people are in danger of being crushed by a dangerous wall.



Noisy Manhole Cover

An LRA member called LRA Cllr Chris Pond about a clanking manhole cover. She had reported it online but nothing had happened.

Chris was able to speak to the county cabinet member in a spare moment at the end of a meeting, and the job was done!

If you have noisy ironmongery, report it online at <https://tinyurl.com/EssexHighwaysReportIssues> and if nothing happens, let us know.

Nominate a Citizen of the Year

Every year, the Town and District councils give awards to recognise and celebrate citizens who have gone the extra mile to support their communities.



It could be a good neighbour or charity worker, or perhaps someone who runs a club for youngsters or older people.

For the District, nominees (young or old) must be over 18 and live in the district in order to be considered. Closing date is 29th November. The Town scheme starts after Christmas.

Landmark Building, Rectory Lane

Following the withdrawal of interest from Co-Op and Costa Coffee, the District Council has appointed new marketing agents. Earlier, the Council had confidently predicted that the shops would be easy to fill. Now they say:

- Units B, C and D are let to a local Mediterranean restaurant and fitting out is now complete.
- Due to rear access issues, the pub has now been moved from Unit A to Unit F. The prospective tenants are said to be submitting the necessary planning and building regulation applications.
- Units A, E and G are on the market and are available for letting, and agents are reporting interest from a day nursery and fitness gym for Unit A.

LRA is very aware of the effect these will have on residents of the block.

Broadway area parking review

We recently had an enquiry about why nothing more has been heard about which roads will be included in the next round of parking restrictions, and when some news could be expected.

LRA Cllr Chris Pond says that NEPP have it on hold as they realised they hadn't analysed junction safety. We don't have a date for when they expect to finish this work.

Goldings Hill Car Accident

On 24th August, there was terrible grief in a number of households in Loughton and the surrounding area as a result of this accident as some occupants of the car were local and had been educated here. LRA and Loughton Town Council want to offer their families and friends our deepest sympathy and to express our solidarity with them.