

LRA's LOUGHTON LIFE Newsletter

**Members' Edition
July 2021**

*Loughton Residents Association is independent
and focuses on looking after Loughton.*

*We have Cllrs on the County & District Councils, and
hold 21 out of the 22 Loughton Town Council seats.*

Local Plan – action at last!

Following the hearing sessions for the Independent Examination of the Local Plan, in August 2019 the Inspector asked the District Council to produce a number of “Main Modifications” to the Plan (it was these that included the “advice” - aka instruction - to remove Jessel Green from the list of allocated sites). You can see further details about this, along with subsequent correspondence, at <https://www.efdclocalplan.org/local-plan/inspectors-advice/> The Council is about to start a public consultation on these, and this is expected to last until September. We'll keep you informed on our website, and Facebook and Twitter pages.

Among the areas of concern is the Council's Interim Air Pollution Strategy, which is intended to avoid new housing developments increasing the burden of pollution on the Epping Forest Special Area of Conservation (EFSAC). This “Strategy” actually contains no effective proposals, but just a list of measures which might be taken in order to avoid extra pollution, such as a Clean Air Zone (CAZ). Following the Interim Strategy's publication, and the adverse reaction from residents, LRA and others, the Council has back-tracked on the CAZ, but it remains a potential part of the anti-pollution measures which would be needed for new housing developments to go ahead.

LRA believes the Council should have waited until the whole subject could be properly and publicly discussed in front of the Planning Inspector as part of the debate on the draft Local Plan Modifications. In fact, although there is a pipeline of housing planning applications awaiting approval, the Council have not brought any of these forward for decisions since they adopted the Interim Strategy. We believe that they should not do so until the Main Modifications have been discussed and approved by the Inspector, and until there is a proper Strategy containing clear, rigorous and enforceable provisions on air pollution. Even when this has been achieved, we believe that new housing should not be allowed within a mile of the EFSAC.

Air pollution can arise from other sorts of developments, and this also needs to be considered as part of the debate on the draft Local Plan. In particular, we're pleased that LRA & other Cllrs combined to turn down, 25 to 10, the planning application for the Next distribution depot in Waltham Abbey, with all its associated HGV movements near the EFSAC, when the Council tried to push it through.

THANKS



**for contributing to
another Election success!**

Local elections

Thank you to everyone who voted for LRA candidates on May 6th, when residents resoundingly supported our teams of impressive candidates in every Loughton ward. We're very grateful to all the LRA volunteers who helped, with a big vote of thanks to Michael Benbow for his Herculean efforts over the month and a half of the election campaign.

We welcome our new Cllrs and our website has links to the results. Chris Pond scored a well-deserved 66% of the votes for the County Council's Central Division, where he will be leading the Non-Aligned Group (NAG) – see page 4. Caroline Pond and Rose Brookes held their District Council seats with two-thirds of the votes cast and all our other District candidates received over half the votes cast. All our Town Council candidates were elected.

We also wish to thank those Cllrs who didn't stand this time for their efforts for the town. Thank you also to Ian Allgood for his gallant, although unsuccessful, effort to gain the County Council seat in Loughton South and Buckhurst Hill for LRA.

Lucton's Field and Middle Site, Borders Lane

Much to LRA's displeasure, a Planning Inspector has allowed the two appeals by Fairview Homes against the District Council's failure to make decisions on their proposals to develop Lucton's Field and the Middle Site on Borders Lane for housing. We think the key issue is the potential adverse effect of these developments on the Epping Forest Special Area of Conservation (EFSAC), and we think the Inspector's decisions are wrong. We are considering what further steps, if any, we can take. There is some work activity on the sites, which we're told is to do with temporary relocation of a telecomms mast.

The old building on the Middle Site is now being demolished. The developers applied for prior approval for removal of the old building, and this wasn't objected to. Therefore, what is being done is lawful.

Please subscribe now

Your copy of *Loughton Life* should come with a letter either confirming that you've already paid for 2021 or asking you to renew your membership (only £5 a year) – if so **you can help us greatly by doing so now.**

LRA is run by volunteers and we keep our costs to the minimum. We depend upon volunteers and membership to produce these newsletters and run our campaigns.

Our thanks to all the residents who support LRA

LRA Farmers' Markets



We are very sorry that the continuing Covid-19 crisis means that we haven't been holding our Loughton High Road markets since early 2020. We hope to re-start the Farmers Markets as soon as possible, and will let residents know when we do. Further details will be provided when available on our Twitter and Facebook feeds, as well as our *Loughton News* emails to members.

Methodist Church hit again – and again

At the end of May, a car went out of control as it came down Traps Hill, and shot across the High Road, over a low wall, and into the glass front of the Church. No-one was seriously injured. The Church suffered a similar incident nine years ago.

At the start of June, another accident outside the church led to further damage to the wall but, as far as we know, there were no serious injuries.

LRA Cllr Chris Pond had asked for a safety review of the Traps Hill junction.



Loughton Library

We understand the much-delayed consultation on the project to demolish Loughton Library, and provide a smaller library under a block of flats, will take place in July.



Loughton Cricket Club Ground protected

LRA-led Loughton Town Council have achieved a “Deed in Dedication” agreement from Fields in Trust, so the Traps Hill/ Church Hill cricket ground will be retained as a green space in perpetuity. Cricket continues as usual, and it is envisaged that the ground will host a “Loughton Day” for local community groups once the Covid-19 crisis is over. This is the culmination of a considerable period of work to arrange the transfer of the ownership of the ground to the Council, with a lease for the club, which was founded in 1879. The field, with its picturesque thatched clubhouse, is one of very few cricket grounds in Essex still functioning in the heart of its community.

Essex Police jail drug dealer

Operation Raptor officers have succeeded in jailing a man for 6 years for dealing cocaine in Loughton. Phones, drugs, Rolex watches and cash were seized from his address.

If you are worried about criminal activity or antisocial behaviour, please tell your local policing team by reporting it online or calling 101. Please don't assume they already know about it.

Noisy dogs

A persistently noisy dog can make life very difficult for neighbours and can also mean that the dog is in distress. The District Council will not tolerate irresponsible pet owners who allow dogs to bark unchecked. Recently, noisy dogs cost a Waltham Abbey man £1,347 at Chelmsford Magistrates Court for breach of a Noise Abatement Notice and Community Protection Notice. Report dog noise to the District Council at <https://tinyurl.com/efdcreportnoise>

CONTACTING LRA

COUNCILLORS		Enquiries: contact@loughtonresidents.co.uk	8508 2361
D=District, T=Town		Membership: Josephine Gilbert, 112 Jessel Drive, IG10 2EQ	07922 048758
ALDERTON WARD Chidi Nweke Hillcroft (D) 07403 489455 Chris Roberts (D) 07481 904831 Katie Valentine (T) Habgood Road 07477 012213 Mick Stubbings (T) Greenfields 07766 480522 Philip Abraham (T) Lancaster Drive 8502 2925	FAIRMEAD WARD Carol Davies (T) Colebrook Gardens 07817 230372 David Wixley (D) Goldings Road 8418 9284 Louise Mead (D) 07746 875952 Sebastian Fontenelle (T) Etheridge Road 07941 365850 Will Kauffman (T) The Greens Close 07799 148740	ST MARY'S WARD Barbara Cohen (T) Church Lane 0208 502 3242 Graham Wiskin (T) Traps Hill 8925 2003 Howard Kauffman (D) Church Lane 8508 1098 Judy Jennings (D&T) York Hill 8508 1861	COUNTY: Loughton (Central) Chris Pond Staples Road 8508 2361
BROADWAY WARD Chris Pond (D) Staples Road 8508 2361 Kevin Rainbow (T) Audley Gardens 07921 662715 Les House (T) Avondale Drive 8508 3369 Michael Owen (D) Baldwins Hill 07467 430145 Philip Beales (T) Harwater Drive 8418 0459	FOREST WARD Jayna Jogia (D) The Drive 07983 713 389 Jon Riley (T) Albion Park 8508 6604 Roger Baldwin (D) Burney Drive 8281 5488 Stella Murphy (T) High View Close 8508 2794 Trevor Downing (T) Smarts Lane 8508 8877	COMMITTEE Anne Harriman 8502 1779 Ian Allgood 8502 2393 John Walker 07779338868 Judith Walker 07855 265835 Juliet Pollard 8502 0552 Lance Leonard 8502 0771 Mark Dalton 07719 736901 Mark Hickey 07774 682299 Michael Benbow 8508 4457 Steve Eaton 8923 0065 Tessa Cochrane 3643 7492	
ST JOHN'S WARD Bob Jennings (D) York Hill 8508 1861 Caroline Pond (D&T) Staples Road 8508 2361 Chris Pond (T) Staples Road 8508 2361 Michael Owen (T) Baldwins Hill 07467 430145	RODING WARD David Wixley (T) Goldings Road 8418 9284 Neil MacKinnon (T) Barncroft Close 07872 324 028 Rose Brookes (D&T) Lower Park Road 8502 5981		
SECRETARY Jill Angold-Stephens 8281 0674 TREASURER Miriam Murphy 01992 815525	LOUGHTON LIFE EDITOR Eva Blasco 8923 0065 MINUTES SECRETARY Susan Creevy		

Dial 020 before numbers starting with 3 or 8

LRA councillors are Independent and non-political

Planning & licensing

The LRA Plans Group (LRAPG) 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 Cllrs on Council planning committees.

Read more about Planning and Licensing, the role of the LRAPG, how to get more information using the application and reference numbers provided, and how you can comment at <https://tinyurl.com/LRAPPlanning>

Where there are residents in flats above licensed premises, for example on the High Road, The Broadway or nearby, the LRAPG objects to late-night licensing applications.

Higgins, 1 Langston Road

It is proposed to change the Higgins office building into 57 flats. As part of the Government's reforms to "cut out planning red tape", offices can be changed to flats without the need for planning permission. This means we cannot take into account the impact of the new residents and car pollution on the Forest, or question the principle of the change of use. However certain aspects of the changes need the prior approval of the Council, such as flooding, natural lighting to the new flats, and parking.

LRAPG has objected to the prior approval application because there is insufficient parking for the new flats, and because of the likely effect of noise from nearby commercial premises on the intended occupants. The original planning permission includes a second office building on the site and, if this is built, it would block the windows and natural light to some of the new flats.

LRAPG has also noted that the original planning permission for 1 Langston Road included a number of details which had to be approved by the Council ("conditions") before work started on the site; if these weren't submitted and approved then the existing building would be unlawful. Similarly, under a legal agreement signed by the owners, there should have been a travel plan for the building's occupants. LRAPG have asked the Council's planning officers to check, before they make any decision on this latest application, that all these things were actually done, as the Council cannot grant prior approval for a change of use to an unlawful building.

Application EPF/1408/21. The formal consultation period has ended.

Pizza Hut, 21 The Broadway

MSAJ Pizza Ltd has been granted a new premises licence for a pizza delivery and take-away restaurant.

The Town Council, LRAPG and three local residents have objected to the application, which was considered by the District Council on June 15th. The applicant applied for opening until 1am but has agreed with Essex Police to close at midnight Sunday to Thursday (both instore and deliveries) and on Friday and Saturday to close the shop doors at midnight, with home deliveries only until 1am, for telephone and online orders only.

LRAPG comment: while the change in hours is an improvement, it would still mean residents in the flats above being disturbed by shop staff and delivery vehicles after midnight. We think they will also need separate planning permission to operate after midnight, which LRAPG would most likely also strongly oppose.

Reference WK/202114377. The formal consultation period has ended.

Street trading on The Broadway

The District Council has turned down an application for a Street Trading Licence made by Debden Traders' Association, for shops or other traders to sell goods on The Broadway on the pavements outside the shops, Monday to Sunday 8am to 5pm. A street trading consent cannot be used as an extension of a shop, and Essex County Council had objected anyway to businesses expanding their selling areas in a way which would obstruct the public highway.

The District Council does not currently have a markets policy. They are planning to devise and consult on one.

Keep up with the Loughton news

Due to the Covid-19 situation, we've produced fewer *Loughton Life* editions than usual.

Keep up with the Loughton news through our monthly *Loughton News* emails.

See www.loughtonresidents.org.uk for past issues.

For more information, please email contact@loughtonresidents.co.uk

We don't share our membership information.

New Alderton Hill Speed Limit

A new advisory speed limit of 20mph is now in place at the bend on Alderton Hill. This resulted from a petition from residents at the top of the hill, where cars have repeatedly felled walls. Residents, along with LRA Cllr Chris Pond, attended a highway surgery in the winter, and the new speed limit was later agreed.



High Road and The Broadway regeneration

A District Council meeting on 8th June considered a number of reports suggesting how the District's Town Centres could be regenerated and made better and more attractive places to live, work and play. This is the first stage in a long process, which will need to involve consultation and working together by the District, Town and County Councils, together with local businesses, residents and local organisations like LRA. You can read the details at <https://tinyurl.com/kpsn5vmd>

New Town Mayor

We are delighted that LRA Cllr Rose Brookes (on the right) has become the Town Mayor for 2021-22, and LRA Cllr Barbara Cohen her deputy. Further details are on the Town Council website at <https://tinyurl.com/loughtonmayor2021>



**Get our news as it arrives on Twitter (@LoughtonRA)
and at www.facebook.com/LoughtonResidents**

Pyrles Lane site

In 2013 the District Council, which owns the old nursery site to the rear of Pyrles Lane, proposed to develop it for housing. LRA Plans Group objected to this “backland” development but in 2015 a planning application was approved. However, that planning permission has expired and a new application will be needed; this will be passed unless some new objection applies.

The Council is now considering selling the site to Qualis, its wholly-owned development subsidiary. This was discussed at a Council committee meeting on 8th June. The report can be found at <https://tinyurl.com/lrapyrlesreport>. This development cannot take place without adversely affecting the Epping Forest Special Area of Conservation, a factor which the Council had completely omitted from its report. The only reason the Council owns this land is that it was compulsorily purchased specifically for allotments some 75 years ago.

Recent police activity

Following reports of ASB in The Broadway, LRA Cllr Chris Pond raised the situation with our local Inspector, Tom Mitchell. Tom replied saying that the Community Policing Team, specials and central resources team will be doing extra patrols along The Broadway and also targeting the offenders with the District Council. The Special Inspector visited The Broadway and talked with a number of local businesses. Complaints have also been received about ASB and violence in Station Road, and LRA Cllr Chris Pond has asked the local Inspector to step up the attention given to this road. The Community Policing Team will continue to pay attention to Loughton station and the surrounding area. The Community Policing Team provided reassurance patrols and engagement with local Jewish communities across the District following a recent hate incident in Chigwell; two people have been charged in connection with this.



County Council elections – LRA has taken the lead

For some years, LRA Cllr Chris Pond has been leading the small group of Independent Non-aligned Group (the NAG) of Cllrs on the County Council. This numbered 7 in April. Under the Council’s rules, membership of a group of Cllrs is essential for Chris and the other Independent Cllrs to be included as members of various Council committees; these are where much of the real work of the Council is done.

As a result of the recent elections, the Conservatives retained their majority of seats. However, the new NAG (10 Cllrs) is now larger than the Liberal Democrat group (8 Cllrs) and the Labour group (5 Cllrs); this means that Chris has become Leader of the 'Opposition' on the Council. Coincidentally, it came 40 years to the day since Howard Kleyn took his seat at Chelmsford as the first LRA Cllr.

Chris commented that NAG’s members hold a wide range of views, but are united as champions of localism, and opponents of any political party dogma that might adversely affect residents. Chris stressed that the new situation in no

way restricts him in acting, as he as always done, to look after Loughton’s interests. He will continue to oppose the Conservative administration when they get things wrong, and to support them when they get matters right.

Antisocial behaviour (ASB)

Please keep reporting any incidents on 999 as they happen, to give the police a chance of arriving in time, or on 101 or at the Essex Police website.

If there is non-violent ASB, and if you have previously reported similar ASB to Epping Forest District Council, you can escalate matters by asking for a Community Trigger; this is a review of how ASB has been dealt with and will have an impact on how it is dealt with in the future.

High Beach helicopter base

LRA Cllr Chris Pond says that the proposed return of Metropolitan Police helicopters to High Beach will create more pollution in the Forest. LRA, local residents, and the District Council are also concerned about the extra noise and pollution the return of the base will create.

The air support unit moved from Lippitts Hill to a base on North Weald Airfield two years ago. It appears that neither residents nor the District Council can prevent the return because the original planning permission is still valid. The National Police Air Service will remain at North Weald Airfield.

LRA Constitution changes

Every so often we need to tidy up the wording to bring it into line with how we are actually doing things. Proposed changes are to allow LRA’s Treasurer to pay invoices by Business Internet Banking and by Telephone Banking, subject to suitable safeguards. The full set of proposals will be published on our website before the Special General Meeting, and the current proposal, which may change, is available from David Linnell at contact@loughtonresidents.co.uk or 020 8508 2932.

LRA PUBLIC SPECIAL GENERAL MEETING TO CONSIDER CHANGES TO CONSTITUTION

7:15pm Wednesday 28 July 2021

Details for joining Zoom Meeting:

<https://zoom.us/join>
Meeting ID: 843 5984 2997
Passcode: 131997

Covid-19 vaccinations

The COVID-19 vaccination programme across Essex is well underway, with thousands of people vaccinated already. If you want to book an appointment, go to <https://www.essexcovidvaccine.nhs.uk/coronavirus-vaccine/getting-your-vaccine/> or call 119. If you want help booking an appointment, you can phone 0344 2573 961 (open 10am to 4pm, local rate).