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LOUGHTON RESIDENTS ASSOCIATION

LRA's Loughton News

19 October 2019

In this issue: Jessel Green saved, proposals to build on two former Epping Forest College sites, and where has all my recycling gone?

LRA NEWS

District Council draft Local Plan



Jessel Green Saved

We see from the webcast of the District Council Local Plan Cabinet Committee on 17 October..." that the District Council do not intend to resist the Planning Inspector's proposal that Jessel Green should be removed from the list of sites allocated for development in the draft Local Plan."

The Council will not be seeking other allocations to replace this and the other site deletions.

TfL have been given to 31 October to reduce the amount of housing proposed for Loughton and Debden stations to that stated in the Plan or the sites will be deleted altogether.

LRA is delighted that the Council has finally given way of these points. However, the wider question of the excessive amount of housing still allocated to Loughton in the Plan remains unresolved.

So Jessel Green seems safe for now, but we must be vigilant and safeguard it for the future too.

[Read more](#) on the Local Plan and the efforts to save Jessel Green.

Proposals to build on two former Epping Forest College sites Lucton's Field and the Middle Site, Borders Lane

LRA is very disappointed by the proposals for the college sites, which is on the [Fairview](#)

[Homes website](#) with details on the Epping Forest College [Middle Site](#) and [Lucton's Field](#).

[Read more](#) on the background to this proposal.

Acting as an Association, LRA opposes all over-intensive development proposals in Loughton. However, LRA councillors have to act separately from the Association in relation to planning proposals because they have to take planning decisions solely on the basis of the evidence presented at planning committee meetings. However, when these proposals become a formal planning application to the District Council, your councillors will ask searching questions, and the LRA Plans Group will ask residents for their views.

Where has all my recycling gone?

LRA Cllrs Chris Pond and David Wixley recently had a trip round the plant at Angel Road Edmonton where all your kerbside dry recycling is taken.

[Read more](#) on our visit and some tips on recycling we picked up.

The District Council's website also has useful guidance on [what goes in each bin and in your recycling sack](#).



LRA's Farmers' Market Next Market: Sunday 10 November

You will find a wide range of stalls in Loughton High Road, selling a range of foods direct from the producers. The market is held 9am - 3pm, opposite The Last Post. Residents have been delighted that this regular space gives them the opportunity to meet each other.

MORE LRA NEWS

Planning Applications

The LRA Plans Group looks at all planning applications in the town, and takes action where appropriate.

You can see the full details of Planning applications, including those here at the [District Council website](#) using the Application Number below.

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

(Application Number EPF/2162/19)

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

The present lawful use is for an A3 restaurant use with only ancillary take-away use. The new application is very different – it's for wholly A5 use, with no eating, tables or toilets. Although we understand that McDonalds have offered to have their staff clear any litter within 100 yards of the shop, this will be wholly inadequate, as youngsters will walk

further than this eating their takeaways, and will then discard the packaging.

Disappointingly McDonalds have not revealed their proposed opening hours and, to date, the case officer has been unable to confirm their intentions. We are very concerned that they intend to operate late at night (after 11pm), which would result in disturbance to residents in the High Road (there are flats over most of the shops) and in Clifton Road. This is particularly the case as we suspect that they also intend to use the shop as a collection point for home deliveries. We are also concerned that because there are parking controls on the High Road and Clifton Road, delivery riders will park in the narrow Jacksons Alley, making passage difficult for pedestrians. The existing spaces on the parade will not be able to cope.

The use could attract large crowds, particularly in the evening with customers parking to pick up takeaways; not just to the detriment of residents but also the forest where groups will park to eat and discard the packaging.

LRA Plans Group have therefore objected to this application, and we urge McDonalds to withdraw this ill-considered application and consider a sit-down restaurant as part of the business to mitigate the takeaway litter problems.

Overall, Loughton is already well served by takeaway uses and we do not need any more junk food establishments. The Group therefore urge the District Council to refuse planning permission.

13-15A Alderton Hill

(Application Number EPF/2499/17)

A Planning Inspector has turned down an appeal against the District Council's refusal of a proposal for linked blocks of 105 extra care residential elderly persons' apartments with integrated community and health care facilities. He concluded that the benefits of the proposal were outweighed by the potential harm to the character and appearance of the street scene, and adverse effect on the integrity of Epping Forest Special Area of Conservation.

A further application for 89 similar units on the same site has been in abeyance awaiting this decision.

Wing Shack, 240 High Road

(Application Number EPF/1150/17)

When Wing Shack built their outside seating we had a number of complaints about its appearance. They had applied to the District Council to install seating outside, but in a different design, and the Council had approved their application. The differences (the bulk, poor design, and excessive height and width of the structure) were sufficient for the Council to take enforcement action.

Wing Shack appealed and their appeal has now been [dismissed by the Planning Inspectorate](#). We await further action by Wing Shack.

Licensing Applications

The LRA Plans Group looks at all licensing applications in the town, and takes action where appropriate.

LRA Plans Group has objected to these applications as they would result in High Road residents being disturbed after midnight by customers, and then staff, leaving the premises.

The Hollybush, 140 High Road.

The Hollybush has applied to vary its Premises Licence to extend the current hours for the

provision of live and recorded music from Sunday to Thursday until midnight; Friday to Saturday until 1am, and to remove the condition that currently requires any live or recorded music to end one hour before the end of the period for the sale of alcohol.

You can see the full details at the [District Council website](#) - WK/201934362

Up to November 10th you can email comments on this application to the District Council at licensing@eppingforestdc.gov.uk. Please copy your comments to us at contact@LoughtonResidents.co.uk. Any objections must be clearly linked to one or more of the UK licensing objectives, which are:

- the prevention of crime and disorder.
- public safety.
- the prevention of public nuisance.
- the protection of children from harm.

Green's Stakehouse & Grill, 3 Centric Parade, High Road

They have applied for closing hours at 00:30am all week and alcohol sales and music until midnight.

You can see the full details at the [District Council website](#) - Reference WK/201931642.

The consultation period has ended.

Landmark building, The Broadway

Despite their repeated assertions about the number of businesses wanting to take over the ground-floor shops, Epping Forest District Council have so far failed to fill all the units. Three units have been let to a restaurant, and a pub is due to open next month (the pub was a requirement of the planning permission given to demolish the old Sir Winston Churchill pub).

The Council say a fitness centre / gym will take on another unit, and that there is interest in another unit from a local boxing club and a gym operator. One unit remains apparently unlettable.

LRA continues to be worried about the effect these businesses will have on the quality of life of the around 100 residents in the flats above.



Loughton Library

We mentioned in a previous Loughton News, the Town Council Planning & Licensing Committee were to register Loughton Library and Town Hall as an 'Asset of Community Value'. The District Council has now approved this.

Essex Libraries strategy

You can find out about the strategy [here](#) – for answers to some of the questions raised by residents, see the section on [Community Library Services](#) and for further information see the [Cabinet minutes for July 23rd](#) section 4.

LRA remains firmly opposed to the County Council's strategy.

Loughton Leisure Centre - Clean and green power goes live

Loughton Leisure Centre now has a power supply which should reduce the building's carbon footprint – the new combined heating and power unit (CHP) is twice as efficient as the old system while at the same time reducing emissions and costs. [More](#)



LRA Cllr Rose Brookes is pictured at the turning-on ceremony. Rose is a member of the Leisure Monitoring Partnership Board and also a member of the Loughton Leisure Centre Customer Forum.

Burney Drive, between Pyrles Lane and Westall Road

We have been informed that Burney Drive, between Pyrles Lane and Westall Road will be closed for resurfacing 18 October to 8 November. This is long overdue, and was pressed for by LRA Cllr Chris Pond following the rash of deep potholes in 2017.

Speeding check

Following complaints from residents, LRA Cllr Chris Pond has asked for a test on speeds in Queens Road.

Hardings Path Litter Bin

LRA Cllrs Chris and Caroline Pond reported a continually overflowing litter bin in Hardings Path (off Staples Road), and suggested a bigger one would be needed. Confirmation has now come through that the District Council will replace it with a larger one.

If you know of small bins that often overflow, let the District Council and your ward Cllrs know. Also, be warned, disposing of your household or commercial rubbish in litter bins is fly tipping. Bagged dog mess can be put in any litter bin - old red dog bins are no longer installed.

Parking fines at Loughton Station

A resident was horrified to find two trips to the 20-minute waiting area, for a short drop-off and pick-up respectively, four hours apart resulted in a parking fine. It's by no means the first time that the cameras have missed an exit and return, and recorded it as an overstay. The resident's appeal was turned down by the firm that NCP has outsourced the running of the car-park.

Should this happen to you, please email contact@LoughtonResidents.co.uk immediately (before you appeal) and we'll try to help get it sorted out with NCP.



Can you help us - could you be a Councillor?

You can have a say on what happens locally on behalf of Loughton residents.

Next May, there are important elections in Loughton. LRA will be looking for some new candidates, as a few existing town and district councillors have moved or need to retire/stand down.

Could YOU, as an LRA member, help fill the gaps?

If you think you could help Loughton by serving and taking the decisions that will shape our future, call Chris Pond (on 020 8508 2361) or Michael Benbow (on 8508 4457) for an informal discussion, or email us at contact@LoughtonResidents.co.uk

LOCAL NEWS

LOCAL LEISURE ORGANISATIONS ARE [HERE](#)



Police priorities?

Essex Police want to know what you think their priorities should be for the next 4 years.

You can fill in their survey [here](#) (scroll down the page for the survey).

You hope it'll never happen!

But if you are burgled, you have a much better chance of getting things back if you've security marked your valuables and equipment (jewellery, TVs etc) and you've listed them on [immobilise](#), the free property-recording website that the police use to trace the owners of property they recover from thieves! More [here](#).

Nitrous oxide canisters

Those supplying nitrous oxide for recreational use, or who are reckless, using it for its psychoactive effect, are subject to the offences in the Psychoactive Substances Act 2016. This includes a maximum sentence of seven years' imprisonment. Since the 2016 Act came into force, over 300 retailers across the UK have either been closed or are no longer selling the psychoactive substances. Action by the National Crime Agency has resulted in the removal of psychoactive substances being sold on UK based websites. The Act also warns retailers to pay attention to the potential for abuse, especially when customers buy nitrous oxide in bulk.

The [Online Harms White Paper](#) sets out the Government's plans to make companies more responsible for their users' safety online, especially for children and other vulnerable groups. The Government intends to establish in law a new duty of care on companies towards their users, overseen by an independent regulator. The regulator will set clear safety standards, mandatory reporting requirements and effective enforcement powers.

Source: [Epping Forest Youth Council](#), item 161

Four people arrested in armed incident on Langston Road

Following a police chase on Saturday September 28th there was traffic gridlock in the Langston Road/Rectory Lane area. The chase started in Enfield, and two men and two women were arrested in Langston Road on suspicion of motoring offences.

Local Highways jobs

The Local Highways Panel can employ the "Highways Rangers" team to do minor jobs. For examples see [here](#). You can email us at contact@LoughtonResidents.co.uk to let us know of anything you think needs doing.

Local Highways Panel

The latest [lists of jobs](#) (page 11 onwards) for which funding has been agreed, and those in the pipeline.

Roundmead Avenue, Hilltop and Hilltop Close roads and footpaths

Residents have been concerned over the state of the road and footpaths, and what has been happening with the work recently undertaken. The County Council have advised that the work undertaken on the roads to date has been preparatory, with resurfacing next financial year. They are aiming for April 2020.

This also applies to Shaftesbury.

For the footpaths, they are not as high a priority and the Council assessed them in good condition so do not warrant capital investment at this time.

Traffic light phasing at the junction of Rectory Lane with the Broadway and Borders Lane

As a result of an enquiry from the Town Council, the County Highways portfolioholder confirmed that all the junction's pedestrian detectors (push-buttons and kerb-side/above ground detectors) had been re-tested and one defective above-ground detector would be replaced immediately. The layout of the traffic signals would have been subject to the full road safety audit process during the design stage and again on site after the signals started operating.

We note that the removal of the yellow crosshatching where Barrington Road joins Rectory Lane has improved the working of the right-turn out of Borders Lane, although the junction is still unsatisfactory at busy times.

North Essex Parking Partnership (NEPP) reserves

From time to time the level of reserves held by NEPP has been questioned, particularly in relation to the charges made to residents for parking permits. The matter was discussed at an [NEPP meeting in June](#) (item 46).

Since 2017, the NEPP has not received funding for providing its Traffic Regulation Order (TRO) functions, which were budgeted at costing roughly £210k per annum (approximately £840k for the remaining 4 years of NEPP's current remit). However, so far these costs have been met out of current income and it had been recommended that the 'surplus' reserves be used to spend on additional projects and parking schemes (of which there is a long waiting list of residents' requests).

Plans for 20mph speed limit in central London

TfL will begin later this year to put a 20mph limit on 8.9km of roads in the Congestion Charge Zone (some London boroughs have already imposed 20mph limits on the roads that they manage). TfL will begin working with boroughs and local communities on next phase of lower speeds for outer London roads. [More](#).



Christmas Lights Outside St Marys Church

The Town Council has agreed to contribute £350 towards Christmas lighting for the large plane tree outside the front entrance to the church. But the Church has said it will not do the scheme this year.

Town Council Christmas Card Competition
Design the Town Council's [Christmas card](#) & win a gift card!

Open to all ages.

Submit your Christmas card designs by Wednesday November 13th.

Design your card at home, or come along to Loughton Library, Traps Hill, on Saturday 26th October, 10am – 4pm – materials provided for you to create your entry.

[More](#)



2019 CHRISTMAS CARD COMPETITION

WIN
A £25
GIFT CARD
DESIGN OUR
OFFICIAL
CHRISTMAS CARD

CLOSING DATE 13 NOVEMBER 2019

ENTRY FORM AND FULL DETAILS FROM
WWW.LOUGHTON-TC.GOV.UK

Loughton Library & Town Hall
Traps Hill, Loughton, IG10 1HD
020 8500 4200

Come along to Loughton Library on Saturday, 26 October, 10am-4pm. Materials provided for you to create your winning entry.

Sponsored by **hobbycraft**

LOUGHTON TOWN COUNCIL

Report an empty property

To report an empty property online and to find details of financial support to help get it back into use, [visit empty properties](#).



District Council fraud prevention activities

Last year 67 (40%) of 110 new fraud investigations were closed as 'Fraud Proven', including

- the withdrawal of 18 Right-to-Buy applications saving approximately £1.5m in potential Right-to-Buy discounts;
- the stopping of five Tenancy Successions found to be fraudulent with the properties subsequently recovered;
- the removal of four fraudulent applications from the Council's Housing waiting list
- the recovery of 33 Council housing properties from tenants for suspected housing fraud
- the identification of fraudulent Council Tax Discount and Exemption applications worth £45,000.

How's the District Council doing?

There's a recent [analysis of the complaints the Council received](#), and what proportions of complainants reported they were satisfied with the response.

District Council's Stay Well Events this winter

Various organisation (including community nurses and other health advisors) will be giving informative talks. There will be lots of information stands and free lunch, free entertainment and free goodie bag. Please note booking is required and places are limited. [More](#)

Earlier pillarbox collections

Be aware that Royal Mail seem to have changed collection times from some pillar boxes; such that the daily collection is now earlier. It's advisable to check in advance against the time you may need to post an urgent letter as in some cases, the time is now morning or early afternoon.

Heritage Plaques

The Town Council has agreed and ordered a Blue Plaque to commemorate William Dawson at the Loughton Club. They are also considering a Blue Plaque to commemorate Kipling Baldwin at Goldings Hill, and a request from a local resident for Barbara Harmer to be considered for blue plaque recognition as the first female pilot qualified to fly the supersonic jet 'Concorde'.

GENERAL



When do you really need to go to A&E?

While some medical emergencies are easy to spot, some might have you worrying about where to go for help.

[More](#)

Epping Forest: Forest Focus Autumn 2019

[Read](#) the City of London's magazine about the Forest – news, articles and events.

(Thank you to one of our eagle eyed members for pointing out last month we gave you an incorrect link for this. This time around it is the right one.)

More about the Forest

Epping Forest Heritage Trust was formed from the Friends of Epping Forest and the Epping Forest Centenary Trust. Their new website is now live! Have a look [here](#).

Loughton House Prices

The Daily Telegraph has reported that house prices have increased 84 per cent since 2009, to an average of £549,000. James Barton, of Knight Frank, lives in the town and believes its success is based on four key factors – the Tube station, which gives a lot more commuting options than an overground service would; good schools; open space; and proximity to two more affluent locations, Chigwell and Buckhurst Hill.

“Locals call it the golden triangle,” he says. “There is a lot of new money in Loughton. I hate to say it but it is that ‘Towie effect’.”

Loughton's buyers fall into two main categories: London commuters, who have realised that buying a house there is cheaper than renting a flat in the capital, and first-time buyers bolstered by an equity-rich local Bank of Mum and Dad.

Source: [Daily Telegraph 9 Oct](#) (registration required)

October Half Term Tennis Coaching

The sessions are to be held on Tuesday 29 and Thursday 31 October at Roding Valley Recreation Ground, and will follow the same format as those held in the Easter holiday; age group 4 to 8 year olds 2pm to 3pm and age group 8 to 11 year olds 3pm to 4pm. Details from the [Town Council](#).

Spooky themed October Half-Term activities

If you're looking for some fun activities to get the kids in the mood for Halloween this year or just to entertain them over the holiday, the District Council have some excitingly SPOOKY events lined up. [More](#)



Get more from LRA and keep up with what's happening between issues of Loughton News



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Twitter is where we have all our latest news. You don't need to be signed up to Twitter to see this



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All our Tweets, past issues of Loughton News and Loughton Life, and more

NOTES

1. We expect to send out the next news bulletin on Saturday 16 November, although this could change.
2. In the process of drafting these items and sending them by email, some links to websites or email addresses can be broken; you can get round this by right-clicking on the link and then clicking "open" or, if this does not work, by cutting and pasting the address into an email or browser as appropriate.
3. If a web address doesn't work, or anything else is wrong, please let us know at loughtonnews@LoughtonResidents.co.uk
4. LRA gives no warranty about, and will take no responsibility for, items or services offered – purchasers/users should make their own enquiries, and will be acting at their own risk.
5. EFNW = Epping Forest Neighbourhood Watch.

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