

LRA's LOUGHTON LIFE Newsletter

Townwide Autumn Edition

For all residents in IG10: Autumn 2022

*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.*

Another burst of bursts; Thames Water explains

The Town Council met with Thames Water and received a letter explaining the reasons for the recent appalling traffic jams in Loughton, caused by their roadworks.



In Buckhurst Hill they had been replacing a section of old Victorian pipe; this stretch of pipe has been particularly susceptible to leaks and bursts in the past so this work will significantly reduce the risk to future disruptions in Loughton. Unfortunately, while they were carrying out this work, several other bursts occurred elsewhere in Loughton; they had to repair these to prevent major supply interruptions. One occurred on a 12-inch diameter pipe on Alderton Hill and led to the full closure of this main road; it was quite a significant burst. The second burst occurred on Valley Hill, and temporary traffic lights had to be installed. It turned out to be a complicated repair because of the damage caused by the burst and because several new key pieces of equipment needed to be installed. There was also a sewer repair in the High Road restricting traffic flows, then the appearance of a sink hole close to where the repair was being undertaken which led to the need to close the entire road for two weeks.

While Essex Highways cannot interfere with the road closures for 'emergency' works, Thames Water must have a permit (which the County Council has to grant) before starting.

LRA comment: "Thames Water's excuses are pretty feeble. If they had spent more in the past repairing and/or replacing our Victorian pipework instead of paying massive amounts to their shareholders, they would not now be needing to make so many repairs in Loughton. Once again we have had reports of barriers appearing, holes being dug, and then no action for days on end. The LRA-led Town Council are doing what they can, but Thames Water, and other water companies, seem to be effectively outside public control."

Her Majesty Queen Elizabeth II 1926 – 2022

We are deeply saddened by the death of Her Majesty The Queen, and we extend our heartfelt condolences to the Royal Family.

New District Local Plan

As we reported earlier, the new Inspector, Jonathan Bore, has released his proposed changes to the draft Local Plan to the District Council.

The Inspector has said any new and amended main modifications, once agreed with the District Council, will need to be published for public consultation. LRA Cllr Chris Pond therefore asked at the last full District Council meeting when the consultation will start. There was no clear answer, and we are now waiting for the Council to begin consultation.

Disruption to recycling and residual waste collections

The District Council has been in discussion with Biffa over recent disruptions. The problems identified included:

- Employee turnover of 32% in the past year. There is a national shortage of qualified HGV drivers and loaders. and crews have been leaving for better paid jobs elsewhere.
- All the current vehicles were purchased new at the same time and are now ageing, and so all are becoming more prone to breakdowns; global supply chain problems are making repairs and replacements much harder. The Council have said they will allow for this aspect next time they renegotiate the contract.
- Crews are working longer as a result, and they walk an average of 32,000 steps a day, or roughly 12 miles. Shifts are starting before 7am and not finishing until 5pm, and the summer heatwaves have made matters worse with the crews fatigued before they start.

A new Biffa management team has come in to run the contract, a brand new unbudgeted 26 tonne recycling collection vehicle has been added to the fleet, and they are working to speed up repairs and maintenance on older vehicles.

If your bins are not collected, check to see if there is a known problem before reporting a missing collection at <https://tinyurl.com/bindisruptions>

Keep up with Loughton news

Join LRA to receive member-only issues of *Loughton Life* and *Loughton News* emails.

See www.LoughtonResidents.org.uk for past issues and details of how to join now for £5 per household until end-2023.

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

Please call 07968 174388 if you'd like to join LRA but aren't online.

We don't share our membership information.

Our thanks to all the residents who support LRA

LRA Farmers' Markets

The latest position is that we have a firm of market organisers which is interested in starting a weekly market in the High Road, but they have not been able to interest enough traders given recent economic uncertainty, price rises and problems hiring staff.

We will continue to work on starting a market in 2023.

Epping Forest ReUSE closed

The charity has provided many hundreds of people in need with household appliances and furniture, has diverted a tonne of goods from landfill and has provided volunteering opportunities for many, including those marginalised by health or life experiences. Sadly, in recent months the charity has lacked sufficient not-in-need customers. That, and the forthcoming rent review, have led to the decision to close.

For residents who need to dispose of large bulky household waste items such as beds, chairs, fridges and washing machines, the District Council do provide a chargeable collection service.

There is a shop called Second Time Around within the London Borough of Waltham Forest recycling depot that sells small items such as crockery, books and bric-a-brac.

Double red lines in The Drive

Double red lines were installed in The Drive (from the High Road to the Loughton Health Centre and around junctions in Brooklyn Avenue) on 1st August. This followed a petition from residents, individual complaints of obstruction, and observations by North Essex Parking Partnership (NEPP) Officers. LRA Cllr Katie Valentine led a dialogue with NEPP along with LRA Cllr Chris Pond throughout the process.

Double Red Lines mean No Stopping At Any Time. It is an absolute offence to stop on them, let alone park. Offending vehicles can be captured by NEPP's camera car, and a ticket issued remotely. The first an offender knows about this is when it arrives through the post. NEPP tells us that no signage is necessary to accompany the double red lines.

Supporting Ukraine

If you would like to support Ukraine, you can find some useful information on donations, sponsoring, and sending goods at <https://tinyurl.com/essexsupportukraine>

The High Road lights still out

We've reported previously that over half the streetlamps in the busiest part of the High Road are not working, and that entire light fixtures (including the lamps) need replacing with LED lights. Essex Highways plans to tackle this in "Epping" District in the first half of 2023.

LRA comment: "On past experience, we expect the timescale to slip, but at least we're on the list. But it's a pity that they can't even get the District's name right!"

Short General Meeting

Wednesday 9th November 2022, 7.30pm

The Studio, Loughton Methodist Church,
High Road IG10 1RB

We envisage the General Meeting will take 5 minutes followed by our Executive Committee meeting.

Members can leave or are welcome to stay.

Executive Committee meetings last around 1 hour

Vaccine information for Essex

Find out more on getting a COVID-19 and flu vaccine at <https://tinyurl.com/covid19andflu>

It's never too late to come forward, and you can use a walk-in centre, book an appointment or call 119 for more help.

In the autumn, further boosters will be offered to:

- those aged 75 and over
- all adults aged 50 years and over
- those aged 5 to 49 years in a clinical risk group, including pregnant women
- those aged 5 to 49 years who are household contacts of people with immunosuppression
- those aged 16 to 49 years who are carers
- residents in a care home for older adults and staff working in care homes for older adults
- frontline health and social care workers.

The NHS will contact you when it's time to come forward. There is no need to contact your GP. People who are most at risk will get their protection first.

CONTACTING LRA

COUNCILLORS D=District, T=Town		Enquiries: contact@loughtonresidents.co.uk	8508 2361
		Membership: Laura Blake, 9 Woodbury Hill, Loughton IG10 1JB	07968 174388
ALDERTON WARD Chidi Nweke (D) Hillcroft 07403 489455 Ian Allgood (D) Felstead Road 0208 502 2393 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 8502 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 John Walker 07779338868 Judith Walker 07855 265835 Juliet Pollard 8502 0552 Lance Leonard 8502 0771 Mark Dalton 07719 736901 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		<i>Dial 020 before numbers starting with 3 or 8</i>

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 Office and Hotel Development, 1 Langston Road

As we have reported earlier, Higgins has proposed to build new offices and a 100-bedroom Travelodge hotel on Langston Road.

The junction at Chigwell Lane and Langston Road has been unable to cope with the additional traffic generated since the opening of the Epping Forest Shopping Park on Langston Road. In particular, the number of cars waiting to turn into Langston Road has caused the traffic to back up past Deben Broadway. There has been a succession of planning applications granted by the council, that will generate more traffic in Langston Road. This new application envisages another 56 parking spaces. The LRAPG has objected. In the absence of any road junction improvements, this proposal will lead to more traffic congestion. Another 56 cars will also have an impact on pollution in the Forest.

Reference EPF/1547/22. The formal consultation period ended 30th August, but you can still comment to the Council.

The Hive, 38B Chigwell Lane

This is a proposal to extend opening times to 7am-11:30pm Monday to Saturday, and 8am-11pm Sunday, and to build a single-storey extension for toilets.

There have been multiple applications to extend the hours of opening to this café. The Hive obtained permission for its café in this location to serve the industrial estate during working hours. At the time, they stated that they would not wish to compete with the food outlets on The Broadway. They have gradually pushed their opening hours, allowed by their planning permission, later until 9pm in the week and 6pm on Sundays (EPF/1164/20, granted), although they failed to get to 10pm and midnight, which was refused on the grounds that the noise and activity in vicinity of the site would cause excessive harm to the living conditions of nearby residents, particularly during the summer months when bedroom windows are normally open.

LRAPG has objected on amenity grounds again. It has also been pointed out to the Council that the description of development is very misleading as it does not state the application is to extend the hours of opening to 11.30pm (it is in the detail). This can easily mislead neighbours who are likely to consider the termination time being applied for is 9pm and would therefore not object.

Once again LRAPG has had to refer to the unsightly unauthorised structures outside the café and asked the council to take enforcement action to ensure they are removed.

Reference EPF/1782/22. The formal consultation period ended 8th September, but you can still comment to the council.

Pavement Licensing proposal to be extended permanently

The Government introduced pavement licensing in 2020 through emergency legislation in response to the COVID pandemic. It provided a simplified and fast track route for pubs, restaurants and cafes to obtain a temporary permission to place furniture (including outdoor tables) on the highway, allowing businesses to increase their outdoor capacity safely, quickly and at a low cost. The regime is currently due to expire on 30th September; the Government, however, is proposing to make pavement licensing a permanent fixture, subject to certain changes.

LRAPG comment. "As always, the problem is balancing the differing interests; in this case, between the businesses and their customers, and the residents using the pavements. LRAPG will be watching developments closely."

6 and 10 Lower Alderton Hall Lane

These are applications for additional storeys at the roof level comprising new self-contained flats with external staircases and associated works on both properties.

In 2020 the Government brought in new permitted development rights that allow homeowners to extend upwards without the need for planning permission, subject to prior approval that limited what the District Council could consider. At the time, the impact of the additional floors on design and townscape grounds could not be taken into account. However there has been recent case law (Cab Housing Limited v Secretary of State for Levelling Up, Housing and Communities & Anr) which decreed councils can refuse prior approval applications on design and visual amenity grounds.

LRAPG has objected to the principle of the roof extensions which will be extremely harmful to the terrace of buildings and break up a uniform roof line. Ugly spiral staircases are also proposed to the rear which will dominate the rear of Lower Alderton Hall Lane to the detriment of the townscape and uniformity of the houses.

References EPF/1847/22 and EPF/1848/22. The formal consultation periods ended on 16th September, but you can still comment to the council.

Local Highway Panel schemes

LRAPG Cllr Chris Pond has followed up progress on various schemes as, although they had been agreed for delivery this financial year, funding was not allocated. These include:

- Improvements to bridleways 13 and 14 in the Forest.
- Pedestrian crossing on Rectory Lane.
- Replacement of damaged cycling signage and installation of dropped kerbs and cycle stands on the cycle way from Warren Hill to Goldings Hill.

Proposed traffic-calming measures on Clays Lane, and a new salt bin on Shaftesbury/Staples Road, will not be going ahead as they did not fit the agreed criteria.

The Broadway central reservation

LRAPG Cllr Chris Pond has followed up with the District Council about the places where the central reservation in The Broadway is rutted by buses not being able to easily pass larger vehicles that park in the echelon parking bays on the north side of the road, which means buses have to mount the kerb.

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

Loughton Town Council to move offices

Because of the County Council's intention to demolish Loughton Library on Traps Hill, and replace it with a 5-storey block, the Town Council is having to move out by October. They plan to move back to their previous offices at 1 Buckingham Court in Rectory Lane (near the junction with Church Hill).

The Buckingham Court offices that were vacated in 2016 were successfully let out but became empty in 2021 when the firm that had them ceased to trade. The Town Council reluctantly decided to return to the old site given the huge uncertainty caused by the County Council's unsustainable redevelopment plans.

LRA comment: "LRA Plans Group, along with many residents, strongly opposes the County Council's plans for the Library and the consequent unnecessary displacement of the Town Council. We note that planning permission for the new building has not yet been granted".

Maintenance and repairs to The Broadway at last

The District Council has announced that it intends to embark on a series of external maintenance and repair works at The Broadway shops and flats (11A-77A & 12A-82A) within the next 12 to 18 months. The high-level intention at this stage is that the works will include roof replacements, window replacements, walkway and balcony upgrades, anti-social behaviour upgrades and compliance works, amongst others.



LRA comment: "Despite pressure from LRA Cllrs, the Council has neglected this area in the past. We know it needs doing as The Broadway has getting shabbier by the year, however it should have been done bit-by-bit over 20+ years. We understand, however, these repair works do not address work to public spaces (except for wall treatments), the central planting island, or provide an annual budget for maintenance. Questions remain such as "why do window replacements yet again?" and "how are residents who own their own flats going to afford it?" (as some flats have been bought by tenants under the Right-To-Buy-legislation, and they will need to contribute to the cost. LRA will be watching closely the terms offered to owners by the Council).

Can you write plain English?



Many of the items in these LRA news emails are taken from local Council meeting agendas and minutes. These are written in rather formal and long-winded English, and we need someone who'll enjoy summarising the important point(s) into a short, simple paragraph with a link for readers who want to find out more.

If you feel you could help us, please either email david.linnell@loughtonresidents.co.uk or call 07958 984278 for a no-obligation chat.

Baldwins Hill Controlled Parking Zone (CPZ)

LRA Cllr Chris Pond has been told that the North Essex Parking Partnership (NEPP) has considered all the objections to the proposed CPZ they had advertised to cover the whole of Baldwins Hill from the pub to the A121 inclusive, plus The Summit.

They have decided to go ahead with the centre, narrow portion only, where frontages have no off-street parking, as a 24/7 scheme to park in marked bays only. Other aspects have been abandoned, save for safety aspects (e.g. double yellow lines on the Forest side between Whitakers Way and the A121 and around junctions.) We have yet to see maps.

NEPP hopes to have this in operation by the onset of winter.

Help your rubbish and recycling collection teams

Here are some ways residents can help:

- Position waste as close to the road as you safely can and point bin handles in the direction of the road. One bin only takes a second to spin around but crews collect around 1,700 bins in a single round. You could save your collection crew an hour or more by carefully placing your bins where they are most accessible.
- Don't bury heavy waste at the bottom of your bin and don't stack recycling too high. Bending, over-reaching, and lifting from height are all common causes of injury. Injuries lead to time off work. Time off work leads to delayed and missed collections.
- Remove any contents from cardboard boxes and fold them flat. Bag it properly to keep it dry and clean for collection. Cardboard acts as a sponge, adding weight and mess. Polystyrene packing cannot be recycled. Separate it from cardboard and put it in your black residual waste bin.
- Rinse all the food from cartons, tins and containers. Unrinsed food containers quickly attract vermin. Weil's disease, also known as Leptospirosis, is carried by animals and is common in rats and can be caught by anyone in contact with rat urine. Rats, foxes and cats should never be interested in dry recycling sacks and rinsing items lessens the chance of them trying.
- Leave enough room on the road for your refuse crews to collect your waste. Even with smaller refuse trucks for narrow roads, it can be a struggle or sometimes impossible to get by badly parked cars.
- Be patient on the roads when collections are happening. Give crews plenty of time and space and remember they are working for you.