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# **COUNCIL**

# **BULLETIN**

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**Issue Number 04/2019**  
**Friday, 1 February 2019**



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Compiled, designed and produced by  
Customer Services Directorate - Governance

Contact: Kim Partridge  
Telephone: 01992 564443

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*Epping Forest District Council*  
[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)



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## PART A - FORWARD DIARY

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**Key to abbreviations:**

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<b>CC</b>	Council Chamber	<b>Cab Off</b>	Cabinet Office
<b>CR1</b>	Committee Room 1	<b>CONF</b>	Conference Room (1st floor)
<b>CR2</b>	Committee Room 2	<b>CH OFF</b>	Chairman of Council's Office
<b>MR</b>	Members' Room	<b>TR RM</b>	Training Room
<b>TBD</b>	To be decided	<b>HEM</b>	Hemnal Street Offices.
<b>TBN</b>	To be noted		
<b>TBC</b>	To be confirmed		Meeting being filmed for subsequent viewing

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Other venues are shown in full.

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## Week One: 4 February 2019 – 10 February 2019

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Monday 4 February	10.00am 5.00pm	Licensing Sub-Committee Senior Management Selection Panel		CC CR1
Tuesday 5 February	7.15pm	Governance Select Committee		CR1
Wednesday 6 February	6.30pm 7.30pm	Briefing – Area Plans Sub-Committee East Area Planning Sub-Committee East		CR1 CC
Thursday 7 February	7.00pm	Cabinet		CC
Friday 8 February				
Saturday 9 February				
Sunday 10 February				

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## Week Two: 11 February 2019 – 17 February 2019

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Monday 11 February	5.30pm	Senior Management Selection Panel		CR2
Tuesday 12 February	9.30am 7.00pm 7.30pm	Senior Management Selection Panel Epping Forest Youth Council Resources Select Committee		CR2 ESC CR1
Wednesday 13 February	7.00pm 6.30pm 7.30pm	Leisure Management Contract Partnership Board Briefing – Area Plans Sub-Committee West Area Planning Sub-Committee West		WALC CR1 CC
Thursday 14 February	7.00pm	Local Plan Cabinet Committee - Cancelled		CC
Friday 15 February				
Saturday 16 February				
Sunday 17 February				

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**Week Three: 18 February 2019 – 24 February 2019**

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Monday 18 February	6.00pm	Member Training - Safeguarding		CR1
Tuesday 19 February				
Wednesday 20 February	6.30pm 7.30pm	Briefing – Area Plans Sub-Committee South Area Planning Sub-Committee South		CR1 CC
Thursday 21 February	7.30pm	Council		CC
Friday 22 February				
Saturday 23 February				
Sunday 24 February				

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**Week Four: 25 February 2019 – 3 March 2019**

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Monday 25 February				
Tuesday 26 February	7.30pm	Overview and Scrutiny Committee		CC
Wednesday 27 February				
Thursday 28 February				
Friday 1 March				
Saturday 2 March				
Sunday 3 March				

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## **PART B - GENERAL INFORMATION**

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### **1. NOMINATIONS**

We are at the stage of preparing the nomination packs. We should have the packs ready to send out at the beginning of March. If you would like a nomination pack (either for yourself as an individual or on behalf of a political party), please let the Elections Office know so that we can add your details to our distribution list – an early response helps with finalising our numbers for printing.

**\*\*\*\* Please be aware that ALL nomination papers MUST BE HAND-DELIVERED – we cannot accept them if they have been posted to the Returning Officer at the Civic Offices. \*\*\*\***

We can accept the completed nomination packs from Monday 25 March (NOT before) until 4pm on Wednesday 3 April. Please do NOT leave submission to the last minute in case of errors.

There is a change in legislation this year which allows a candidate to withhold their home address from appearing on the ballot paper and Statement of Persons Nominated. More details are included in the nomination pack together with the new “Home Address Form” which needs to be completed as part of the process.

If you have any questions, please do not hesitate to email me ([wmacleod@eppingforestdc.gov.uk](mailto:wmacleod@eppingforestdc.gov.uk))

(Further information: Wendy Macleod ext 4023)

### **2. MEMBER TRAINING - SAFEGUARDING**

Please be reminded that Member Training on Safeguarding will take place on 18 February at 6pm.

We currently only have Cllr Burrows noted as attending.

Would other Members who will be attending kindly advise Kim Partridge, ([kpartridge@eppingforestdc.gov.uk](mailto:kpartridge@eppingforestdc.gov.uk))

(Further information: Kim Partridge ext 4443)

### **3. DISTRICT DEVELOPMENT MANAGEMENT COMMITTEE**

At the request of the Chairman, the meeting of the District Development Management Committee due to have been held on 27 March 2019 has been moved to 23 April 2019.

(Further information: Steve Tautz ext 4180)

**4. UPDATE FROM ROGER HIRST, POLICE, FIRE AND CRIME COMMISSIONER - ESSEX POLICE & ESSEX COUNTY FIRE & RESCUE SERVICE BUDGETS (Pages 15 - 16)**

Please see attached.

**5. UPDATE ON EPPING FOREST SAC/ISSUING OF PLANNING PERMISSIONS**

The position with regard to the Epping Forest Special Area of Conservation is that the Local Plan Submission Version, December 2017 was accompanied by a Habitats Regulations Assessment "the HRA 2017", which assessed the impact of new development on the integrity of the Special Area of Conservation. The HRA 2017 was based on legal precedent and traffic and air quality modelling results as they stood at the time.

However, since December 2017, additional case law, including *People Over Wind, Peter Sweetman v Coillte Teoranta* has clarified that under the EU Habitats Directive, consideration of mitigation measures must be deferred to the appropriate assessment stage of the HRA process. In their Regulation 20 representations objecting to the Local Plan Submission Version (LPSV), Natural England confirmed that they considered an appropriate assessment of the LPSV to be necessary and required extensive updating of the traffic and air quality modelling undertaken for Epping Forest SAC, which has now been extensively updated, following a methodology agreed with Natural England.

The Council set out a position statement which is on the website explaining the effect of the Natural England advice and the work that the Council was undertaking in order to address the issue. <http://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/epping-forest-special-area-of-conservation-sac>

The Council therefore considered it necessary to update the HRA 2017 and commissioned AECOM to produce the January 2019 HRA report including appropriate assessment the HRA 2019, which comprehensively updates the air quality work for Epping Forest SAC. The 2019 HRA entirely replaces the HRA 2017 and can be found on the Epping Forest District Local Plan Examination website:

<http://www.efdclocalplan.org/wp-content/uploads/2019/01/EB209-Epping-Forest-Local-Plan-HRA-2019-FINAL.pdf>

Following screening of the LPSV, the two issues which are addressed in the HRA 2019 are:

- (i) Recreational impact;
- (ii) Air Quality

The HRA 2019 includes the appropriate assessments of these two issues and confirms that mitigation measures and strategies are required to support their implementation.

The Mitigation Strategy will therefore comprise two elements as follows:

- (iii) Addressing recreational impacts; and
- (iv) Addressing the air quality impacts.

The approach to the mitigation of recreational pressures, by way of access management projects, is set out in the Interim Approach to Managing Recreational Pressure adopted by the Council on 18 October 2018. <http://www.efdclocalplan.org/wp-content/uploads/2019/01/EB134-Interim-Approach-to-Managing-Recreational-Pressure-on-the-Epping-Forest-Special-Area-of-Conservation-Oct-2018.pdf>

With regard to air quality impacts, the strategy will build on existing national and international initiatives, which in their own right will contribute to an improvement in air quality over the

course of the Plan period. The methodology used to undertake the most up-to-date Air Quality Modelling work to support the Appropriate Assessment of the air pollution impact pathway is set out in the HRA 2019, which Natural England is now in the process of reviewing. The Mitigation Strategy, has yet to be finalised, will address the two issues that require mitigation measures and strategies to support their implementation. In order to provide the sufficient degree of confidence necessary to bring development forward within the District, it is proposed that, effectively, there will be two timescales, as follows:

- (i) For air quality, the Council anticipates that this will be completed by the end of April 2019, although this date will be dependent on securing Natural England's support and the formal agreement by the Council and completion of any necessary Council endorsement processes;
- (ii) For recreational pressures it is anticipated that this will be completed by December 2019. The final strategy will be determined by the completion and analysis of a further Visitor Survey to be undertaken in the summer of 2019 followed by any necessary review of the projects set out in the current Interim Approach. This will then need to be agreed by key stakeholders, including Natural England and the Conservators of Epping Forest and the completion of any necessary Council approval processes.

The situation in summary is that the Interim Approach for managing recreational pressures has been agreed by Natural England on the basis of an Appropriate Assessment and the Council has agreed a strategy which will result in a financial payment being secured from development within 3km of the Special Area of Conservation. However, the payment of this financial contribution will not address the issue of air quality impacts on the SAC.

The Appropriate Assessment for air quality impacts in Chapter 6 of the HRA 2019 makes clear that new development, will have a significant adverse impact on the SAC. Therefore, unless and until Natural England approves the Council's proposed Mitigation Strategy, as it relates to air quality impacts, planning permission cannot, as a matter of law, be granted for new development in the District.

Without Natural England's approval of the Mitigation Strategy as it relates to air quality impacts the Council cannot lawfully grant planning permission.

## **6. PLACEMENT OF HOUSEHOLDS ACROSS LOCAL AUTHORITY BOUNDARIES (Pages 17 - 18)**

Please find attached a letter from Cllr Darren Rodwell, Executive member for Housing and Planning, London Councils that was sent to Chief Executives of Essex Councils at the end of last year, but appears not to have been received.

## **7. CHAIRMAN'S DIARY (Pages 19 - 20)**

Please see attached.

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## LICENSING ACT 2003

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Please be advised that the Licensing Unit has received the following applications for New Premises Licence made under the Licensing Act 2003 for the premises below:

**Applicant name:** Antonio Sini

**Address of Premises:** 19b Forest Drive, Theydon Bois, Essex, CM16 7EX

**Brief details of the natures of the application:**

New premises licence application:

Sale of Alcohol On sales only Monday to Sunday 11:00hrs – 23:00hrs

Opening Hours Monday to Sunday 11:00hrs – 23:00hrs

**Consultation Period From:** 25<sup>th</sup> January 2019 **To:** 21<sup>st</sup> February 2019

**Officer in charge:** Debbie Houghton Extn: 4336

Applicant name David Colwell 79057, Licensing Officer, Essex Police

Address of Premises: Wo Fat, 270-272 High Road, Loughton, IG10 1RB

Brief details of the nature of the application; An Application for the review of the premises licence for the above premises was received today 29<sup>th</sup> January 2019. The application to review relates to the following licensing objective:

The prevention of crime and disorder

The grounds for review are that the crime and disorder objective of the Licensing Act has been undermined in that Immigration Compliance and Enforcement officers of the Home Office discovered disqualified persons working illegally on the premises. The statutory crime prevention objective in the 2003 Act includes the prevention of immigration crime and the prevention of illegal working in licensed premises.

Consultation period from 29<sup>th</sup> January 2019 To 25<sup>th</sup> February 2019

Officer in charge: Handan Ibrahim

Please ensure that any comments/objections are received by the Licensing team on or before the consultation end date:

Manager  
Licensing Compliance Officer  
Licensing Compliance Officer  
Licensing Compliance Officer  
Licensing Compliance Officer  
Licensing Officer

Kim Tuckey 01992 564034  
Sarah Moran 01992 564270  
Nuala Clark 01992 564340  
Joanne Owen 01992 56 4721  
Handan Ibrahim 01992564153  
Jane Mullinger 01992 564461



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# PLANNING

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## 1. Appeals Lodged

EPF/1893/17 – 60 Traps Hill Loughton Essex IG10 1TD - The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2 x 1 bed, 5 x 3 bed) and including 9 no. car parking spaces, cycle stores and bin stores – Written reps – Ian Ansell ext. 4481

EPF/2656/17 – Land adj, to Englands Lane Loughton Essex IG10 2PB - Construction of 5 residential properties – Written reps – Ian Ansell ext. 4481

EPF/0471/18 – 38 High Beech Road Loughton Essex IG10 4BL-To replace 1 existing dwelling (detached) with 2 new dwellings (semi-detached) – Written reps – Sukhdeep Jhooti ext. 4298

EPF/2307/18 – 31 St Johns Court Buckhurst Hill Essex IG9 5SP - Retention of raised decking area, with addition of obscure glazed screens to sides – Written reps – Jonathan Doe ext. 4103

EPF/2585/18 – 2 Carroll Hill Loughton Essex IG10 1NJ - Replace existing single house with a pair of semi-detached houses – Written reps - Sukhdeep Jhooti ext. 4298

## 2. Forthcoming Planning Inquiries/Hearings -

25<sup>th</sup> – 28<sup>th</sup> February 2019 - EPF/2499/17 – 13 -15A Alderton Hill Loughton Essex IG10 3JD - Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works

14<sup>th</sup> March 2019 – 12a Alderton Close Loughton Essex IG10 3HQ - Residential redevelopment to provide 4 x 3 bed houses – Ian Ansell ext. 4481

## 3. Enforcement Appeals

None this week

## 4. Appeal Decisions

EPF/2314/18 – 5 Hornbeam Close Theydon Bois Essex CM16 7JT - Loft conversion with 2 front dormers and a rear dormer – Allowed with conditions

## 5. Tree Preservation Orders

None this week

## 6. S106 Agreements

None this week

## 7. Changes to Planning Systems

None this week

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## PROPOSED PLANNING ENFORCEMENT ACTION

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None this week

It is important to note, that when enforcement action has been authorised, this includes any subsequent action under Part VII of the Town and Country Planning Act 1990, including a prosecution or an injunction.

Principal Planning Enforcement Officer	Jerry Godden	01992 564498
Senior Enforcement Officer	Clare Munday	01992 564114
Planning Enforcement Officers	Sharon Hart	01992 564113
	Jim Gordon	01992 564530
	Zara Seelig	01992 564379
	Mick Mooney	01992 564713
Compliance Officer	Shannon Murphy	01992 564217

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## **PART C - PORTFOLIO HOLDER DECISIONS**

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The notification of decisions taken by individual Portfolio Holders is no longer included in the Council Bulletin.

All members of the Council receive automatic email notification of the publication of each individual Portfolio Holder decision and the call-in period for each decision commences immediately. Members wishing to call-in a decision should complete the attached call-in form and return it to Democratic Services before the expiry of five working days following the publication date of the decision. Members should refer to the Constitution (Article 6 - Overview and Scrutiny) for the rules of call-in.