
COUNCIL BULLETIN

Issued Week Ending Friday, 4 September 2020

Epping Forest District Council
www.eppingforestdc.gov.uk

Compiled, designed and produced by
Member Services

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PART A - FORWARD DIARY

Key to abbreviations:

CC	Council Chamber	Cab Off	Cabinet Office
CR1	Committee Room 1	CONF	Conference Room (1st floor)
CR2	Committee Room 2	CH OFF	Chairman of Council's Office
MR	Members' Room	TR RM	Training Room
TBD	To be decided	HEM	Hemnall Street Offices.
TBN	To be noted	HH	Homefield House
TBC	To be confirmed	VM	Virtual Meeting
DPCC	Debden Park Community Centre	NWA	North Weald Airfield

Other venues are shown in full.

Currently meetings are subject to change, postponement or
cancellation.

Many meetings will be held virtually but Democratic Services
will advise arrangements for individual meetings.

Week One: 7 September 2020 – 13 September 2020

Monday 7 September	7.00pm	Local Councils' Liaison Committee	VM
Tuesday 8 September	7.00pm	Council Housebuilding Cabinet Committee	VM
Wednesday 9 September	7.00pm	Area Planning Sub Committee West	VM
Thursday 10 September			
Friday 11 September		Member Expenses Forms Due	
Saturday 12 September			
Sunday 13 September			

Week Two: 14 September 2020 – 20 September 2020

Monday 14 September	7.00pm	Cabinet	VM
Tuesday 15 September	7.00pm	Stronger Communities Select Committee	VM
Wednesday 16 September	7.00pm	District Development Management Committee	VM
Thursday 17 September			
Friday 18 September			
Saturday 19 September			
Sunday 20 September			

Week Three: 21 September 2020 – 26 September 2020

Monday 21 September	5.00pm 6.30pm	Qualis Board Member Interviews Member workshop on sustainability guidance	VM
Tuesday 22 September	10.00am 5.00pm	Licensing Sub-Committee Qualis Board Member Interviews	VM
Wednesday 23 September	7.00pm	Area Planning Sub Committee South	VM
Thursday 24 September	7.00pm	Leisure Management Contract Partnership Board	VM
Friday 25 September			
Saturday 26 September			
Sunday 27 September			

Week Four: 28 September 2020 – 4 October 2020

Monday 28 September	7.00pm	Audit & Governance Committee	VM
Tuesday 29 September	7.00pm	Stronger Place Select Committee	VM
Wednesday 30 September	7.00pm	Area Plans Sub-Committee East	VM
Thursday 1 October	6.00pm	Executive Briefing	VM
Friday 2 October			
Saturday 3 October			
Sunday 4 October			

PART B - ESSENTIAL INFORMATION

Committee Management System

The members' extranet facility for the Modern.Gov system is available at:

<https://eppingforestextranet.moderngov.co.uk/extranet>

Members may wish to save this link on their computer or mobile devices. Queries concerning login and password details for the extranet should be addressed to the [Democratic Services Manager](#).

Constitution

The Council's Constitution is available at:

<https://rds.eppingforestdc.gov.uk/ieListMeetings.aspx?CId=638&Info=1>

Queries concerning the Constitution should be addressed to the [Democratic Services Manager](#)

ECC Highways Portal

Up to date details of all Highways work is available at:

<https://www.essexhighways.org/Transport-and-Roads.aspx>

Member Contact

Please be aware that all Member queries should be addressed to membercontact@eppingforestdc.gov.uk as this will ensure that your query or question is properly logged and chased up if you have not received a response within 5 days.

PART C - GENERAL INFORMATION

1. GRANT AID FUNDING

We have received an application for Grant Aid funding from the groups named below.

If you have any pertinent or relevant information on this application or their application for funding, please notify us via email at grantaid@eppingforestdc.gov.uk

You must declare an interest if you are involved with the group in any way.

1. Name of Group/Applicant: Lambourne End

Nature of Application: Lambourne End Centre work predominantly with disadvantaged young people who are under achieving, living with disabilities or learning difficulties, struggling with poor mental health, or at risk of being NEET (not in education, employment or training). The Group have applied for funding towards the purchase of new equipment for a range of activities at the Centre including: camping, bush craft, caving, archery, water sports, outdoor equipment, team building, ropes course, farm and garden, Young Farmers, climbing.

2. Name of Group/Applicant: Epping Bowls Club

Nature of Application: Epping Bowls Club promote and foster the amateur level green games of bowls in the Epping Forest district, according to England Bowls laws and code of practice. The Club is based in Lower Bury Lane in Epping, between the Cricket Club and Tennis Club. The Group have strenuously promoted bowls as a sport for all ages with the aim of attracting more people, school students and families to try our sport. The application for funding is towards repairing the doors of the clubhouse.

3. Name of Group/Applicant: Matching Green Cricket Club

Nature of Application: Matching Green Cricket Club aim to make cricket accessible to everyone, whether playing or watching, regardless of age, gender, disability, race, parental or marital status, religion or belief or sexual orientation, by providing facilities to play, learn, compete and watch. The Club has achieved a considerable amount over the past few years but are acutely aware that there is still more to do to maintain levels of membership and facilities to ensure the continued success and sustainability of the Club. The group are applying for funding towards the cost of replacing the Club's lawnmower to keep the playing surface in good condition.

Please advise Carly Stratton of your comments within 7 days from the date this notice was sent.

(Further information: Carly Stratton ext 4096)

2. CHANGES TO THE CURRENT PLANNING SYSTEM (Pages 13 - 16)

Please see information attached on the changes that have recently been implemented.

3. RIVER RODING PROJECT (Pages 17 - 18)

Please see attached update on the project.

4. CABINET - CHANGE OF DATE FOR SEPTEMBER'S MEETING

Please note with the Leader's permission the date for September's Cabinet meeting has been changed from Thursday 17 September to Monday 14 September 2020.

It will start at 7pm and be a virtual meeting held on Zoom.

(Further information: Adrian Hendry ext 4246)

5. CONSTITUTION WORKING GROUP - CHANGE OF DATE TO OCTOBER MEETING

Please note with the Chairman's permission the next virtual meeting of the Constitution Working Group will be held on Tuesday 20 October at 19.00. This is to facilitate the Qualis Board member interviews, which will be taking place on 21 and 22 September.

(Further information: V Messenger ext 4265)

6. MEMBERS' ICT ISSUES

Would Members please be reminded that all email communications are being sent to their EFDC business email address, as shown on the Council's website. If you are still using a personal email address then you will not be receiving official emails, such as those for meetings (agenda summons and minutes) etc.

If you are not receiving EFDC business emails or have any other issues accessing your iPad, please contact Will Defoe wdefoe@eppingforestdc.gov.uk who will be happy to help sort out any problems you may be experiencing.

(Further information: Will Defoe ext 4295)

7. CHAIRMAN'S DIARY

None this week.

LICENSING ACT 2003

Please be advised that the Licensing Unit has received the following application to apply for a Premises Licence made under the Licensing Act 2003:

Applicant name: Mr Neil Jonathan Patrick

Address of Premises: Lost Soul Spirits, 50 Rochford Avenue, Waltham Abbey, Essex EN9 1SE.

Brief details of the natures of the application:

Residential premises to stock and sell alcohol by internet/telephone sales, for consumption off the premises.

Sealed bottles of alcohol for customer home delivery only.

The residential premises will have no public access.

Alarm fitted and external doors fitted with high security locks to prevent crime.

Sale of alcohol will commence Monday – Sunday 08:00 to 23:00

Consultation Period:

From: 28.08.20 **To:** 24.09.20

Officer in charge: Hannah Gould

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

Manager
Licensing Team

Kim Tuckey 01992 564034
licensing@eppingforestdc.gov.uk

Please be advised that the Licensing Unit has received the following application for a Premises Licence made under the Licensing Act 2003:

Applicant name: Treicolori Ltd.

Address of Premises: Europena Supermarket, 23 Market Square, Waltham Abbey, Essex EN9 1DU.

Brief details of the natures of the application:

Small grocery shop within the town centre offering a large variety of international food and drinks wanting to sell beer, wine and spirits.

The sale of alcohol will be for consumption off the premises.

Monday to Sunday 09:00 hours to 23:00 hours

Consultation Period:

From: 3 September 2020 **To:** 30 September 2020

Officer in charge: Hannah Gould

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

Manager
Licensing Team

Kim Tuckey 01992 564034
licensing@eppingforestdc.gov.uk

PLANNING

1. Appeals Lodged

None this week.

2. Forthcoming Planning Inquiries/Hearings -

EPF/1649/17 – White Rose, Curtis Mill Lane, Stapleford Abbots RM3 1HS – Re-determination appeal by new Inspector – date to be arranged.

3. Enforcement Appeals

None this week.

4. Appeal Decisions

EPF/1669/19 Land within Lord Padgets Wood Close to A212, Tile Hill Farm, Pynest Green Lane, Waltham Abbey EN9 3QN - proposed upgrade to existing Telecoms site: – 25 metre high CF31 lattice tower on a new 6.8 x 6.8 x 1.0 metre concrete base with associated works – Dismissed

EPF/2432/19 Cedars Lodge, Mott Street, Waltham Abbey E4 7RW – Demolition of existing 1 no. 4-bed house & associated outbuildings & erection of two pairs of 4-bed semi-detached houses – Dismissed

5. Tree Preservation Orders

TPO/EPF/06/20 – 8 Mount End, Mount End Road, Theydon Mount – effective from 2 September 2020.

TPO/EPF/07/20 – Oakbrook, Pudding Lane, Chigwell – effective from 2 September 2020.

6. S106 Agreements

None this week.

7. Changes to Planning Systems

None this week.

PORTFOLIO HOLDER DECISIONS

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.

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Changes to the current planning system

This note provides an overview of the changes to the planning system due to be implemented from 1 September 2020 and current consultations on further changes.

Changes to the Use Classes Order

Changes to the Town and Country Planning (Use Classes) Order come into place from 1 September 2020, aimed at supporting the high street by allowing vacant commercial properties to be quickly re-used.

Among the changes, is a new Use Class E which encapsulates the former Class A1 (shops), A2 (Financial & Professional Services), A3 (Food & Drink), B1 (Business), D1 (Medical or health services, creches, day nurseries and centres) and D2 (indoor sport, recreation or fitness, gyms) such that movement between these uses will no longer require planning permission.

Pubs, drinking establishments, hot food takeaways, cinemas and music halls/venues will now be *sui generis* and therefore require planning permission for change of use. There is also a new local community use – F2 class – for shops selling essential goods at least 1km from another similar shop, to ensure important community facilities are protected.

Other use class changes are proposed and are detailed in the following link:-

<https://www.legislation.gov.uk/ukxi/2020/757/made>

Changes to Permitted Development Rights

From 31 August 2020, a series of new Permitted Development Rights (PDR) will be introduced that allows for the construction of up to two additional storeys of residential accommodation (or one storey if the existing premises only has one storey), subject to the prior approval of specified matters and certain limitations, including restrictions on height and a requirement that it relates only to buildings having been constructed between 1 July 1948 and 28 October 2018.

Other PDR changes include the demolition of offices, research and development or industrial processes or purpose-built flats and replacement by a detached block of flats. Again, this is subject to a prior approval application and is subject to certain limitations. Further details are available from this link:-

<https://www.legislation.gov.uk/ukxi/2020/755/contents/made>

Consultation on changes to planning policy and regulations

This consultation which runs to 1 October 2020 sets out proposals for measures to improve the effectiveness of the current planning system. The 4 main proposals are:

1. changes to the standard method for assessing local housing need

The consultation proposes a new approach based on a number of principles for reform. These include ensuring that the new standard method delivers a number nationally that is consistent with the commitment to plan for the delivery of 300,000 new homes a year, a focus on achieving a more appropriate distribution of homes, and on targeting more homes into areas where they are least affordable.

Lichfields <https://lichfields.uk/grow-renew-protect-planning-for-the-future/how-many-homes-the-new-standard-method/> have analysed the methodology for all authorities in England. Under this revised method the housing requirement for Epping Forest District would be 868 compared to 953 under the current standard methodology. This compares to 518 which is the housing requirement in the emerging local plan.

2. securing of First Homes through developer contributions in the short term until the transition to a new system

The introduction of a First Homes exception sites policy, to replace the existing entry-level exception sites policy. Exception sites are small sites brought forward outside the local plan to deliver affordable housing. Under the amended policy, national policy will specify that the affordable homes delivered should be First Homes for local, first-time buyers.

3. supporting small and medium-sized builders by temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing

To support SMEs in the medium term during economic recovery from Covid-19, we are also proposing to reduce the burden of contributions on SMEs for more sites for a time-limited period. The consultation is seeking views on raising the small sites threshold to up to either 40 or 50 new homes through changes to national planning policy. These thresholds balance the aim of supporting SMEs with the need to deliver new affordable homes. This will be for an initial period of 18 months in which we will monitor the impact of the raised threshold on the sector before reviewing the approach.

4. extending the current Permission in Principle to major development

The Government wants to make it easier for landowners and developers to have certainty that the principle of development for housing only needs to be established once in the process before developers need to get into more costly, technical matters. The consultation document is seeking views on extending the scope of the current Permission in Principle by application route to major development (not subject to EIA or habitats assessments);

The intention is that this will enable applications for Permission in Principle to be made for a far wider range of sites, enabling more landowners and developers to use this route to secure permission for housing development. Currently, 84% of planning applications for residential development are for schemes of 10-150 homes, which deliver 46% of new housing development each year.

The consultation document can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf

Following the consultation, a decision will be taken on whether to proceed with this approach. If it is taken forward, this could be through the introduction of a Written Ministerial Statement in the Autumn.

Consultation on proposals for reform of the planning system in England

The Planning for the future consultation is running alongside the above consultation – see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf This proposes reforms of the planning system to streamline and modernise the planning process including new provisions for plan making, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed. The consultation closes on 29 October 2020. A report will be brought to October Cabinet with the proposed response from the Council to the consultation.

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The River Roding Project

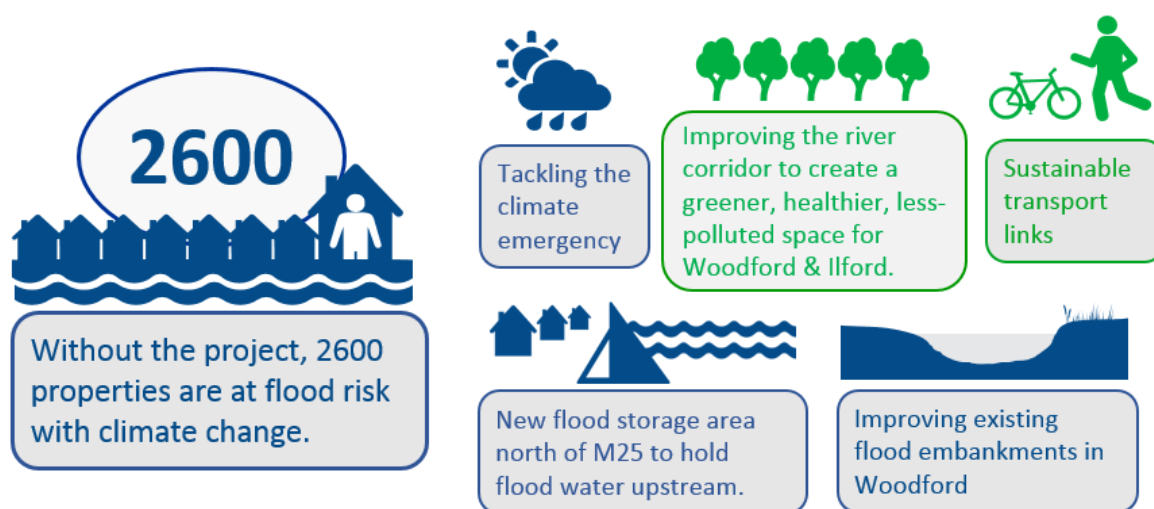
Project Background

Aug 2020

We are working with London Borough of Redbridge to create a better place for people and wildlife that is more resilient to the impacts of flooding and climate change. We want to tackle both the climate and biodiversity emergencies head on.

This project will help achieve our new [EA2025](#) strategies three main goals;

- a nation resilient to climate change
- healthy air, land and **water**
- green growth and a sustainable future.



We will build a flood storage area to hold back high flows upstream in rural Essex and improve existing river defences in Woodford. We are also exploring how we can improve the River Roding corridor in Woodford and Ilford, including riverside landscaping and re-naturalising the river. We want the community to reconnect with nature and improve the access to the river corridor to make it a better green space to enjoy.

New Delivery Partners: The Environment Agency has entered a new Collaborative Delivery Framework for all capital flood schemes across England over the next 4 years. We are pleased to announce in March we awarded contracts to our new delivery partners Jacobs and BAM Nuttall. Transferring to the new framework did take longer than expected however the programme of works is now underway.



JACOBS are progressing the designs from Outline Design to Detail Design. This will include finalising the plans of the flood storage area and defence refurbishments. They will also support our application for planning permission and the necessary licenses needed to build the project.



BAM Nuttall are our contractors, who will build the project. Throughout the detail design phase they will advise on costs, materials and the best way to build the project causing the least disruption.

Key activities: Here are some of the main activities we have recently completed and what we have planned over the next few months.

2020	
Feb.	Presented at the Redbridge West Forum, for councillors and residents
Mar.	Awarded detail design contract to Jacobs
Jun.	Ecology surveys to understand baseline environmental conditions
Jul.	Geophysical surveys to determine indicative extent/ nature of archaeology
Aug.	Agree basis of detail design to confirm project priorities and constraints
Sep.	Ground investigation of the Chigwell Road embankment Topographic surveys Presenting at London Borough of Redbridge Scrutiny Committee
2021	
Mar.	Pre-planning external consultation
May	Submit application for planning permission
June	Submit Full Business Case for approval
Oct	Pending full funding, permissions and weather conditions.

Funding: We have made great progress securing partnership funding for the flood risk measures, however until the detail design is completed costs may increase, including COVID related risks. We will continue to work closely with London Borough of Redbridge to secure full funding.

Subject to final approvals, we hope to secure a large contribution of over £4m from Highways England due to reduced flooding and disruption to the M11.

We also want to deliver extra environmental enhancements to improve the river corridor and river access in Woodford and Ilford to achieve wider community benefits. However, we do not yet have funding towards these extra improvements.

Engagement: Over the coming months engagement will be very important to ensure stakeholders both impacted and benefiting from the works are fully aware and have chance to comment. We also need to raise awareness of the current flood risk now until the project is built, and the residual risk once it is built.

Due to the current COVID-19 related restrictions, we will need to adapt our traditional face-to-face engagement to online platforms and increase our online presence in the affected communities, so your help sharing our messages and advertising future events would be really appreciated. Please get in touch if you can help. We will continue to use our project webpage to keep stakeholders up to date, <https://consult.environment-agency.gov.uk/hnl/the-river-roding-project-information-page/>.

EPPING FOREST DISTRICT COUNCIL

Notification of Call-In of Portfolio Holder Decision under Paragraphs 45-52 of Article 6 (Overview & Scrutiny) of the Constitution

This form must be signed and completed and the original returned to the Proper Officer in person no later than the fifth working day following the publication of the decision to be called-in

Decision to be called-in:
Decision reference:
Portfolio:
Description of decision:
Reason for call-in

Members requesting call-in
(3 members of the Overview and Scrutiny Committee or 5 other members)

Members Name:	Signed:
Lead member:	
Office Use Only: Date Received:	

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