



# Hills Amenity Society

Working for the York Hill, Baldwins Hill and Staples Road Conservation Areas

Founded 1972

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## Report speeding and antisocial behaviour

**F**ed up with speeding cars and antisocial behaviour, a Queens Road resident has urged her neighbours to support a campaign to report every incident in the hope of prompting official action. Appealing for help in publicising her campaign the resident, who wishes to remain anonymous, writes: "If you have been experiencing any problems with speeding cars or antisocial behaviour, please report ALL

*This anti-social driver dumped his car on School Green...as did seven others....*



incidents. The Local Police Team have advised residents that if enough people feel

*Continued on Page Two*

## Another great summer picnic

York Hill Green was the scene for another great summer picnic at the beginning of June. Story and pictures Page 3



## It's 'Lights Out' at midnight from December

**T**hank you to the many people who responded to the Hills Amenity Society's questionnaire about Essex County Council's plans to turn off streetlights across the county between midnight and five am. Since our questionnaire was circulated, the council has notified that it plans to press ahead with the policy in the Epping Forest area from 1 December. This means that unless you live in one of the strict "exception criteria" areas (which include town centre streets where there are high security premises such as banks and jewellers and

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- Go-ahead to demolish 'Mulberry' —Page 5



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- Join the campaign for 20 mph speed limits online at [hillsamenitysociety.co.uk](http://hillsamenitysociety.co.uk)



## Hills Autumn Lunch Saturday 2 November 12 noon to 2pm

if you would like to attend please contact  
**Wendy Fisher** 19 Stony Path, Loughton IG10 1SJ Tel: 020 8508 2096  
[wendlesfisher@hotmail.com](mailto:wendlesfisher@hotmail.com)

All are very welcome

£5 per person—children free

25a York Hill  
 Loughton  
 Essex IG10 1RL

020 8508 2030  
[sales@woodburyhomes.co.uk](mailto:sales@woodburyhomes.co.uk)  
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**WOODBURY**  
 HOMES



In the Hills—for the Hills



Reports by Hills Watch Coordinator...

The Loughton Hills Conservation Areas are a designated Neighbourhood Watch area. Please be observant and report anything suspicious. Together we can keep our area safe for all of us.

### Residents' parking will not go ahead for now

Thank you for your participation in the North Essex Parking Partnership's residents' parking survey. It has helped the partnership to understand and deal with the parking issues in the area. As you

may well be aware by now, the partnership has informed Loughton Council that most people voted against implementing residents' parking. Therefore, residents' parking will not be put in place. Instead, residents reported specific problems that they felt would not be solved by introducing residents' permits. Following this feedback the partnership will be implementing specific parking restrictions to deal with these reported problems. No details have been decided yet but we will keep you informed.

### Keep complaining

From Page 1

the way we do they may be able to build up a case for the police to come and patrol our roads to help put a stop to these issues." We also recommend you talk to the local police team at their regular surgeries.

To report an incident dial 101, call Loughton Police Station or Essex Police and also email PC Bob Amey of the Local Policing Team: [71110@essex.pnn.police.uk](mailto:71110@essex.pnn.police.uk) with copy to [david.linnell@loughtonresidents.co.uk](mailto:david.linnell@loughtonresidents.co.uk)

### Local information

Essex Police (non-emergency) 101  
 - Loughton Police direct line 01279 641212  
 - Wildlife Crime Office: PC Tom Hardingham - 0300 333 4444 (ext 28835)  
 - Emergency issues should still be reported via 999  
 Epping Forest District Safer Communities Partnership Useful Contacts  
 - EFDC (reporting fly-tipping) 01992 564608  
 (reporting abandoned vehicles) 01992 564608  
 Noise and anti-social behaviour: Essex Police (non-emergency) 101 and district council on 01992 564000

## Gardeners Arms

York Hill, Loughton Tel: 020 8508 1655

### CHRISTMAS MENU 2013

Starts 1 to 23 December

12pm until 4.30pm

Evening Bookings taken for parties of 10 or more: 10% Discount for 20 and over

#### STARTERS

Lobster Bisque  
 Sticky Chilli Prawns  
 Smooth Chicken Liver Pâté with  
 Winter Chutney

#### MAINS

**Organic Free Range Bronze Turkey**  
 roasted with sage and onion stuffing and fresh cranberries with Port  
**Old Spot Belly of Pork**  
 slowly roasted for 12 hours  
 served with crackling & apple sauce  
**Toumedos Rossini—Prime Fillet Steak**  
 on a crouton topped with Pâté  
 with a rich red wine jus  
**Herb Pancakes**  
 filled with spinach, capers & cheese

All with roast potatoes, roasted root vegetables and a selection of winter vegetables

#### DESSERTS

A choice from our Sweet Board

All just £24.90 pp\*  
 OPTIONAL 10% SERVICE CHARGE

Function Room FREE for parties in December

\*Non-refundable deposit with booking

Celebrate  
 Bonfire Night  
 Sat 2 Nov  
 Free sparklers on the  
 terrace

We will be serving  
 food from 6-9pm  
 Bangers  
 Hot Dogs  
 Traditional  
 Mrs Beeton Stew

### ROAST LUNCH EVERY SUNDAY

12noon-4.00pm

PLUS Home  
 Cooked Lunches  
 served every day

Mon-Fri  
 12-2.30pm  
 Sat 12-3.00pm

Every  
 Wednesday  
 Evening  
 —join us for  
 traditional  
 English meals  
 6-9pm

### Parking problems—what can you do?

Residents have reported a high number of parking issues to us lately. As you'll see in the 'Residents' parking update' article, the North Essex Parking Partnership intend to deal with some issues by implementing parking restrictions in problem areas. However, this will take some time and regardless of the current restrictions it's clear that a number of car owners are still parking where they shouldn't. This seems to be happening particularly after hours, when parking wardens are not around.

One particularly bad incident last month involved seven cars parking on School Green one Sunday night. Only the one car still left there the next morning was ticketed.

So we asked the partnership what residents can do to help combat illegal and nuisance parking both in and out of hours. They assured us they would like to hear about all hazardous and dangerous parking so it can be dealt with. Examples they gave included parking on double yellow lines; restricting pavements and walkways; parking on corners; blocking roads.

**What you can do to help: 9am – 5pm:** If you notice an issue within 'working hours' (9am-5pm) you can call the parking authority directly on 01206 282 316. They can then send a parking warden to assess and deal with the situation.

**5pm onwards:** The parking authority currently has no cover for 'out of hours' issues. However, it is still important that these problems are reported and dealt with. If the parking problem is hazardous or dangerous then it is important to report this to the non-emergency police number on 101 so they can deal with it quickly. If the problem is out of hours but not dangerous please do still report it to the parking authority so they can keep a file on the issues in the area.

**The Hills Coronation Picnic**—following the success of the Golden Jubilee event last year—again attracted some 100 adults and children on 2 June as the sun shone. A big thank you to Stephen Cohen who again organised the event and all those who assisted him to make a big success of what we hope may now become an annual fixture in the Hills calendar.



### Tips for living in a conservation area

Making improvements to your property can be complicated in a conservation area. For full information go to [Epping Forest District Council website](#)—or ask at the council offices. **Planning Permission and Special restrictions apply to conservation areas** and consent is needed for most changes, especially when visible from the public highway. This includes:

- hedges and trees
- the use of front gardens for parking
- windows on front facing elevations
- extensions.
- several special restrictions also apply, in addition to normal planning controls and the rights and obligations of the property owner are not affected.

### Notes from the Hills September Committee Meeting Second residents' action group formed

**Foresters:** Replicating the successful action by residents monitoring noise and antisocial behaviour around Fifteen on York Hill, residents around the Foresters in Baldwins Hill have formed a similar group. A meeting for the group with the licensee was facilitated by County Councillor Chris Pond.

**Fifteen:** Residents are continuing to monitor incidents of noise and antisocial behaviour at the bottom of York Hill (See Page 1). Fifteen has been given retrospective planning permission for its external seating area.

**Hedge removal in York Hill:** The Committee heard that the has been requested to reinstate the hedge.

### Nice bin—now empty it please

The Hills Committee recorded the installation of a smart “duckhouse” style bin on the corner of Potters Close and York Hill but noted that it is often overflowing and infrequently emptied. An appeal is to be lodged with the Town Council which installed it.



### Appraisals now due for early 2014 says Council

Epping Forest Conservation Officer Maria Kitts has told the Hills committee that with the appointment of a new technical officer from the end of October the Hills appraisals will be dusted down and become top priority for the new appointee. She adds: “I’m happy for you to say we are still on track for early 2014 thanks to additional resources in the Conservation Team.” (See Page Six for more information about the appraisals)

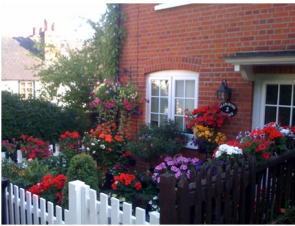


### Deer danger warning

Epping Forest District Council has issued a warning to drivers to stay alert as the evenings draw in for deer on the roads in and around the forest.

The warning follows the deaths of two teenage girls whose car hit a deer on the A10. A Council spokesman said that incidents involving deer increase in the autumn during rutting.

## Best Kept Garden 2013 winner

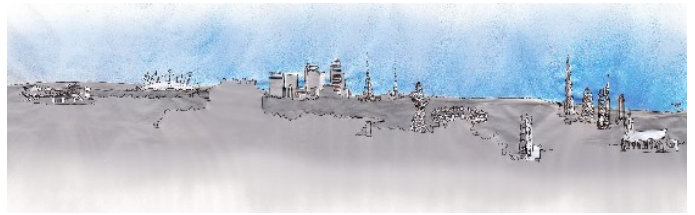


Scott Hartley from 2 Forest Way is this year's winner of the Hills Amenity Society Shield, awarded annually for the best front garden in the area. Committee members walked the Hills area back in the summer, identifying a number of worthy contenders for the shield. Local residents were also asked for their nominations via the Hills Amenity Society website. The winner, chosen by the committee from all of the nominated gardens, is traditionally invited to receive the award at the society's autumn lunch which this year is set to be held on Saturday 2 November. Pictured are some of the other wonderful gardens in this year's selection and praised by the judges.

## Forest Commission approval for York Hill Green plinth

### Can you help make it happen?

The Forest Commissioners have given approval in principle for a location map to be placed at the top of York Hill on the green, which is forest land. Hills Committee



applied for permission earlier this year to mark the 40th anniversary of the formation of the Hills Amenity Society. Loughton Town Council has also been supportive of the idea and plans are now proceeding to obtain other necessary permissions before commissioning a piece of work in glass by a local artist, depicting the London skyline that can be seen from the top of the hill. We already have some ideas but need help with the design, build and installation of the wooden plaque that will house the artwork. Can you help? If you'd like to get involved please get in touch. Email Stephen Cohen at [stephenmcohen@hotmail.com](mailto:stephenmcohen@hotmail.com).

## Property for sale in the Hills

in association with



This five bedroom **Queens Road** property, on the market for

£675k, has been sold subject to contract by Woodbury Homes.

While this three-bed home also in **Queens Road** is still for sale at £595k.

Also sold subject to contract in **York Hill** is this terraced cottage on market at £315k. In **Baldwins Hill** this five bed home is for sale at £1.15m.



For sale at £999k in **York Hill** is this seven bedroom—with swimming pool.

While at the bottom of **Pump Hill** is this six bed detached house at £900k.



For sale by tender is this four bed home in **Steeds Way** with elevated

views to the rear. In **Baldwins Hill** this four bed home is on the market at £695k



While in **Queens Road** this four bed semi is available at £600k.



This two bed flat in **Queens Road** can be purchased for £315k

## Recent property prices in The Hills

**67 Baldwins Hill detached** freehold was sold in July for £620k

**40 York Hill semi-detached,** freehold was sold for £365k in June

**3 Steeds Way detached** freehold was sold for £650k in May. The property had previously sold for £500k in September 2003.

**6 Forest Way:** Terraced freehold sold for £350k in July 2013. The property sold for £270k in July 2006.

**10 Shaftesbury:** 3 beds terraced freehold sold for £415k in February. Previously sold for £297,000 in May 2004

**1 St. John's Road:** five bedroom detached sold for £927k in January.



## Planning applications as at October

**10 Pump Hill:** Application to build two storey rear extension registered on 23 September.

**8 Ashley Grove:** Certificate of lawful development for a proposed rear dormer and hip to gable roof extension in connection with a loft conversion.

**7 Baldwins Hill:** Permission granted for side extension over existing garage, front extension to garage and proposed first floor infill extension.

**61 Queens Road:** Permission granted for first floor extension to rear with conditions.

**12 The Summit:** Permission granted for two storey side extension with side dormer to first floor

**18 Baldwins Hill:** Permission granted with conditions for two storey rear extension with single storey rear and side extension and front bay. Permission for tree work has been granted at **58 Baldwins Hill;** **42 York Hill;** **White Cottage,** **5 Baldwins Hill;** **5 Woodbury Hill:** to fell cedar.

## Go-ahead to knock down 'Mulberry'

*Committee elected at AGM were: Stephen Cohen, chairman; Parag Shah, deputy chairman; Brenda Harris, Planning; Lisa Godsolve and Will Hambling, neighbourhood watch; Peter Wynn, hon. treasurer; Ian Locks, newsletter and appraisals; Marcus Warren; Justine Woods; Stephen Widgery.*

Epping Forest Council has approved an application to demolish "Mulberry", the imposing white house on the north side of Woodbury Hill.



The owners have argued successfully that problems with subsidence have made it necessary to rebuild instead of having underpinning. The Hills Committee discussed at length plans to build a new house on the site and had no objections regarding the design. However the committee would want to encourage the owners to ensure disruption is kept to a minimum; tree protection orders respected; and the style of the house sympathetic with the surrounding area.

*The imposing house Mulberry in Woodbury Hill due for demolition?*

build a house on the land and wants to ensure that it will be in keeping with the conservation area. He felt it would be more effective to consult with the committee and take on board local experience and opinion before starting the planning process. The committee commented on his initial plans and gave advice on how to ensure that the new house was in keeping with the conservation area.

To support the work fully the committee would need to see detailed designs to be satisfied that they work well with the surroundings. The committee heard that new plans were expected and a revised submission would be made.

### Working together on 12-18 Pump Hill

The Hills Committee has been approached by the new owner of the plot at 12-18 Pump Hill and was pleased to hear he plans to

*If you are planning a major project and would like some advice on how to do this sympathetically or what the rules are in a conservation area the Hills Committee would be pleased to help. Just get in touch.*



## Hills concern over council lights-out policy

*Continued from Page 1* around transport interchanges) the lights in your road will be turned off overnight from that date. The policy, which is being introduced by a number of councils nationwide, is designed to cut carbon emissions as well as to make financial savings. The responses received by HAS to its questionnaire indicate that residents have roughly equally mixed views on the merits of the policy – with half in support of the initiative in general, and

half opposed. However, a large proportion of respondents, including the majority of people broadly in favour of the policy for environmental and financial reasons, indicated that they nevertheless do have some concerns. General concerns include increased crime (for example, vandalism and burglaries) and a fear of walking home late at night in the dark. The council would appear to have adopted a "one size fits all" approach to 'part night lighting' as it is termed, with a policy of lights off at midnight,

back on (if needed) at 5am, across the region. From the feedback we received however, it's clear that people might be happier to accept the policy if it could be better tailored to meet the particular needs of a locality. For example, many respondents asked whether it would be possible to leave lights on at least until after the last tube had arrived in the town. Others were concerned about lights being out in roads that only had housing on one side and forest on the other such as Staples Road and in roads

with no pavements such as York Hill. Many respondents also listed footpaths and alleyways that they believe meet the council's exception criteria and where lights ought to be left on. We will be passing on this information, together with detailed feedback gained from the questionnaire, to Councillor Chris Pond with a request that residents' concerns are taken into account before the planned switch off on December 1.



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**We're on the web!**

[hillsamenitysociety.co.uk](http://hillsamenitysociety.co.uk)



## Hills Amenity Society

Working to enhance and protect the Conservation Areas of York Hill, Staples Road and Baldwins Hill

### Committee

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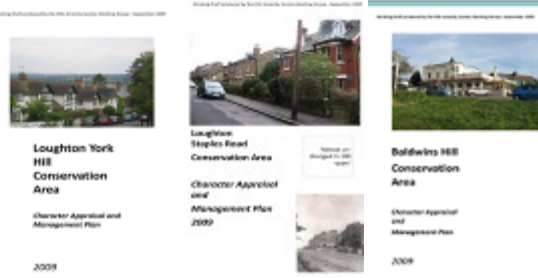
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## Hills Amenity Society Autumn Lunch

Saturday 2 November  
12 noon to 2pm  
All welcome

Contact Wendy Fisher

020 8508 2096

The Appraisals of the three Hills conservation areas (above) prepared by the Society for the district council can be seen on our website: <http://hillsamenitysociety.co.uk/area/hills-character-appraisals>. The council's response, still under consideration, can be found on EFDC's website under Heritage Conservation.

## Hills Autumn lunch— all welcome

We'd love as many local residents as possible to join us this year for the Hills Autumn Lunch on Saturday 2 November.

It's an informal occasion which this year will be held at the home of committee member Wendy Fisher at 19 Stony Path from midday to 2pm.

It's a chance to enjoy a glass of wine and some food, get to know your neighbours and find out more about the Hills Amenity Society.

The lunch is open to everyone and there's no need to book. All we ask for is a £5 contribution payable at the door. Thank you...!

## The York Hill Bench Mysteries

Benches have been disappearing then reappearing up and down York Hill. But all is now solved. Read on.....

For anyone wondering what had happened to the benches that disappeared from York Hill Green opposite The Gardener's Arms Pub recently, good news. It transpires that the two benches on the green, which offer a welcome rest to walkers after the hike up the hill as well as panoramic views over London, had seen better days and one that was no longer usable had been taken away by Loughton Town Council. Both benches were later replaced (1). A new bench accompanied by a 'duckhouse' litterbin (2) has been placed at the corner of York Hill and Potters Close.

And opposite Steeds Way on York Hill the smashed concrete seat has been replaced (3). The two benches on School Green at the bottom of York Hill (4&5), the official concrete bench



is clearly unsafe with a rung missing and is apparently due to be repaired or replaced. In the meantime, a garden bench seems to have been donated as an unofficial replacement. It is apparently due to be "recycled" by the council but hopefully not before the official bench is repaired. All a joy for lovers of variety at least—but may be still not quite what might be called conservation area standard?



## Subscriptions for the Hills

Membership of The Hills Amenity Society costs just £4 per household a year payable to The Treasurer, Woodpeckers, 37 Woodbury Hill, Loughton. New members always welcome.

We are all volunteers! Your support is greatly appreciated.

**Join up now**



Hills Amenity Society