



Formed 1972

Hills Amenity Society

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

Go-ahead for linked extension ends 45 year debate

Demolition of the existing garage and erection of a two storey extension with two storey link, single storey rear conservatory extension and linked



garage together with minor external changes has been approved for Woodberrie on the corner of

Woodberry and Kings Hill. The decision by the District Council brings to a conclusion, for now at least, a 45 year history for development of this site. *Picture: EFDC Planning application.*

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Your tree questions answered

Monday 5 June

7.30pm

Plus open meeting and AGM at Gardeners Arms, York Hill

Come and meet Robin Hellier, Epping Forest District Council Tree Officer, who will be our speaker. Robin will explain conservation area policy on trees and answer questions on policy and procedures.

The AGM will be followed by a general discussion on Hills issues of concern to residents. Nominations welcomed for the Committee to Lisa godsalveparisinspring102000@yahoo.co.uk

All welcome

Baden Cottages back as matching pair

Some 25 years ago the then owners of 83 York Hill (right) removed the Edwardian windows and replaced them with "horrible" aluminium ones, causing widespread dismay among neighbours. During the current

restoration the new owners have installed exact replicas of the Edwardian originals - and earned plaudits from at least one local council member for re-establishing an important matching pair of Baden Cottages.



244 High Road
Loughton IG10 1RB
Tel: 020 8508 2030
Email: sales@woodburyhomes.co.uk
<http://www.woodburyhomes.co.uk>

WOODBURY
HOMES





HillsWatch is a registered neighbourhood watch community covering the three conservation areas plus immediately adjacent roads. The scheme encourages a caring attitude towards others in the community, keeping an eye open for loutish or suspicious behaviour and taking appropriate action. For more information see <http://www.ourwatch.org.uk> or <https://www.facebook.com/groups/EFNHWW/>

Loughton Police Station is now closed to the public. This means a trip either to Harlow or Chelmsford to report a crime or lost property - or use the telephone or websites. See "who to contact" below.

Essex Crimestoppers can be called to report crime anonymously on 0800 555111: www.crimestoppers-uk.org

Epping Forest Community Policing Team can be reached at EppingForestCommunityPolicingTeam@essex.pnn.police.uk



Juggernaut Watch

While the number of juggernauts trying to use York Hill and Staples Roads continues much reduced by improved signage, the invasion has not stopped entirely. Apparently main culprits are Romanian truck drivers using a Sat-Nav which, according to the Sanskrit instructions, is intended for walkers and cyclists of which the drivers are apparently unaware. Please continue to report incidents.

essex.police.uk update

Following closure to the public of Loughton and Epping Police Stations our nearest is now Harlow, open between 9.00am and 5.00pm. Reporting crime online is encouraged. Local community meetings, intended to alternate between Brentwood and Epping Forest Districts, are advertised on the much improved essex.police.uk web site under "my neighbourhood" for Epping Forest/Brentwood. Our Community Police team of five PCs and eight community support officers is headed by Sgt. Lisa Cooke who can be contacted for non emergencies at EppingForestCommunityPolicingTeam@essex.pnn.police.uk
Phone: 101 extn 313603 or 01245 491491

Who to contact

Noise: ring the District Council Environmental Health team (01992 564000, 24 hours), not the Police
- **Anti-social behaviour**, such as drunk and disorderly, intimidation etc, ring 101 and get a crime number or telephone 01245 491491
- **Criminal activity**, such as a threat to life/safety or property (an emergency situation) - ring 999;

Help wanted

Please let the Committee know if you would be interested in becoming a Hills Watch Street Coordinator.



Always a warm welcome

Lunch served every day
Mon-Fri 12 noon to 3.00pm
Sat-Sun 12-4.30

-oOo-

Queen's 90th Birthday Celebration



Saturday 14 May

Hog roast from 5pm
live music from 8pm

Free beer tasting

-oOo-

Father's Day
Saturday 19 June
Two sittings 1pm and 3m
£28.90 for 3 courses

-oOo-

Live music each month
14 May 4 June 2 Jul 6 Aug
3 Sept 1 Oct 12 Nov



Every Weds

8pm start

Discounted
Beers and
Wines

Good Prizes

Teams of up to 8
people

£2 per person

Home invaded....

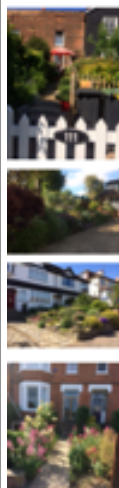
WE EXTEND our sympathy to the Hills resident who was alarmed to find a "frenzied" man attempting to enter her home from the garden early one morning recently and breaking several panes of glass in the process. As a mother with young children the resident found this extremely frightening. Her lodger, who heard the noise and came to her aid, chased the man out of the garden but was injured by him in the process. Another resident joined the chase and a man was later arrested. Our only advice can be to keep homes as well secured as possible and reasonable, avoid personal contact if possible - and phone 999. We did ask the local police (via email) for information about the incident but were told we had to make a Freedom of Information request....

ACCORDING TO Epping Forest Neighbourhoodwatch Queens Road has been targeted by would-be

gardeners who door-knock for business and then ratchet up the initial asking price by a variety of means. WARNING: always ask for references, preferably other local users...or just avoid altogether, use Yellow Pages or follow the advice in the Guardian article <https://www.theguardian.com/money/2010/jun/05/reliable-tradesman-kitchen-sink-dramas>

DRUG USEAGE - albeit apparently overwhelmingly of "legal highs" from laughing gas (those irritating silver cartridges found with balloons, cigarette packets and other detritus) seems to be on the increase. Baldwins Hill, the bottom of Wroths Path, the top of York Hill Green and the corner of Kings Hill and Woodbury Hill are favourite spots. Apparently the authorities are not interested in the use of these "legal" drugs even by those still legally "children" - but the local authority can be interested in the litter problem being caused. ACTION: Please report worst examples of littering to Environment & Street Scene, Civic Offices, 323 High Street, Epping CM16 4BZ erefuse@eppingforestdc.gov.uk 01992 564608 01992 561016

Help us find Hills Front Garden of the Year



Each year Hills Amenity Society looks for the best front garden: one that is colourful, appropriate to the property and well kept. Front gardens form an important feature of the conservation areas and ensuring they are kept tidy - and ideally picturesque - is important for us all. If you feel your or a neighbour's garden deserves recognition send a picture and details to The Editor at hillsamenitysociety@gmail.com or hard copy to 2 Potters Close, York Hill, Loughton, IG10 1JQ



Poop-bels - the unwelcome baubles?



The Dog Control Orders in Epping Forest are quite clear: "You must remove your dog's faeces if deposited in the forest" - and anywhere else, such as footpaths, where they cause a nuisance of course. But having gathered them up in a poop-bag, to then hang them on trees, or especially next to the Dog Control Order, is just plain bonkers! Let's help to deter this apparently growing craze for non-festive decoration.....please

BIN_IT!

("Heart" baubles available from John Lewis price £1.20 to clear when we went to Press!)





Don't talk to us about progress....

Residents of Wroths Path and Stony Path have been having a tough time of it. Construction lorries have thoughtlessly ripped up the planted area on the corner - and permission for the replacement of a hedge by a fence has been refused by the District Council. We invited local councillor Stephen Pewsey to comment. Referring to the ripped up verge one resident said: "We have contacted the council and the companies whose lorries these were so far without result"

rightmove

WOODBURY HOMES

Pick of Hill's property for sale - in association with



St John's Road - 6-bed with landscaped gardens £2.65m



Stony Path - 4-bed det. £1.15m



Baldwins Hill - 5-bed det. £985k



York Hill - 3-bed det. £695k



Staples Road - 3-bed det. £600k



Baldwins Hill 4-bed adjoining forest £1.25m



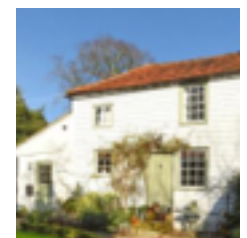
Stony Path - 4-bed det. £1m



Pump Hill - 4-bed det. £975k



Baldwins Hill - 2-bed semi-det. £499.95k



Forest Way - 2-bed semi-det. £550k

Some of the property sold

rightmove

Six month average value in IG10 is £547k (-1.3%): average paid £490 on 154 sales

Zoopla



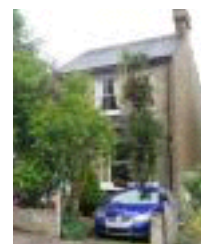
12 Ashfields
Det. house sold for £842.5 Nov 2016



19 Queens Road
3 bed leased flat £409k Nov 16



87 Staples Road
3 bedroom det sold £592k Jan 17



55 Queens Road
4 bed det £750k Jan 2017



1 Woodbury Hill
5 bed det £1.2m in Oct 2016

Go ahead for Arewater Green estate and other planning matters

Trevelyan House, Arewater Green permission granted for eight houses. 13 Wroths Path Certificate of lawful development sought for proposed loft conversion and new box dormer to rear.

5 Forest Way Seeking permission to demolish conservatory to rear and replace with two storey extension.

5 Steeds Way Two storey extension to front, side and rear elevations

55 Queens Road Request to develop basement extension with side and rear light well.

12 Stony Path The Council has refused permission for the erection of a boundary enclosure adjacent to Stony Pat Path and Wroths Path. See picture Page 4.

50 Baldwins Hill Grade II Permission granted for double garage door.

White Cottage, 5 Baldwins Hill



Permission granted for two storey side and rear elevation, part basement, and conservatory.

Woodberrie, Woodbury Hill, permission granted for demolition of existing garage and erection of two storey extension with two storey link, single storey rear conservatory extension and linked garage together with minor external changes. Story Page 1.

55 Queens Road Permission granted for single storey side infill extension including basement level and loft conversion with rear dormer.

Major electricity works lead to Hills being 'cut off'



Major electricity works in Pump Hill and Queens Road have caused lots of fun and games - especially when removal vans blocked York Hill leaving Hills residents cut off from the world - or was it the other way around?

Queens Road loss of Townscape Merit status in Draft Development Plan

Hills Amenity Society objected to the possible loss of Townscape Merit status for Queens Road in the Local Development Plan. Part of Queens Road is included in the York Hill Conservation Area and part, currently, is designated an Area of Townscape Merit. The Heritage Assets Review by the District Council in 2013 recommended the designation of Areas of Townscape Merit for areas - which included Queens Road and the Uplands in Loughton - that did not meet the criteria for Conservation Area designation but which still merited planning protection.

HAS argued: "This has been omitted from the draft local plan and largely overlooked so far in the conservation area process and we now formally ask for the designation of Areas of Townscape Merit to be reinstated into the plan with proposed policy DM7."

Thanks for rethink....

....to the owner of the new fence at the top of York Hill who responded positively to a request to darken the wood and plant a hedge to protect this important view within the Conservation Area.



Comment

So what IS important?

Defining 'Importance', like truth perhaps, is, at best, subjective. If you have reached thus far in our newsletter you may wonder why, for example, restoring true to style Edwardian windows in Baden Cottages is 'important' in a world dominated by Trumpism, potential conflict with North Korea, and a UK facing a General Election, Brexit...and potential dismemberment. Of course we cannot rank such world, national and local matters. Here it is only the latter which concern us: where we live, the environment that surrounds us and - critically - what happens close to our front door to change, spoil or hopefully even improve what is around us. The Hills Amenity Society has endeavoured to influence this these last 45 years: helping shape things for the better and avoid the worst. Do come along to the Gardeners Arms on 5 June. If you value where you live it must be worth just a few minutes of your time....and a modest fiver to support the work we do?

Support our work for the Hills: Just £5 a year

Hills Amenity Society has been working since 1972 to preserve, protect, develop and improve features of both historic and public interest and to promote higher standards of planning and design in keeping with existing amenities and the rural character of the three Loughton conservation areas of York Hill, Staples Road and Baldwins Hill. The Society organises social events such as occasional picnics, autumn lunch and an open meeting and AGM in the Spring. It awards a prize for the best kept front garden, monitors planning and has carried out detailed appraisals of the area adapted and now adopted by the District Council. New members are always welcome. Membership of Hills Amenity Society costs just £5 per household a year payable to Hills Amenity Society and may be sent to The Treasurer, Woodpeckers, 37 Woodbury Hill, Loughton.

Heritage Corner

THE HILLS plaque on York Hill Green, promoted by Hills Amenity Society to celebrate our 40th anniversary, and unveiled by *County Councillor Norman Hume, Town Mayor Judith Jennings and County Councillor Chris Pond* (see hillsamenitysociety.co.uk) remains a popular attraction for visitors and residents alike.

IT'S GOOD to have the lamppost back on the corner of Queens Road and York Hill (pictured) - probably the most accident-prone junction on the Hills - but oh dear! Surely this elongated version is stretching heritage design? And what plans does the local authority have for replacing the one that mysteriously disappeared at the top of Queens Road?

THERE ARE plans to improve the path from White Cottage, Baldwins Hill to Sedley Rise and the Town Council has suggested the bridlepath between top of Forest Way and back of Loughton Lodge be surfaced with hoggin like other forest rides.



HILLS COMMITTEE

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