



Hills Amenity Society

Founded 1972

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

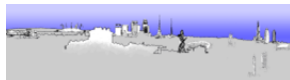
Inside this issue:

- Baldwins Hill brawl: 2
how to complain
- Parking proposals 3
'would not address complaints'
- Let's have another 4
picnic: Sun 2 June
- Planning update 5
- Goodbye April 6
Cottage
- Boundary changes and 6
appraisals update

- Police act on parking chaos outside Fifteen Page—2



- Queens Road residents 'up in arms' says local paper—Page 3



- Plaque proposal—Page 4

Parking proposals cause furore 'Is it just about money?'

Proposals to introduce 24/7 residents' parking into York Hill, Queens Road, Staples Road and adjoining roads have sparked heated debate. Residents in Queens Road hit the local paper headlines with their opposition to the plans, put forward by the Nort Essex Parking Partnership, a recently created body, in response to complaints about several well-known pinch points.

The residents were asking whether the scheme was "just about money". Hills Committee met with

Shane Taylor of NEPP to discuss the proposals, which have been circulated to all homes in roads which would be affected by the proposals, along with a questionnaire which had to be returned by 22 April.

Continued on Page 3

Inside:

- You have your say
- Report of meeting with NEPP executive
- Report of HAS committee discussion
- See Hills website hillsamenitysociety.co.uk for full reports on all these issues see Page 3

Hills Open Meeting and AGM

Thursday 23 May at 7.30pm
at The Gardeners Arms, York Hill

Topics will include Residents' Parking Proposal planning, Coronation picnic
Plus Diane Rhodes will speak on "History of the Potato Ground"

OPEN TO ALL RESIDENTS OF THE HILLS

Coronation Picnic York Hill

It's that time of year again! Pack your picnic and bring a blanket to celebrate the 60th anniversary of the Queen's Coronation. After last year's fun you don't need a better excuse to enjoy your Sunday afternoon with friends and join us on the green and in the Gardeners Arms.

2nd June 12pm-4pm

Details Page 4



In the Hills—for the Hills

Apple Estates

25a York Hill Loughton Essex IG10 1RL
020 8508 2030
sales@appleestates.net www.appleestates.net





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.

We CAN make a difference - report by Hills Watch Coordinator

Unfortunately I heard recently that a vehicle had been stolen in the Hills. For some useful advice on how to help prevent this from happening to you please go to www.thecrimepreventionwebsite.com/motor-vehicle-security/639/reducing-theft-of-vehicles.

Please also check out the Hills website for the top 10 tips on helping to keep your property secure and advice on how to protect against rogue traders from Colin Freeman Essex Watch Liaison officer.

See Hills website for full information at www.neighbourhoodwatch.net.

Please note that the New Loughton Neighbourhood Police contact is PC Bob Amey (bob.amey@essex.pnn.police.uk)

15 cars booked

On sunny Sunday 21 April police were at the bottom of York Hill issuing tickets after complaints of 20 cars illegally parked. According to our information, 15 were booked.



A familiar scene: of illegal parking

Hill brawl: A resident reported a number of youths brawling on Baldwins Hill.

. See below for a list of useful numbers.

Local information

Emergency issues should still be reported via 999

Essex Police (non-emergency) 101

Loughton Police direct line 01279 641212

Loughton Neighbourhood Police contact: PC Bob Amey (bob.amey@essex.pnn.police.uk)

Wildlife Crime Office: PC Tom Hardingham - 0300 333

Fly-tipping: 01992 564608

Abandoned vehicles: 01992 564608

Graffiti: 01992 564272

Noise and anti-social behaviour:

Essex Police (non-emergency) 101

district council hotline 01992 564608

Loughton Police direct line 01279 641212

Wildlife Crime Office: PC Tom Hardingham - 0300 333 4444 (ext 28835)

Join the Campaign for 20mph speed limit in the Hills

Support for the campaign for 20mph speed limits throughout the conservation areas is growing. See the Hills website at <http://hillsamenitysociety.co.uk/291>
To add your comments email



For up to date information on Neighbourhood Watch go to <http://www.neighbourhoodwatch.net/>

Get Involved – Become a Coordinator

If you would like to help keep your road safe please contact The Editor, i.locks@btinternet.com or Tel: 020 8502 3998

Gardeners Arms

York Hill, Loughton Tel: 020 8508 1655

Thursday 6 June

‘Tales from Two Puddings’

A talk by author and former publican

Eddie Johnson

We are serving a Mash and Liquor Supper
Please book your supper £8 per head

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

Official says proposals ‘would not solve issues’ complained about

Continued from Page 1

The residents’ parking proposals would include metered visitor parking along with ticket machines, road markings, signage and annual permits which would have to be purchased. In discussion Mr. Taylor admitted that the proposals for residents’ parking would not address the problems which prompted the complaints in the first place.

He assured the Hills committee that if there was majority support from residents for proceeding there would be further consultation on the detailed proposals.

In discussion potential solutions for these specific complaints were discussed. These might include double yellow lines at bottom of road Forest Way. Double yellow lines and enforcement by parking authorities and police at the bottom of York hill. However based on evidence from other schools suggested there was no real solution to the problem of parking around the school, particularly at dropping off and picking up times.

Mr Taylor told the committee that NEPP were very conscious of conservation needs of the area. Any implementation would have to take this into account and all residents, the Hills Society and the district council would have the opportunity to comment on any proposal.

Queens Road residents Silvia and Paul Warden, Lyn Hammond, Carl Murray, Judith Glessing and Dr Donald Pohl concerned about the consultation process pictured in the *Lough-ton Guardian*.



Process ‘open to abuse’ with unnamed questionnaires

Dr Pohl of Queens Road is quoted in the *Lough-ton Guardian* as critical of the NEPP for the consultative process which he says is confusing and not comprehensive enough. “We were not required to give our names or addresses. How will the organisers be able to establish whether respondees have the right to vote? “Since there are no registration numbers on the forms how can they ensure that photocopies are not made enabling respondees to make multiple votes.

“I have not spoken to a single neighbour in support of a permit system, people have made space in their front gardens for parking.” Supporting Dr Pohl another resident said that the system was “clearly open to abuse”

Other comments on the Hills website include:

Ali Trautmansdorff: I agree there is not enough info to make an informed decision. For now we are against and certainly wouldn’t like the idea of guests and workmen having to pay to visit.

Guy Harvey:As a resident who has no off street parking facility, why would I want to pay over £100 to park my cars every year and impede all friends and family visiting me.

Tony Scott, York Hill : I agree with (the Hills Committee) comments that we don’t have sufficient information concerning the full NEPP proposals.

Perry Oldike: Where does one start? I am seething. The meddling busy bodies are nearly on my doorstep encroaching on my way of life.

Diane Rhodes: I was very disappointed to read the notes of the recent meeting with NEPP which say that a permit scheme would make no difference to our parking situation. Different people have differing views and I am wondering if a survey (should) be carried out to ascertain the facts.

You have your say—full comments on Hills website

For full reports on the parking debate and outcome when it is known see the HAS website hillsamenitysociety.co.uk.

County Councillor joins HAS meeting with NEPP

County Councillor Chris Pond tells HAS: “I have had only brief talks with NEPP over this, but I have stressed that signs should be kept to an absolute minimum in the CA and have been assured they will be. The only major signs would be at the three entrances to the zone (Zizzi, 1 Kings Green, and foot of Pump Hill), and no signs should be attached to CA lamp-posts.”



20 years experience
in... **Office Supplies**
020 7515 9595
sales@omm.co.uk
www.omm.co.uk



If you would like to help make a big success of the Hills Coronation Picnic on York Hill Green you can contribute your own idea, Last time we had face painting and a cake stall in aid of charity. Residents spontaneously hung flags and bunting. Contact event coordinator **Stephen Cohen** stephenmcohen@hotmail.com 07968 720804 for information

Remember that happy Jubilee picnic last summer pictured right?
**Let's have another picnic:
 Coronation Day 2 June**



Coronation Day on Sunday 2 June will be another opportunity to hang out the flags on York Hill Green. Epping Forest Commissioners and the police have approved the closure of roads at the top of York Hill from 12.00 noon to 4pm and this will be the time to bring out the chairs, rugs and the picnic lunch. This will be another "residents' lunch" with NO CHARGE: just turn up and enjoy. And if anyone can do the same as last time and turn on the sun for those few hours that will certainly make all the difference....so



Pictured left the Queen and Prince Philip on Coronation Day 2 June 1953 and above the Hills Jubilee picnic last summer

12.00 noon on Sunday 2 June for the picnic on York Hill Green

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 which 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

The Hills Amenity Society advises that you always seek advice from Epping Forest District Council before you undertake any changes to clarify whether you need Conservation Area Consent.

Slowly, slowly with quest for new posts on York Hill Green

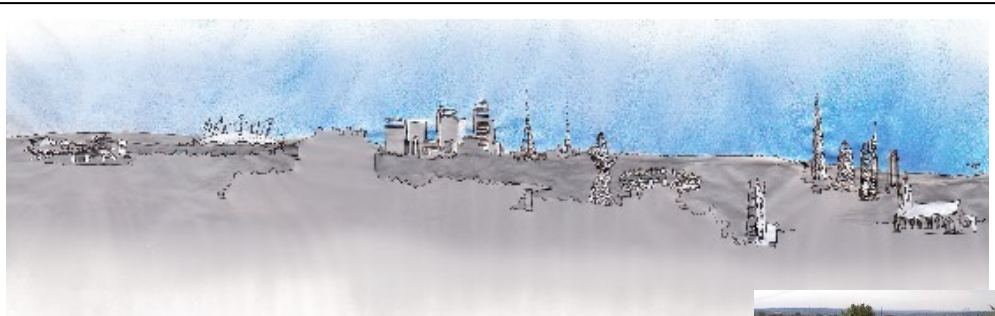
The York Hill resident who has been campaigning for action to repair the damaged posts on York Hill Green believes he may be in sight of success. He received the following note from Sue Ridgley, the land agent and planning officer for Epping Forest who has been on the case seeking to establish who is responsible for the posts. The finger now points firmly at the County Council.



"The County Councillor has been in touch with the Highways Department who have now apologised for the difficulties I encountered trying to make contact with them.

"The bollards have been inspected by the Highways Department earlier this month and it was noted that the position of the bollards had not worsened since the last inspection in December 2012 and that although they are crooked they do not pose a safety issue. However, they expect that the bollards will be re-set during the next financial year. At least we have the promise of some action being taken; I'll keep you "posted".

As our persistent and heroic York Hill campaigner comments rather harshly we thought:



A plaque for York Hill Green?

The Hills Committee's quest to site a commemorative landmark plaque at the top of York Hill Green is to be discussed by the Epping Forest Commissioners in May. It is proposed that the plaque be sited at the top of the green alongside or behind the seats. The draft design (above) has been prepared by Stephen Cohen and has received unanimous approval from the Hills Committee.





Best Kept Garden

Steads Way resident Mrs Julie Webster received the Hills Amenity Society shield for the best kept garden at the society's autumn lunch. Mrs Julie Webster said she was "thrilled" to receive the award, though admitting she was a gardener

out of necessity rather than choice. "I do like everything to look nice," she said.

Some 20 residents attended the lunch, held at the home of chairman Wendy Fisher, which provided an opportunity for members to meet the committee. *Our picture below shows Mrs. Webster (right) receiving the shield from chairman Wendy Fisher and above her garden.*



Property for sale in the Hills *in association with* *Apple Estates—sourced from Zoopla*



Baldwins Hill—Three bedroom bungalow on edge of forest
£650,000



Queens Road—Four bedroom double fronted semi-detached £650,000



Whitakers Way—three bedroom detached behind private gates off Baldwins Hill
£625,000



York Hill—two bedroom cottage sold subject to contract on market at £315,000

York Hill—Brick Cottage is a two bedroom semi-detached for sale at £450,000



Queens Road—Two bedroom flat including walk-in cellar £324, 995



Planning application in The Hills

58 York Hill – Application for permission to form 3.7m wide vehicular access on to York Hill and removal of section of damaged hedge.

14 Queens Road – Permission granted for front bay window at ground floor, first floor front extension, single storey rear extension and new roof pitch.

18 Baldwins Hill – Permission refused for a two storey rear and part side extension with single storey rear extension.

75 Queens Road – Permission granted for conversion

of integral garage to habitable room, with existing off street parking to be retained

15a Pump Hill, April Cottage – Details approved for demolition of existing building and erection of replacement dwelling. Conditions imposed for management of site.

Fifteen, 15 York Hill (formerly Wheatshaf public house) – Retrospective planning permission granted for retention of existing terrace and picket fence and wall, to the front of the pub subject to conditions.

36 Queens Road – Permission granted for single storey rear

extension and rebuild of existing front porch

Tree work applied for
Tree work notified to the District Council for approval has included **The Forester Arms** who applied for permission for work to be done to a number of trees in its gardens; **Woodpeckers, Woodbury Hill** felling of an Ilex; **93 York Hill** – work to a number of trees; **94 York Hill** – reduce one apple tree and fell another; **27 Pump Hill** – fell cherry tree. **Kilidani, Steeds Way** – fell one bay tree and trim holly.

Selling prices in The Hills back to 2008 levels?

Rightmove research shows a narrowing of the average gap between last advertised asking price and sold price recorded with the Land Registry. In December the discount stood at 3.39%. It has since narrowed to 2.95%. Prices have almost recovered to 2008 levels some results would suggest. For example

4 Kings Green – sold for £421,000 in November, £11,000 more than the price achieved in January 2008.

14 Queens Road—sold for £378,000 in January while **1 St John's Road** sold for £927,000.

The Lindy House, Steeds Way sold for £1.1m in January However **29 Woodbury Hill**

attached to Loughton Lodge, sold for £827,500 just before Christmas whereas Loughton Lodge itself sold for almost £1.2m back in February 2007.

Overall according to Zoopla, price in the area have held pretty stable since 2008



We're on the web!

hillsamenitysociety.co.uk

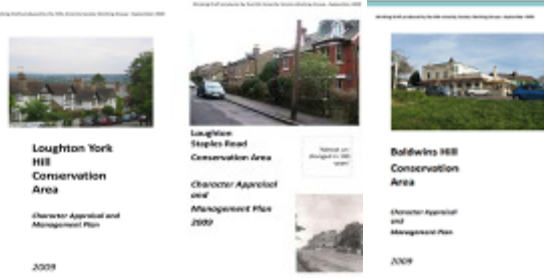


Hills Amenity Society

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

Committee

Wendy Fisher (Chairman)
wendlesfisher@hotmail.com
 020 8508 2096 (Home)
Lisa Godsalve
Lisa.godsvalve@rnib.org.uk
 07958 369124 (Mobile)
Brenda Harris
Ian Locks (Newsletter/Character Appraisals)
i.locks@btinternet.com
 02085023998
Peter Wynn (Hon. Treasurer)
p.wynn37@btinternet.com
 0208 508 4873
Parag Shah
Will Hambling
willwithindesign.co.uk
 07811 342337
Stephen Cohen
stephenmcohen@hotmail.com
 07968 720804
Marcus Warren
mwarren@omm.co.uk



Hills Amenity Society Open meeting and AGM

**Thursday 23 May at 7.30pm
at The Gardeners Arms, York Hill**

Residents' Parking Proposal
 Planning, Coronation picnic
 Speaker Diane Rhodes
 "History of the Potato Ground"

OPEN TO ALL HILLS RESIDENTS

The Appraisals of the three Hills conservation areas (above) prepared by the Society for the district council can be seen on our website at <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.

Be proud of what we have

The Hills Amenity Society, established 41 years ago, has a remarkable record of achievement in acting as the heart and conscience of the three conservation areas of York Hill, Baldwins Hill and Staples Road. We monitor planning applications—and sometimes oppose those which are demonstrably out of keeping. We organise at least two events a year, produce and distribute a newsletter twice a year and maintain a website with information about the Hills and activities and developments therein. To coin a phrase "we are all in this together"...which for us means such things as being a considerate neighbour, picking up litter around our homes, thoughtful parking of cars—and remembering responsibilities as well as "rights". Thank you.....!

Boundary changes update

The district council is awaiting a decision on the Heritage Assets Review of the District in which changes to Baldwins Hill and one minor change to the York Hill Area conservation areas are proposed.

In particular the Hills Amenity Society has regretted the proposed removal of Whitethorn Cottages from the conservation area (built in 1909 by William Chapman Waller)

However the committee has warmly welcomed the proposal to extend the conservation area down the west side of Pump Hill to Queens Road where a number of planning applications have been made.

All homes in the affected area were notified of the proposals and invited to comment.

See Hills website for full details and proposals.

Goodbye April Cottage

A familiar landmark has disappeared at the top of Queens Road with the demolition of April Cottage on Pump Hill. In case you were wondering, the owners had full permission to demolish the building, which had undergone exten-

sive work only a couple of years ago. There is permission to erect a new dwelling on the site which is rapidly taking shape. Meanwhile patience is required as massive cement lorries block the top half of Pump Hill seemingly most days.

Comment

Ad hoc is name of the game

Patience is seemingly the condition we have to adopt in the Hills. After all the hard work on carrying out detailed appraisals in order to ensure a strategic and well-thought-through strategy it seems ad hoc rules. Since we, the Hills committee, and then the district council's conservation specialists spent some years on the appraisals project we have seen a boundary review which proposes changes and ignored all our proposals. We have seen a proposal for residents' parking which appears out of nowhere. And we have not even been able to find anyone who will own the problem of smashed posts on York Hill Green. Don't get it wrong: we are NOT giving up and accept that 'patience is a virtue'. But it would be nice to think that someone, somewhere had a plan.....

Subscriptions for the Hills now due

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