



# Newsletter

<http://www.intsl.com/hills>

Spring 2004

A sum of £135 was raised for the Haven House children's Hospice from The Hills' carol singing. Thank you to those who contributed.



Lime trees, such as the one pictured, are special. A request by the owners of Rose Cottage, York Hill, to demolish the large lime tree in the front garden has been refused at appeal. See Page 3.

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## Look after your Conservation Area—or lose it

Being declared a Conservation Area almost always raises the value of your home. It also means receiving special treatment when it comes to planning approvals and general care of the area. But it is an advantage we could easily lose if the characteristics which qualified us for the status in the first place become so eroded as to make the qualification redundant. At its March meeting the Hills Amenity Society again expressed alarm at the volume and likely impact of a number of applications to demolish or radically alter properties which form impor-



tant features in the Hills Conservation Areas. This edition of the newsletter reflects these discussions with an appeal to all residents to help us to look after the area in which we live. If we lose the Conservation Area status we would quickly become something

far less special. So please, help The Hills Amenity Society to protect the Conservation Area by following the simple and clear rules on planning, lopping and removal of protected trees and keeping the area tidy and free of litter. It is, after all, in your own interest.

## Join us for The Hills agm—and have your say

The annual general meeting of The Hills Amenity Society will be held at The Gardeners Arms, at the top of York Hill, on Wednesday 28 April, commencing at 7.30pm.

This is YOUR opportunity to hear what is being said and done in your name, put your point of view and to volunteer to help—or to join—those who serve on the commit-

tee. Do try to make it a date and join The Hills Amenity Society for their annual meeting. There is no charge for attending. Coffee and biscuits will be served.

# Calling Baldwins Hill residents: can you please help?

Peter Smith, Chairman of the Hills Amenity Society, has appealed to Baldwins Hill residents to get behind the Conservation Area concept—or risk losing the protection the status offers. He says: ‘It required a lot of work to have Baldwins Hill designated as a conserva-

‘Your committee is very concerned about the lack of support from the Baldwins Hill area ‘

tion area and only recently this area was in danger of losing this status. It is important that residents within this area indicate their wish to remain within a conservation area and to receive the advantages that ensue. We therefore hope that more of the residents will see the benefits of becoming members. Subscription forms are contained within this package.”

<u>No. of Properties</u>	<u>No. of members</u>
<b>Baldwins Hill</b>	<b>75</b>
<b>Whitakers Way</b>	<b>7</b>
<b>Wroths Path</b>	<b>40</b>
<b>Stony Path</b>	<b>20</b>
<b>The Summit</b>	<b>28</b>

## Just £4 helps to protect the area we live in

For the first time in over 10 years the Hills committee has decided it is necessary to increase the annual subscription to the Society. As from 1 May it will be £4.00 per household. While for senior citizens it will remain free but we still need your form to be returned in order that we know you are still members and entitled to receive the newsletter.

Over the last years insurance costs have risen as have the costs incurred in the preparation of four newsletters a year. We have included with this newsletter a renewal subscription form together with addressed envelope and we look forward to receiving your continued support.

The more people who belong to the Hills Society the greater our voice in local matters affecting the area.

## Council ducks the question

Letters from The Hills Amenity Society Committee urging closer monitoring of the various developments in and around The Hills have provoked “unsatisfactory” responses, the committee felt at its last meeting.

Examples of inadequate supervision, included the massive South bank development—the new house faces five cottages on the opposite side of York Hill—the almost total demolition of the old sweet shop at 21 Staples Road and the terrace houses in Church Hill where building work has just re-started following a successful appeal.

The Hills committee is urging the Council’s inspectors to be far more rigorous.

## Work starts again...

Following a successful appeal, work has started again on the terrace of houses by the Esso garage on Church Hill.

The Hills Committee has again expressed its concern over the episode where work was stopped by the Council when the buildings were pretty much complete.

The Committee is still pressing for answers to

its questions about why the apparent infringements were not spotted at an earlier stage.

Says Hills Committee chairman Peter Smith: “It does seem as though developers can ‘write their own story’ if the council lacks the power to make them demolish work which is outside what has been approved. This is quite wrong.”

## Farmers’ Market—a century ago

The clothes may be different, but the idea was much the same as the popular Farmers’ Market these days in the High Road. This was the scene in Staples Road with a well-supported event at the Shaftesbury Holiday Home around 1915.



# ‘Stop noisy therapy centre project in Whitakers Way’ plead residents

Following meetings with residents the Hills Amenity Society is supporting local opposition to the building of a therapy centre in the grounds of historic Stable Cottage as in Whitakers Way. At last month's meeting of the Hills Committee, chairman Peter Smith said that plans had been submitted for the building of a centre on the boundary of the potato field. Residents are particularly upset over current use of Stable Cot-



tage which, they say, can involve noise from live entertainment and “generally undesirable behaviour.” Concerns were raised over whether insurance, health and safety and fire regulations were in place if current activity amounted to non-domestic use of the premises.

In its letter the committee states: “This area already suffers major parking congestion and noise pollution, both of which are excessive in a residential area. The approval of this application would only exacerbate the situation.”

Other grounds for objection include the close proximity of Woodcroft School, celebrating its 40th anniversary this year, which is adjacent to Stable Cottage, and already generates traffic and related parking problems in Baldwins Hill, Wroths Path as well as Whitakers Way.

“Whitakers Way is a very narrow, private road and totally unsuited to business related use. We continue to wonder, in fact, whether the appropriate planning approval was sought and given in the first instance? It would appear that part of the existing premises is used as a book centre. We have raised this matter before to enquire if any change of use has been applied for or granted?”

The intended lopping and felling of trees and hedgerows is another area of concern. “We are very much against such measures within the conservation area and in particular if any of the trees have preservation orders attached to them.”

**Pictured: Proposed therapy centre and siting in Whitakers Way.**

## Planning Update...

### 27/29 Staples Road

– The outcome of the appeal for the proposed 5-bedroom house is still awaited. Planning permission has now been turned down three times and the Hills Committee has expressed concern that the taxpayer meets the cost of such appeals rather than the owner.

### New competition for Gladleys

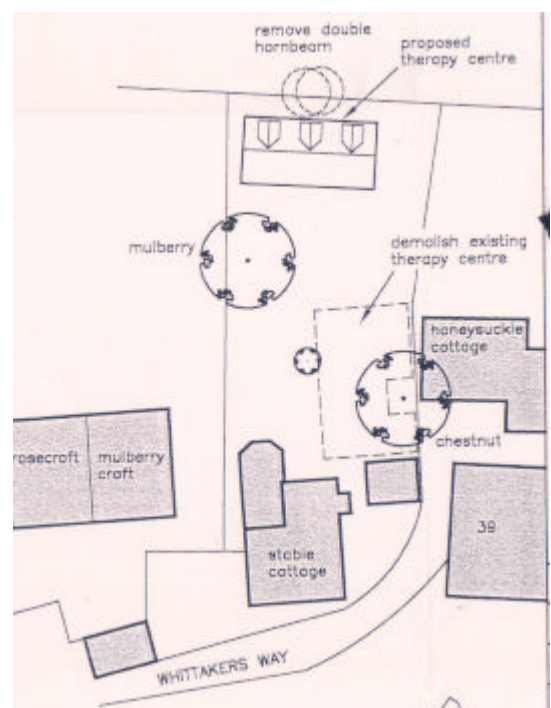
Popular stopping-point Gladleys has new competition from a strident Starbucks in the High Road

Work has started on building a new house at **2 Church Close** despite local objection, including from the Hills Amenity Committee.

### **Appeals rejected:**

**Rose Cottage, 43 York Hill**—An appeal against Epping Forest District Council refusal for the felling of the large lime tree, has been rejected by the Inspector. The Council had previously refused permission to demolish the historic outbuildings and this decision has not been appealed against

The Inspector has rejected an appeal against Epping Forest District Council refusal for the felling of the horse chestnut tree at **33 Brancaster Place**.



# Church Hill application is 'serious over-development'



**How the architects see development at 12-30 Church Hill**

EPF/381/04 – Plans to demolish existing buildings and to erect a three story block of 24 apartments with four retail units and parking for 24 cars at 12-30 Church Hill would be a serious over-development according to the Hills Amenity Society.

In its letter the Hills Committee states: "We object and wish to voice our concern about the proposed demolition of such a large number of properties, which form a part of "old" Loughton. "We feel that the proposed development is far too large in size and completely out of character with the surrounding area. These flats will also mean a lack of privacy for existing properties, particularly those in Queens Road as they will back on to them. We are greatly

concerned with regard to any development, which causes further traffic congestion and parking problems in this area. The traffic outlet would be onto a very busy road, near a junction creating further noise and disturbance for the existing residents in Church Hill,

**IMPORTANT UPDATE FOR LOCAL RESIDENTS**  
**THIS WILL EFFECT YOU!**  
**AGAIN DEVELOPERS WISH TO DEMOLISH EXISTING BUILDINGS AT 12 - 30 CHURCH HILL REPLACING THEM WITH MORE FLATS.**  
**(See Attached Drawing)**

This will have major implications including:

- DEMOLITION**  
Another Part of Old Loughton gone forever
- OVER DEVELOPMENT**  
Out of keeping with nearby conservation area
- LACK OF PRIVACY**  
To all adjoining properties
- MORE CHAOTIC PARKING**  
Overflow parking in Church Hill, Queens Road, The Uplands, Kings Green
- INCREASE IN TRAFFIC HAZARD**  
Do your children walk to Staples Road?

**!!YOUR SUPPORT IS NEEDED!!**

Please send your objections to Head of Planning Services, Civic Offices, High Street, Epping, Essex CM16 4BZ. (quote ref EPF/381/04)

**THE DEADLINE FOR LETTERS IS 26<sup>th</sup> March 2004**

## Residents' campaign goes on

The residents' campaign against developers' plans for 12.30 Church Hill goes on. To join the campaign, send your objection to Head of Planning Services, Civic Offices, High Street, Epping CM16 4BZ

## 'Marie's Path' threatened by plans?

'Marie's Path'—the pathway between Church Hill and Queens Road which resident Marie Bayliss fought successfully to have designated a public footpath - could be threatened by the Church Hill development. The plans seen by the Hills Committee seem to suggest that the access into Queens Road would be blocked off. "Obviously this cannot be allowed. The local residents have fought long and hard to regain this public right of way and we ask that the Council ensure that it is not lost," say the Hills Committee in their letter to the Council. The path is now open and in regular use by local residents—but still waiting for the County Council to carry out the further work it has promised.

## Life in Loughton 1926-1946

Loughton and District Historical Society has published a book by Peter Woodhouse on his memories of Loughton between 1926 and 1946. He remembers Mr Roddick, the milkman from Lippetts Hill, who wore a smart bowler hat. While the milk was being delivered, Mr Roddick's horse would help itself to anything it fancied from customers' gardens. Available from Loughton Bookshop. Price £5



**Pictured is the junction of High Beech Road and Smarts Lane as it was until 1970. The site is now a rather undistinguished car park. This picture was taken at least 50 years earlier—with not a car in sight.**

# Police called to tackle anti-social behaviour on York Hill Green

Local residents have called police to tackle anti-social behaviour by youths congregating on York Hill Green on several occasions in recent weeks. Alcohol and drugs have clearly been involved in fuelling often rowdy and unacceptably intrusive gatherings.

The new head police officer in Loughton, Inspector Piers Quinnell, has said that one of his top priorities is to tackle anti-social behaviour in the community.

He has established patrols to target problem areas and, in the first five weeks, logged 250 names of young people engaged in anti-social behaviour. Letters have been sent to homes and homes visited. Ring-leaders have been identified and anti-social behaviour orders are being taken out against them, which will enable curfew orders to be issued.

The police are particularly targeting those known to be dealing in drugs in the area.

Inspector Quinnell has appealed for information about anti-social behaviour with the objective of building a safer community. Residents of the Conservation Areas are urged to report all incidents of anti-social behaviour to help make our area safer for all of us. **Picture is of York Hill Green.**



## In brief...

**Local plan:** During this year a major pre-occupation of the local authorities will be the development of a new Local Development Framework. The Local Plan feeds into this and the Loughton Residents

Association has set out its priorities—which include protecting the Green Belt as far as possible. Copies of the proposals are available from the local council offices.

**Garden waste** collections are due to start again at the end of March. Look out for details in the local press or at the Council's information centres.

**13 Pump Hill** - The original proposal to knock down the bungalow on this site and to build 2 Victorian cottages has been replaced with a proposal to build a 5 bedroom house. Hills Committee chairman Peter Smith has written to express concerns at the size of the property and the extra car parking (with Pump Hill being so narrow). The committee also expressed concern on seeing the plans at the external finish and mix of styles. Other letters have been sent expressing concern that the proposed plan is not in keeping with the entrance to the conservation area..

**67 York Hill** - Planning has been put forward to change the left-hand facing garage into a dining room. No building is involved so the Hills raise no objections.

**50 York Hill** - A replacement conservatory is proposed.

*"A letter from the Hills Society, which covers around 600 properties in and around the Conservation area, holds considerable weight with Epping Forest District Council"*  
- chairman Peter Smith

## Caring for trees in the community

Epping Forest Tree Warden Scheme aims to involve local people in conserving and enhancing trees and woods in their local area. Tree wardens, such as Matthew Geyman on behalf of The Hills Amenity Society, are all volunteers. If you would like to participate in the scheme, or would like more information, contact Tracy Clarke at EFDC on 01992 564452.

## Concern over historic Woodbury Hollow

Both the local Historical Buildings Society and the Hills Amenity Society have written to express concern that a proposed two-storey extension to Woodbury Hollow, the large white house overlooking the forest at the top of the hollow, should not damage the property. The building is described as being of "great architectural and historical

merit" and both organisations feel that the extension as planned would be very much out of character with the rest of the building. A further concern is that it may encroach into green belt land. The Hills Amenity Society hopes the "expert knowledge" of the local Historical Buildings Society will be taken on board.

## No to swim pool

Epping Forest District Council has rejected plans for the construction of a swimming pool at 96-98 York Hill, Loughton, on grounds that it would have extended in front of the building line. A number of residents had expressed concern about the potential level of noise.

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Hills Amenity Society

***Working to protect and  
enhance the Conservation  
Areas in which we live***

## The best £4 you will spend this year

Throughout the year the Hills Amenity Society works to protect the very special environment in which we live—The Hills Conservation areas of Loughton. The Society undertakes a number of functions and services including review of local planning applications, the publication of a newsletter, an annual meeting illustrated with slides by a guest speaker, summer gardens competition, an informal autumn lunch, carol singing for charity.

It has also published a discovery trail of the area and initiated a number of environmental improvements.

[www.intsl.com/hills/detail/disctrail.htm](http://www.intsl.com/hills/detail/disctrail.htm))

These include the replacement of the concrete lampposts, the installation of wooden bollards to protect the greens from vehicle damage, the renovation of the Pump Hill pump, as well as undertaking projects to maintain the area's hedges and footpaths.



*Pictured is  
The Garden-  
ers Arms, at  
the heart of  
the York  
Hill Conser-  
vation Area*

## The Hills Committee

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## Subscriptions are now due—new members welcome

*Membership of The Hills Amenity  
Society costs just £4 a year. Sub-  
scriptions are now due and new  
members are welcome. Contact  
any member of the committee  
We are all volunteers!*

## Thank you...