

Newsletter

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

Summer 2004

Autumn Lunch
All welcome
Saturday ?? October??

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Please help end daily gridlock at Staples Road junction

Hills Amenity Society is again appealing to the police to take control of the daily gridlock at the Staples Road/Queens Road and York Hill junction.

The annual meeting heard that parents park ‘almost anywhere’ to drop off children at Staples Road School. In a letter to the police, Hills chairman,



Peter Smith, writes that he first drew police attention to the problem in March 2002. ‘At our recent annual meeting a number of residents again raised their concerns. Parking on pavements, yellow lines, dangerous parking at the road junction and even double parking cause major gridlock.

‘Residents at the Shaftesbury Road end of Staples Road are unable to get either in or out of their homes. Emergency vehicles cannot reach these properties during these times.’ He says that, despite promises for action by police, there had been little evidence of any



being taken. Concludes Mr Smith: ‘I would be grateful if you would advise the Hills Society what further action you plan to take on this matter.’

Good neighbours....

Noise: Although, at the time of writing, this has not yet been a great summer for being outdoors, the chances are that good weather will bring its own problems. As you settle down to enjoy a nice sunny af-

ternoon....wham! Up start the drums, radio, tv or hi-fi. Most of us live in close proximity with our neighbours. Let’s just give them a thought before we create a disturbance.

Dog mess: please don’t leave the mess from your animals for children and others to step on. Please clear it up! **Rubbish..** Thank you!

Chigwell councillors press through 'Chigwellisation' in the Hills

Out in the rural areas of Essex and Suffolk they know it as 'Chigwellisation' - boundary to boundary extensions behind swanky iron gates, hard-line drives bereft of trees. You know the template.

Small wonder, then, it was councillors from Chigwell, backed by those from Buckhurst Hill, who forced through approval for conversion of modest 11 Woodbury on its narrow-frontage site into a three-storey, split level six bedroom, six bathroom mansion.

The chairman's casting vote broke the 5/5 knife-edge split after Loughton Town Council also abandoned its opposition.

Regrettably the moment of approval gave vent to some extremely un-neighbourly vocal, air-punching and wagon-screaming behaviour, Hills Amenity Society heard at its subsequent meeting.

The Hills Committee has now written putting the District Council on notice that it must enforce the terms of the application in respect of trees and established hedging - unlike at Southbank, York Hill, where the Council admits this has not exactly been the case amid the massive earth works going on there



Trees: Can you help?

We are still looking for volunteers to assist the Epping Forest District Council 'Landmark Trees' initiative, details of which can be found at

<http://www.intsl.com/hills/detail/trees.htm>

Residents are asked to nominate landmark and veteran trees which they feel are important to the area and should be conserved. A form is available on the website. Please print the form available on the site and send to the contact on the form. If you are not a computer-user, then please contact any member of the committee and they will supply a form for you.

The Tree Warden for the Hills is now Matthew Geyman tel. 07970 610002 who would be pleased to help.

'The loss of any trees must be regarded seriously'

Planning Inspector at appeal on 11 Woodbury Hill

All fall down....

The "characterful" Hills notice board at the York Hill-Potters Close junction has been propped up but has probably reached the end of its useful life.

If you are a designer—or would be designer—then the Hills Committee would be delighted to hear from you. As you may have seen, if you pass that way, ownership of the land



the board stands on is changing hands and the new owners would like to see something just a little more substantial to promote the existence of a community structure.

Save our (once upon a time) sweetshop

Once upon a time the property at 21 Staples Road was a sweet shop and its special character remains an important part of the Staples Road Conservation Area, believes the Hills Amenity Society Committee.

A letter has gone from the Hills expressing concern about plans to alter substantially both the front and the rear of this character property.

...but too late to save our Kings Head pub

The Kings Head, which briefly and unsuccessfully became The Fox (remember that?) at the bottom of York Hill and Chirch Hill is now being reconstructed as a pizzeria. We long ago stopped asking whether there is room for yet another eatery in Loughton!

Flats at 12-30 Church Hill A number of residents in Church Hill have joined Hills Amenity Society—even though they live outside the conservation area—to unite in protest against the huge flat development planned for 12-30 Church Hill. The application has yet to reappear at Epping Forest District Council.

The size and height would be completely out of character with the surrounding area and would mean loss of privacy for existing properties, including those in Queens Road. Anyone wishing to be involved in a campaign against these plans should contact Steve, Maureen or Alan on 8502 2286.



Planning Update...

Rose Cottage, 43 York Hill—has now gone to appeal. Substantial increase in the size, the felling of trees and demolition of the historic out-buildings prompted rejection by Epping Forest District Council.

33 Brancaster Place—A proposal to remove a horse chestnut tree has now gone to appeal.

2 Church Close—Plans have gone to appeal. The Hills Amenity Committee is objecting to this proposal.

2 Potters Close—Plans for dining room extension and conservatory approved.

Gladleys—whom many have taken to their hearts—has applied for a new shop[front.

Southbank, York Hill:
As excavation has continued one listed tree was felled with permission from EFDC and replaced with a new model. Holly hedging on the north boundary listed to remain has been removed and plans have been submitted for replanting.

Stop Now! Pushing the boundaries

You may have noticed that work has stopped on the development of houses on the south side of Church Hill just up from the Esso garage. Hills Committee was told that the height of the buildings exceeded that for which permission was granted—by an appreciable amount. “Discussions” are now taking place between the developers and the Council. It will be most interesting to learn of the outcome!



Police help

Noise Disturbance top of York Hill

It has been brought to our attention by residents of the continued disturbances by young people very late at night and during the early hours of the morning on the green opposite the Gardeners Arms pub in York Hill. It would appear that this area has become a meeting place for the consumption of alcohol and possibly the use of drugs. This anti-social behaviour is of great worry to the many residents who live adjoining this area.

We understand that at times

criteria.

“The highway authority has a responsibility to maintain the highway under the Highways Act 1980. The presence of snow and ice on the road or footway does not make it out of repair and therefore the removal of snow and ice, and indeed prevention of its formation is not a statutory requirement of the highway authority or its agents. ‘I trust that this explanation clarifies the situation.’

Councillor Chris Pond reported that 27 locations for grit bins had been identified: four within the conservation area including one at

the junction of Staples Road, York Hill and Queens Road. EFDC was willing to fund four and the Town Council might add more.

Hills Committee member Amanda Gotham reports there is hope of better conditions at the Staples Road/York Hill junction. Trevor Barnard has admitted BOTH ground water seepage from the forest AND a water leak. The water leak has, he says, now been fixed and pressure is being put on the Forest Conservators to redirect the seepage from the forest.

While on Staples Road/York Hill green, hopefully some residents, at least, will applaud the tidier state now that the grass has been cut?

Anyone for a walk around Loughton?



‘It is amazing how interesting your home town can be in the company of someone who can open your eyes’

Hills Amenity Society visit to Houses of Parliament

Fancy tea at the Houses of Parliament? Hills Committee member Councillor Chris Pond is arranging for a party of up to 20 people to have tea on the terrace—that’s the bit you can see in our picture—on a date to be arranged in June on early July.

Places are bound to be in strong demand—so if you are interested,



Anyone for tea on the Terrace?

please contact any member of the committee as soon as possible. If you have not been to the House before, this is an unmissable opportunity. We apologise in advance that places will obviously be in short supply. Places will be allocated by lot.

The best £3 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
- ?? AGM with illustrated talks by guest speakers
- ?? 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, including 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. Photographic exhibitions and a Gardens Open Day have also been successful additions to the events calendar.

(Picture is The Gardeners Arms, at the heart of the York Hill Conservation Area)

[Join up now]

Subscriptions are now due—new members welcome

Membership of The Hills Amenity Society costs just £3 a year. Subscriptions are now due and new members are welcome. Application forms are included with this newsletter. Please pay promptly: we are all volunteers!

Thank you.....




Hills Amenity Society

Tell us what you think

The Hills Amenity Society would like to know what you think about the area in which you live, what are the things you would most like to change—and how you believe The Hills Amenity Society might help. Also, would you be prepared to lend a hand?

Is the environment of The Hills:

- Improving
- About the same
- Getting worse

Do you feel the Hills Amenity Society

- Gets it about right
- Could do more
- Not sure

Comments:

Are you aware of the of The Hills Amenity Society

- Fully aware
- Just about aware
- Not previously aware

Would you be prepared to lend a hand

- Delivering newsletters
- Attending events
- On the Committee

Name _____

Address _____

Phone _____

HILLS AMENITY SOCIETY

Chairman: Peter Smith
72 Queens Road
Loughton
Essex IG10 1RS

Phone: 020 8508 7000
Fax: 020 8508 7000
Email:
peteresmithloughton@btinternet.com

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Hills Amenity Society

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

Now over 30 years old, the Hills Amenity Society which is affiliated to the [Civic Trust](#), was formed in 1972 as a result of the interest shown by local residents in their environment. Its aims are 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 area.

The importance of the Hills, with its unique blend of building styles and materials, set in narrow lanes hedged with hawthorn and holly, and which enjoys spectacular views across the Thames valley to the Kent hills, was further recognised in 1977 when Epping Forest District Council created the York Hill conservation area.



The Hills Committee

Peter Smith, Chairman, 72
Queens Road, 8508 7000;
email: Peteresmithloughton@btinternet.com;

Chris Pond, Vice Chairman,
7 Staples Road, 8508 2361
email:
loughtonponds@hotmail.uk;

Amanda Gotham, Treas-
urer, 5 Staples Road, 8508
1153;

Alison Middleton, Secre-
tary, 113 York Hill, 8502
3671 email: alison.middleton@cliffordchance.com;

Brenda Harris, Planning;
Valerie Locks, Newsletter,

2 Potters Close, 8502 3998;
email:
Valerielocks@aol.com;

Peter Wynn, 37 Woodbury
Hill, 8508 4873; E mail:
Peteand-suewynn@btinternet.com;

Jane Bowen, 91 York Hill,
8508 9689;

Peter Tidmarsh, 111 York
Hill, 8502 2370; E mail:
Petetid@yahoo.com;

Toby Scrutton, 4 Queens
Road, 07957 424233;

Matthew Geyman, 22 Pump
Hill 07970 610002 email:
mattgeyman@hotmail.com

Carol Francis, 14 The Sum-
mit, Loughton, Essex IG10
1SW 8502 0398

Lisa Godsalve, 21 York
Crescent, Loughton, Essex
IG10 1RW 8508 2363 e-
mail: lisagodsalve@rnib.org.uk

AGM:

**Wednesday 30 April
7.30pm at The Gar-
deners Arms, York
Hill
- all very welcome**

these young people also congregate towards the bottom end of Woodbury Hill with the same result.

Please could you let us know what action you are proposing to take concerning these problems.

In conclusion, I look forward to hearing from you regarding all the above matters. If you feel that a meeting would be beneficial then I would be happy to attend as the Hills Amenity Society does represent approximately 600 residents in the aforementioned areas.

Forget gritting of roads in The Hills in icy periods. That's the message from Essex County Council Principal Engineer Trevor Barnard, who told Hills Committee: "The County Council, as Highway Authority, determine the policy and extent of the winter service and their policy states that the network of roads to be salted during the winter period shall include 'A' and 'B' roads, access to routes for emergency services and public service bus routes carrying four or more buses per day, five days a week.

I am afraid that the roads you mention do not meet any of these criteria.

The highway authority has a responsibility to maintain the highway under the Highways Act 1980.

The presence of snow and ice on the road or footway does not make it out of repair and therefore

the removal of snow and ice, and indeed prevention of its formation is not a statutory

requirement of the highway authority or its agents.

I trust that this explanation clarifies the situation.

Trevor Barnard
Principal Engineer
Highway Services
01992 564095
email tbarnard@eppingforestdc.gov.uk

—unless residents do it themselves.

And that is exactly what a number of residents did. One was Hills Committee member Matthew Geyman who lives on the dangerous corner at the junction of York Hill and Pump Hill adjacent to The Gardeners Arms.

"I would like to know if the Council would be liable in the case of an accident," he wrote.

Councillor Chris Pond, another locations for grit bins had been identified. Chris had put forward 4 sites within the conservation area including one at the junction of Staples Road, York Hill and Queens Road. The EFDC were willing to fund 4. The Loughton Town Council could possibly fund a few more.

Amanda stated that she had received a letter from the Forest Conservators who said that they would do something about the running water at the Staples Road/York Hill junction.

n there.

Planning—Page ?



