

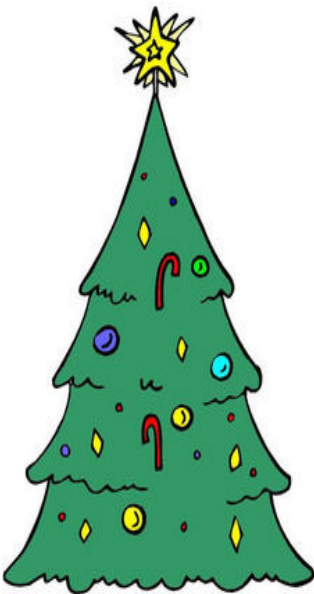


Newsletter

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

December 2003

The Hills Amenity Society wishes all its members a very happy Christmas and a peaceful and prosperous New Year.



Inside this edition

- Chop down tree say Rose Cottage neighbours 2
- A cautionary tale for developers 2
- Planning update 3
- Get gritting 3
- Our Save the Conservation Area campaign 4
- Help with pests 5
- Have your say on 'new Loughton' 5

A Christmas miracle: how Marie made a difference



When huge electrically-controlled gates were erected at the Church Hill end of the footpath to Queens Road, Hills resident Marie Bayliss saw red.

Like many others in the area, Marie had used the footpath for years to reach the Church Hill shops such as Bosworth's.

Many also found it a useful link to the Church Hill bus stop outside Bosworth's, cutting off at least a few uphill yards.

Approaches to the owner of the car park behind the shops were "unsympathetically

received".

So, with the full support of the Hills Amenity Society, Marie contacted Es-



sex County Council and followed this up with a petition of signatures from 58 residents who had used the pathway for 20 years or more.

And, like some Christmas miracle, the Council has listened. The footpath now has a number and has been en-

tered on to the Essex Definitive Map.

Needless to say the owner has argued to keep the (very expensive) gates and "tank traps". ECC planning notices posted at either end of the path received no objections. It remains to be seen whether the owner chooses to take on the residents and the Council in Court.

Hopefully the New Year will see the gates removed, proper footpath signs erected and a well-maintained ECC footpath established. Congratulations and thanks to Marie for her persistence.

Come and sing carols:

Saturday 13 December meet at The Gardeners 5.30pm to tour York Hill, Queens and Staples roads

Do join the Hills for its annual carol singing in aid of charity on Saturday 13 December at 5.30pm. The party will meet at The Gardeners at the top of York Hill

and will tour Queens Road and Staples Road. Collection will be in aid of the Children's Hospice, Haven House, Woodford Green. All very welcome



Give Rose Cottage go-ahead to chop down TPO tree say neighbours

An application to chop down a large lime tree in the garden of Rose Cottage, one of the historic homes in York Hill, has been supported by a

'The loss of any trees must be regarded seriously'

Planning Inspector at appeal on 11 Woodbury Hill

number of neighbours—potentially opening the way for another massive Southbank-style development there.

Initially Hills Amenity Society committee opposed the application on the grounds that

this tree had a tree preservation order on it and its loss would leave a big hole in the greening of that part of York Hill.

At its last meeting the committee agreed to take no further action in view of the apparently strong support of the immediate neighbours for the removal of this imposing tree. The committee has accepted the inevitability of further pressure to develop this site once the tree is removed.



Lime trees take an age to grow and are a traditional accompaniment to attractive properties such as Rose Cottage in York Hill.

(Picture illustrative only...!).

Council: Are you looking?

The Hills Amenity Society Committee is to write to Epping Forest District Council urging closer monitoring of the various developments in The Hills. At the November committee meeting members felt that there was inadequate supervision, both of the massive Southbank development—the new house faces five cottages on the opposite side of York Hill—and the almost total demolition of the old sweet shop at 21 Staples Road. Contractors appear ready to move into 11 Woodberry to develop the approved six bedroom and six bathroom mansion there.

...and a cautionary tale

Sometimes the local authority does look very closely at what developers are up to—as with the new houses being built on the old City Cars site in Church Hill. The Hills Amenity Society Committee understands that work was stopped there back in the early autumn because the roof line was above the agreed limit. Not a lot has happened on the site since then. A

News in brief...

The Pump... the pump on York Hill Green has been damaged and the handle is no longer in place. It has been sent to Epping Forest District Council for safe keeping until repairs can be carried out.

A new litter bin... is to be purchased from the City of London Corporation by The Hills Amenity Society to be sited by the seats on York Hill Green.

Land at the corner of York Hill and Potters Close... has been purchased by the residents of Potters Close. Improvements will be undertaken in due course.

School Green... The debate over how to maintain the Staples Road/York Hill green continues on whether it should be cut three, six (or none) times a year. The committee has asked for the agreed frequency to be met.

Please help keep The Hills tidy... Many residents routinely pick up litter left by visitors. Thank you to them.

Rubbish bags also leave mess—thanks to cats and foxes. PLEASE pick up your own litter after the refuse collectors have been.

As the cold weather comes— get ready to grit The Hills...

All that wonderful warm, dry weather of the summer could well have dimmed memories of the slippery roads last winter. But we have already started to be reminded that The Hills no longer warrant any gritting by the Council.

Despite strong representation both by the Town Council and by The Hills Amenity Society the gritters seem resolute that no grit will be applied by them.

Happily there were no serious accidents last winter but many feel it can only be a matter of time.

What we do have, of course are bins of grit at key points and residents will be able to apply grit near their homes. The key point remains as to whether the Council would be liable in the case of an accident. Following representation one new bin has appeared at the Staples Road/Queens Road junction—where the problem of running water has STILL not be fully resolved.

At its December meeting the Hills Committee will be considering what further action might be taken. This could include writing again to the local authorities and organising volunteer teams to grit the worst spots at difficult times.

Let's have your view on this, please.

Hills Gardens Competition: Well done, Diane Rhodes



The Hills judges were out during the summer looking at some of the wonderful gardens which abound in the Conservation Areas. Well done to all those who contribute to our picturesque environment.

Diane Rhodes of Ashley Grove is this year's winner of The Hills Best Kept Gardens Competition and receives the shield and a £10 voucher to make her garden even more beautiful. Sadly for Diane (and The Hills) the picture is not of her garden exactly due to a glitch with the digital camera....but you get the general idea.

Planning Update...

27 Staples

Road—Plans to redevelop have been submitted. The Hills Amenity Society has registered its concern at the extent of the plans which will rival those for number 21.

Marks and

Spencer—Plans for the Marks and Spencer neighbourhood store on the car park known as the Lambs' Garage site are still under discussion.

92 Church Hill

Following a complete rebuild of the former very tatty bungalow on the corner of Pump Hill, this property is now up for sale. We hope you agree this has definitely been an enhancement to the area?

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 development of flats planned for 12-30 Church Hill. The application has yet to reappear at EFDC.

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. Those concerned by these plans should contact Steve, Maureen or Alan on 8502 2286

Sweet shop gone away

The once upon a time sweet shop at 21 Staples Road has been virtually demolished following planning permission being granted by Epping Forest District Council for a substantial rebuild.

Postal services...

The loss of a "proper" post office in the centre of Loughton is still a matter of comment—and concern—to local residents, according to a discussion at the last Hills Amenity Society meeting. Hills residents are reminded that their nearest post office (offering excellent service, by the way) is in Englands Lane, just beyond Homebase.



Save the Conservation Area— a Hills campaign

As the debate rages over whether to put a second runway



Eleanor Laing- Epping Forest MP
at Stansted or a third at Heath-

row—or both—the impact on The Hills is already being felt in many ways.

As always our newsletter highlights the more controversial planning applications for property enlargement which are being submitted to the local authority. The council is being pressured to accept more applications following Mr Prescott's demand that more houses be built in the 'M11 corridor'. This description has been robustly refuted by local MP Eleanor Laing who has told Mr Prescott 'we are not a corridor' and deserve proper consideration..

While reasonable development,

especially that of the kind at the corner of Pump Hill and Church Hill which "enhances" the area, is most welcome, other schemes dominate in ways which must substantially change the nature of the area.

The pressure of neighbours of Rose Cottage in York Hill to allow the removal of a protected tree which would open the way for more substantial development there is particularly interesting. Do we perhaps feel the same way about enlarging Stansted? It's certainly very convenient to have easy access to more parts of the world-but do we like the noise and the pressure for

Help decorate our Christmas tree

The Hills Amenity Society will be decorating the evergreen on the corner of York Hill and Potters Close as its contribution to the Christmas celebrations.

If you feel creative and would

like to add to the simple decoration of lights please feel free to do so! Some small (waterproof) parcels would be nice—or may be some stars or spare glass baubles?

All contributions welcome.



Get growing

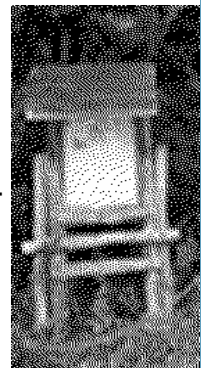
An article in a recent edition of LRA publication Loughton Life (pictured) featured the Stony Path Potato Field. According to William Chapman Waller, the Loughton historian, the land was granted by Miss Anne Witaker to the Rector of Loughton in 1813. It is protected by being part of a Parochial Charity and is looked after by trustees. The field must have one of the best views in Loughton. Crime writers Ruth



"mysteries" Rendell and Eddie (now Earl of Leicester) Cook have both grown their vegetables there. To get growing in such great surroundings, contact the secretary, Ken Burgess, on 8508 4198.

...and be a designer

We are still looking for someone prepared to design a new noticeboard for the Hills Amenity Society. If you have an idea for an attractive feature at this key spot in the Conservation Area, please contact any committee member.



Have your say on 'smarten up Loughton' initiative

You should have received details of the Epping Forest District Council initiative to smarten up Loughton with a number of environmental initiatives.

Whatever one's views on the proposals it is at least good to know that some of the money poured into the Council's coffers as bounty for the Sainsbury development will actually be spent in Loughton.

Do make sure you have your say and complete the questionnaire which accompanied the details. This should be returned to Epping Forest District Council by 12 December - but any returned before Christmas should receive consideration.

The plans were on display at a number of sites during November. Sorry if you missed them.

At our end of Loughton the plans for enhancing the war memorial and "embracing" the cricket ground are surely welcome?

Epping Forest District Council – Loughton Town Centre Enhancement

Epping Forest District Council is developing an enhancement scheme for the High Road in Loughton.

In conjunction with representatives of local businesses and users of the High Road, a feasibility study has been completed and outline designs for an enhancement scheme have been produced.

The enhancement scheme is intended to improve the townscape of Loughton, giving it an identity and character and creating a more pleasant area to shop and visit.



War Memorial – Artist's impression of possible landscaping (subject to agreement with the Corporation of London)



- 1 Cricket Ground – Open views from the High Road and Church Hill across the ground.
- 2 War Memorial – Re-affirming its position at the start of the town.
- 3 Kings Green Parade,
- 4 Brooklyn Parade,
- 5 Centric Parade – Pedestrianisation of service roads creating public space and improved pedestrian routes.
- 6 High Road/Brooklyn Avenue Junction – Service road exit removed and pedestrian crossing facilities improved.
- 7 St. Mary's Church – Streetscape in sympathy with Church landscaping.
- 8 Royal Standard Green – Improving and enhancing a pleasant green space.

E = UN-STAFFED EXHIBITION LOCATION
SE = STAFFED EXHIBITION LOCATION

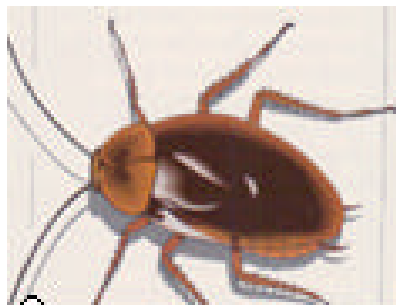


Brooklyn Parade – Artist's impression of possible improvements.

Get them critters...

Epping Forest District Council has re-instated its pest control service—a welcome move for those pestered by rats, cockroaches, mice, wasps or other pests (in the Hills, surely not! Ed.)

We are assured that rat numbers particularly are increasing in this area and the Environmental Health Department is offering a FREE rat baiting service.



If you have a problem with any of these pesky critters then contact the Environmental Health Department on 01992 564085. There is no charge for dealing with rats and cockroaches but charges of between £24 and £35 are made for other pests...and residents over 60 receive a 50% concession. A snip compared with a call-out for the washing machine.

So why protect our area?

Extract from the Hills website

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

Protecting the special character of the area is of benefit to residents, businesses and visitors alike. The designation of a Conservation Area places a duty on

the District Council to pay special attention to the desirability of preserving and enhancing the character and appearance of Conservation Areas in carrying out its planning functions. Enhancement schemes may be prepared and implemented, as

"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

The designation of a Conservation Area places a duty on



New members welcome

Membership of The Hills Amenity Society costs just £3 a year. New members are always welcome. Contact any member of the committee (see Back Page) : We are all volunteers!
Thank you.....

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

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



Hills Amenity Society

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

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 a 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 (www.intsl.com/hills/detail/disctrail.htm) of the area and initiated a number of environmental improvements.

These include the replacement of the concrete lamp-posts, 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 Gardeners Arms, at the heart of the York Hill Conservation Area

The Hills Committee

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

Amanda Gotham, Treasurer, 5
Staples Road, 8508 1153;

Alison Middleton, Secretary,
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 Summit,
Loughton, Essex IG10 1SW
8502 0398

Lisa Godsolve, 21 York Cres-
cent, Loughton, Essex IG10
1RW 8508 2363 e-mail: [### Upcoming Events](mailto:li-</p></div><div data-bbox=)

Carol singing
around The Hills

Saturday 13
December meet at
The Gardeners, top
of York Hill at
5.30pm to tour
Queen's and
Staples roads.



