



Buckhurst Hill Residents' Society
c/o Broomes Newsagents
34 Queens Road IG9 5BY

www.buckhursthillresidents.co.uk
enquiries@buckhursthillresidents.co.uk
(Newsletter Editor: Margaret Sinfield)

Chairman: Tony Oliva, **Vice Chair:** Peter Foxton, **Treasurer:** Margaret Sinfield, **Membership Secretary:** Jenn Page,
Committee Members: Michele Davies, Margaret Drew, Ralph Gowling, Jean James, Steven Neville, Ken Williamson
Co-opted Member: Frances Davies **Honorary Member:** Lynn Jones

NEWSLETTER Autumn 2015

Dear Resident,

At the Society's 52nd AGM in May it was agreed that from January 1st 2016 the **annual subscription would be increased to £6 per annum for cash or cheque payments but would remain at £5 per annum for Standing Orders.** *It is hoped that this will act as an incentive for members to move over to Standing Orders making payment and collection of subscriptions far easier for both members and the Society. Details are on the enclosed membership form. Many members already pay by Standing Order and the Society is very grateful for this.*

If you would like to receive email reminders about our events, please include your email address on the subscription renewal form. If you have already sent in your address but are not receiving any Society emails it may be that an incorrect address is being used; please either email the Society, or include your email address, on the renewal form.

At the AGM **Ralph Gowling** was elected onto the Committee, later this summer Frances Davies was co-opted. When Frances' late husband, John, was Membership Secretary Frances did sterling work for the Society in computerising the subscription details. After the business part of the evening the Society's **new website** was launched, followed by a fascinating talk on **The Linder Family**, given by Lynn Jones.

There still remains a vacancy on the Committee; if you have internet access and are interested in helping the Society, email enquiries@buckhursthillresidents.co.uk Committee Meetings are held on the last Tuesday in each month.

FORTHCOMING EVENTS

Tuesday November 10th at 7.30pm talk by Jef Page on Guy Fawkes



Wednesday December 16th at 7.30pm Christmas Social. Carol singing from St. John's School Choir; wine and mince pies; talk on Linders Field.

QUEENS ROAD 2015 CHRISTMAS EVENT

Following the past two years' very successful Christmas Events in Queens Road the Society, in conjunction with the Parish Council and with sponsorship from the Town Centre Partnership, is planning another such event on **Friday December 4th between 3pm and 7pm at the upper end of Queens Road** – poster on back page.



A full programme of Society events is planned for 2016, details are listed on the last page, and on the green A5 sheet enclosed in this Newsletter.

PLANNING

Report by Ken Williamson

Much has happened since the Spring Newsletter regarding the two major schemes that were then at District Council Planning.

1 Powell Road (McCarthy and Stone)

The Planning Application was withdrawn after it was listed for consideration at Plans South. A series of meetings was arranged by the Developers to consider the way forward for a revised application. Members of BHRS Committee attended one of the meetings and made it perfectly clear that any scheme would be objected to on the grounds that the land was designated as Green Belt and that there were no extenuating circumstances that could be put forward to allow development.

The additional pressure on local services and utilities was emphasised.

The Committee is still awaiting the next move by the Developers and will keep in touch with all those members who were involved in objecting to the previous scheme.

St Elisabeth's Church, Chestnut Avenue



Photograph by Lynn Jones

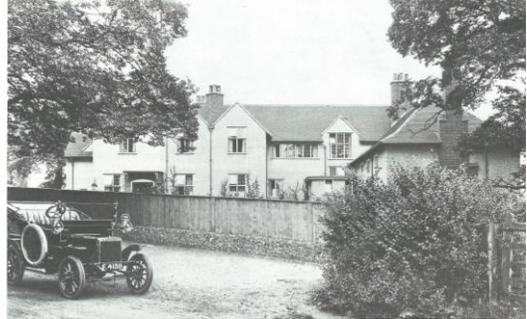
BHRS objected to the scheme at Plans South and the Application was Refused Permission based on the massing, cramped layout and detailed design, the sharp contrast with adjacent properties and the unjustified loss of a non-designated heritage asset. An Appeal dated September 10th against the decision has been made to the Planning Inspectorate. The Committee is in the process of drafting an objection to this Appeal.

6 Scotland Road

As previously reported two earlier schemes for building two detached properties on this site had been withdrawn by Developers following objections from the Parish Council. A third scheme was registered in January 2015 which

was similarly objected to by the Parish Council and refused permission at Plans South. An Appeal against the Refusal has now been made and the Committee is also drafting an objection to this Appeal.

Forest Place, Roebuck Lane



The Forest Hospital in 1912

(taken from the Origins and History of the Forest Group of Hospitals by Dr. A. E. Dormer)

This is another major scheme in Buckhurst Hill, the redevelopment of Forest Place, which will see the older buildings on the site (the original Forest Hospital) replaced with a larger and expanded Care Home.

The Committee has raised the concerns voiced by the local community regarding the height of the development on the Roebuck Lane elevation where the property adjoins Linders Field and also to the additional pressure on local utilities. It requested that this application should be referred to Plans South and not be decided by a Planning Officer under delegated powers. BHRS's Committee accepts that the buildings being replaced are now life expired; it also welcomes the provision of in-house GP and Pharmacy services.

It is to be seen if the pluses outweigh the opposition to the scale of the development. The Committee has been assured that no trees will be removed in this development.

West Lodge 32 Palmerston Road

An application has been made to demolish this Arts and Crafts house and erect thirteen flats. The Parish Council has objected on the grounds of overdevelopment, overbearing in appearance and out of keeping with the local street scene.

13 Queens Road

BHRS objected to an additional floor to this three storey retail unit, the application was refused at Plans South in July.

7 Little Plucketts Way

BHRS objected to a two bedroom annex, this application was also refused at Plans South as was a proposed new street facade, basement and extensions at the same address.

A new scheme has been presented to which the Committee has also raised objections.

Objections have also been raised for developments at **16 Scotland Road, 2 Roding View and 2 Chestnut Avenue.**

The Committee's concerns were mentioned in the last Newsletter regarding the Appeal system under the Householder Scheme. Eleanor Laing MP forwarded these concerns to the Department for Communities and Local Government which has replied outlining how the system works but not really addressing the issues we raised. The Committee will continue to monitor the situation.

As always if you have any concerns regarding a Planning matter, please contact the Society.



BUCKHURST HILL UNDERGROUND STATION AND STEP-FREE ACCESS

Report by Tony Oliva

Initially when the Manager of the Central Line was approached with a request to reopen the entrances at the southern end of the platforms to allow for step-free access it seemed as though that would not be implemented.

However there has now been some good news on this issue. Steven Neville, one of our committee members, has been pursuing the matter for a while now. He has finally persuaded Transport for London (TFL) to open the southern entrance on each platform; a feasibility study is being done, the date when they will be re-opened is it is not yet known.

However the MD of London Underground has now written to Steven to confirm that the decision

has now been made to reopen them as part of the policy of expanding step-free access across the network.

In the last Newsletter I mentioned the planned refurbishment of the station, this is currently in progress.

You will have noticed significant changes to the booking hall recently since the new ticket machine layout has been implemented and the booking office closed. This is part of the new arrangements across the whole Underground system; a member of staff is on hand by the machines to help people with ticket purchases and travel advice.

You may also be aware that due to industrial relations issues TFL has decided to defer the weekend all night running of certain underground lines including the Central Line to Loughton until agreement can be made with all the Trade Unions.

If you have any other issues about our local station or the train services then please get in touch so that we may help to address them.

GREEN BELT REVIEW

Report by Ken Williamson

Epping Forest District Council has been using Consultants to carrying out a Green Belt Review. This is being carried out as a stage towards completing the Local Plan.

Stage 1 has been completed but initially it was not officially adopted by EFDC, following intervention by Buckhurst Hill District Councillors at the Full Cabinet Meeting of the Council, particularly with regard to the designation of Buckhurst Hill as a 'Town' (a webcast of this meeting is available on the EFDC website).

Following detailed discussions and representations Buckhurst Hill has now been designated a '**Large Village**'; this was officially adopted at the Cabinet meeting held on October 8th.

The designation change will become important during the further stages of the review. Local Councillors have also stressed the need for further infrastructure improvements if additional housing was required within the Parish, particular

emphasis was placed on the lack of a Secondary School and other amenities in the Parish. The designated areas of Green Belt were assessed on their effectiveness in preventing neighbouring towns merging, the prevention of urban sprawl, protection of the countryside, and to preserve the character of historic towns.

The review will now proceed into Stage 2 where more detailed appraisals will be made of the Green Belt sites. Six parcels of land have been identified within the Parish, one of which is land adjacent to Linders Field. It has been stressed that just because an area is being reviewed it will not automatically follow that development is a possibility. BHRS Committee will keep Society members informed as details become available.

RECENT BHRS EVENTS

A very successful Summer Lunch was held in June at the Stag; various talks have taken place, including Georgina Green: 'Taking the Waters'; Lynn Jones: 'Made in Buckhurst Hill'; Roger Neville: 'Grange Farm, then and now'.

BOUNDARY WALK



On a sunny Sunday afternoon in May a group of devotees, plus dogs, celebrated BHRS's biennial Walking the Bounds of Buckhurst Hill.



Peter Haseldine indicating where the Lisbon Steam Tramways Company conducted its 1873 trial run in Lords Bushes

MACMILLAN COFFEE MORNING

In September BHRS held its annual coffee morning in aid of Macmillan Cancer Care as part of the 'Biggest Coffee Morning'. Members were very generous in providing a splendid selection of home-made cakes and a record number of people attended the Coffee Morning, which raised £315.



Some of the cakes provided by members

ANNUAL QUIZ NIGHT

Steven and Roger Neville yet again produced an array of easy/difficult questions to tax the brains of the many participants, who included a team from the Horticultural Society, St. James's United Reformed Church, Stradbroke Road residents, and two BHRS tables.

Thank you to all who provided the raffle prizes; the raffle raised £125 for Essex Air Ambulance.

POSTAL COLLECTIONS



Committee Member Michele Davies recently noticed that the **last** collection of the day at her local pillar box is now as early as **9am**.

At this and at least one other box in Buckhurst Hill the last collection on Saturdays is **7am**.

ST. JOHN'S CHURCH, BUCKHURST HILL

Report by Margaret Sinfield

At Christmas 2013, following a period when church services were temporarily held in the Church Hall and at St. Stephen's Church, St. John's Church re-opened to reveal an extensive refurbishment.

The oak pews (which were not the original Victorian pews) had been removed, the floor levelled and tiled, and underfloor heating had been installed.

BEFORE 2014



There is now a different layout to the church, the main focus of the church has been moved through ninety degrees to face the left hand side of the building, rather than retaining the central nave leading to the altar at the far end of the church.

FROM 2014



Chairs, upholstered in clerical purple, now replace the pews; the chairs, which were purchased by individual members of the congregation, are arranged in a semi-circle for most services, (although they can be moved back to their traditional position facing the main altar if requested for funerals and weddings etc). The

chairs can be removed to allow the large, light empty space to be used for many different events including use by St. John's School.

There is a new sophisticated sound and lighting system, as well as an excellent heating system.

JOYCE (JOY) KUHNS (1922 – 2015)



Joy and Edwin in 1935, and Joy on her 101st birthday

Joy died in her own home, with her family around her, at the beginning of July this year, three weeks after her 103rd birthday.

She had served on BHRS's Committee for a number of years; she taught Geography and Geology at Woodford County High School, and spoke three European languages. She was involved in many local groups, and after her husband's death she lived alone in her house in Princes Road, remaining very active until the few final weeks.

Joy graduated at Bedford College, where she was also the cox in a very successful rowing team.



Occasionally Joy would mention snippets from her early life, and as her story emerged her friends would be amazed that such a small, unassuming lady could have survived so many dangerous wartime escapades.

In 1936 Joy married Edwin who had been a German Officer in WWI, and was then the Headmaster a German school in Spain.

Joy and Edwin set up home in Gorlitz in Silesia, on the Polish border. Towards the end of WW2,

when the Russian army was advancing on the town, Joy and their children (two toddlers and a baby a few weeks old) left the town, Edwin having to remain behind on Civilian patrol. All their belongings and food were packed into the baby's pram, Joy's grey squirrel fur coat, which had fortunately avoided confiscation by the Germans, was laid under the baby for warmth. They travelled by train to Leipzig, having to give the baby army coffee to drink in the absence of any milk. They were eventually joined in Leipzig by Edwin, but when the town was taken over by the Russians the family escaped again, hiding in haystacks and barns.

They spent one night on the floor of a signal box out of sight of the patrolling Russian soldiers. As Joy had a British passport they were found a place in the goods wagon of a train carrying wounded prisoners of war, and travelled to the British side of the frontier.

They were eventually flown in an old army Dakota plane to England; Joy always made light of this dangerous time, but for a young mother with three young children, during a severe winter with little food, it must have been terrifying. Joy was a longstanding member of the local branch of the British Legion, she was at her usual post selling poppies in Waitrose last November.

PEGGY OLIVER, PEARLY QUEEN

Many BHRS members will remember Peggy Oliver, Pearly Queen of Redbridge, who gave a most interesting talk at the 2008 AGM on the history of the Pearly Kings and Queens; the evening ended with a sing along of old cockney songs. Very tragically, in September this year near Huntingdon, Peggy and her sister-in-law, Joyce Carr, who was Pearly Queen of Southwark, were both killed in a car collision. Joyce's daughter, Peggy's niece, was seriously injured. The Committee has sent its condolences to Peggy's family.

KENNETH MANTERFIELD (1925-2015)

Kenneth, who was a long-standing BHRS member, sadly died in October this year at the age of 90. He was a veteran of World War II, and a long standing member of the Buckhurst Hill Branch of the Royal British Legion. In 2010, when members of the Branch travelled

by ferry across the Channel to commemorate the 70th Anniversary of Operation Dynamo - the evacuation of the British Expeditionary Force from the beaches of Dunkirk in May/June 1940, Kenneth represented BHRS by throwing a wreath of poppies into the sea in memory of Cyril Nichols of Powell Road, who was Buckhurst Hill's first fatality in WW2.

(Cyril volunteered to join the Navy with his yacht as part of Operation Dynamo, but was killed on the way back with his boat full of Allied soldiers; all were lost)



AIR POLLUTION

Report by Steven Neville

Early last year I was concerned by a report by Public Health England that said one in seventeen deaths in Epping Forest was attributable to particulate air pollution.

Particulates can be found in cars such as diesels, these particulates can get into the lungs causing cancer, respiratory diseases; they are also linked to heart disease.



Last year, not long after I had become a District Councillor, I decided to try and put this on the EFDC agenda. I used a PICK form to enable it to go before the Overview and Scrutiny Committee of the Council.

This happened in the autumn of last year and the Committee recommended it went before the Safer, Cleaner, Greener Scrutiny Panel.

The members cross-examined a Council Officer, Jim Nolan, about air pollution in the area.

He explained that being near to London and having the M11 motorway running through the district meant that in Essex levels of pollution

would be higher. Mr. Nolan also offered for me to meet with the Officer that deals directly with monitoring air pollution.

I met with this Officer, Faye Rusby, early this year and discussed where I thought air pollution might be high and therefore would need monitoring in Buckhurst Hill.

From this talk, as of early 2016, air pollution will be monitored in Buckhurst Hill near St John's School, and near Buckhurst Hill station.

The Officer also was keen to share the work that has been done to educate children about the dangers of high air pollution and what can be done to reduce this.

I recommended work should be done in schools in the district and she said she would contact the officer who would be more suitable to do this.

EPPING FOREST—THE NEXT TEN YEARS

Report by Lynn Jones



Epping Forest (Powell's Forest in Buckhurst Hill)

The Conservators of Epping Forest have recently completed the largest public consultation they have ever undertaken.

The Management Plan for the period 2017 to 2027 will soon be drafted, and the consultation was intended to find out what visitors to the Forest thought about a wide range of management priorities.

There were six themes, divided into fifty eight 'management issues', covering recreational activities, signing, habitat management, car parking, planning, pollution, litter, licensing, drainage and deer management.

Recreational activities included cycling, horse riding and dog walking, all of which provoke strong responses in many people.

As the range was so vast, those who chose to participate in the consultation were not expected to answer all sections, although they were

welcome to do so (if they had the time!).

Because of the size of the exercise, it was online only, allowing each person to access the document at home, and return to it at any time to add more or change the response, up to the closing date, which was September 29th 2015. Several members of the BHRS Committee took the time to respond to the consultation, and we hope many of you did too. The Forest is a vital part of what makes Buckhurst Hill such a desirable place to live, and we all have a stake in its preservation and future management.

NEW WEBSITE LAUNCH

Report by Peter Foxtan

At the AGM in May the Society launched its new website to replace the previous one. The address remains the same, and can be found at the top of the front page of the Newsletter. However the content has been completely rewritten to provide more information about the Society and Buckhurst Hill, in a format which is easy to access.

As well as continuing to list all the social events organised by the Society, the website now contains the bi-annual Newsletters, and enables the subscription form to be downloaded.

There are links to many other local websites of interest, and the Committee is particularly proud that it includes an up to date directory of all shops and businesses in Buckhurst Hill.

The front page serves as a News Forum for Buckhurst Hill, with up-to-date information regarding items of interest such as major planning applications, events and key developments affecting the area.

The Committee would like to thank the website designer, Sarah Harman, who wrote the template & provided the groundwork for building the site. The work has been overseen by Michele Davies, Peter Foxtan and Margaret Drew; articles and photographs have been contributed by other members of both the Committee and the Society.

The Committee would like to thank John Wasiak, the Society's previous vice-chairman, for maintaining the old website.

If you have any comments about the website, or any other matters, please email the Society.



DIARY DATES

All events and talks are at 7.30pm at St. James' United Reformed Church, Palmerston Road

Talks are on the SECOND TUESDAY in the month (non-members very welcome) £3 entrance, incl. refreshments. The Christmas Meeting, Film Night and AGM are on Wednesdays

- Tuesday November 10th** *GUY FAWKES* – Jef Page
- Sunday November 29th 11am to 3pm** *BHCA CHRISTMAS CRAFT FAIR* Bedford House, Westbury Rd
- Friday December 4th 3pm to 7pm** *CHRISTMAS EVENT AT THE TOP OF QUEENS ROAD*
- Wednesday December 16th** *CHRISTMAS SOCIAL* 7.15pm on arrival, St. John's School carol singers. *LINDERS FIELD* – Nicola Rogers, mince pies and wine
- Tuesday February 9th** *? ESSEX AIR AMBULANCE*
- Wednesday March 9th** *ANNUAL FILM NIGHT – JOHN BETJEMAN*
- Tuesday April 12th** *'REUTERS AND ME'* – Ralph Gowling
- Sunday May 1st at 2pm** *RED WALK Start at Roebuck Heights*
 An informal walk with the theme of May Day – the day traditionally associated with socialism - looking at the homes of a number of local people with socialist connections, finishing at the Anti-Air War Memorial (the Sylvia Pankhurst Bomb monument) in Woodford Green. Mostly level pavements, with a brief diversion into the Forest – wear appropriate footwear. Total distance estimated as 3km (2 miles); it will be possible to return to Buckhurst Hill by bus.
- Wednesday May 11th** *AGM. 'MY LIFE AS A JUDGE'* - Anthony Bradbury
- Tuesday June 21st** *ANNUAL SUMMER MEAL* – details will be in Spring Newsletter