



Buckhurst Hill Residents' Society  
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(Guest Newsletter Editor: Margaret Drew)

# NEWSLETTER Spring 2018

Dear Resident

I'm delighted to step up to the challenge of my turn in the editorial of our Newsletter. It has been a lesson in the technical requirements as well as being an exciting role. I hope you will find it enjoyable and informative.

Can you believe that it was only two years ago that we enjoyed a fine cream tea together to celebrate the Queen's 90<sup>th</sup> birthday. This gathering was so popular we followed it up with a 'Mad Hatter's Tea Party'! This year we have planned another tea party with 'Ascot' as the theme! (The mad and royal still welcome!)



Quirky afternoon tea has now become another annual event joining the Quiz nights, Film night, Boundary Walk and, of course, the Christmas Fair, Best Dressed Window Competition and Carol Evening which are all firmly in the diary. This year's Easter Bunnies will have been hunted down before your Newsletters arrive and the biannual photography competition will be in the wings.

An event we hope will now be held each year is St John's C of E Primary School market. A delightful project of fund raising and learning, initiated by BHRS last year, is to be repeated this year by request so please make sure you come along.

The Society's events have become part of a local calendar so we do all need to think about



how many more members we could generate in a year in order to maintain this. Membership is what we will require to protect the elements of Buckhurst Hill that we love both to battle against the threat of large building changes and to keep our community traditions.

**A full programme of events is planned for the rest of 2018, details are listed on the last page, and on the green A5 sheet enclosed in this Newsletter.**

# THE LOCAL PLAN & THE GREEN BELT

*Message from Jenn Page, BHRS Chairman*

When the current guest Editor suggested I write about the Local Plan and the Green Belt and/or thoughts on Buckhurst Hill, I have to admit my heart sunk a bit and my mind went blank. I really wanted to write about my obsession with the musical *Hair* and my experience at the last night of its 50th anniversary performance, a few weeks ago. This racked up some 36 performances I have seen over the last 40 years. I have always left the theatre feeling empowered and to this day when the curtain comes down I feel I can take on the world. No drugs needed!



Coming back down to earth in Buckhurst Hill, taking on the world means challenging proposals within the Epping Forest District Local Plan to desecrate our precious Green Belt in Powell Road; the idiotic idea of building on the car park at the bottom of Queens Road and the demolishing of perfectly good flats and businesses just beyond the railway underpass in Lower Queens Road.

The Local Plan stipulates that 87 dwellings should be built in Buckhurst Hill but homes currently being erected in the area, numbers which are not included in the Local Plan, are called **windfall** and our estimate shows that windfall building will reach the official number of houses wanted in Buckhurst Hill without building on Green Belt or disrupting people's lives.

Everyone in Buckhurst Hill will be affected by these proposals in the Plan should they be implemented and you all need to think seriously about this.

Think about Buckhurst Hill as a whole and not "Oh Powell Road is several blocks away, 31 new dwellings will not affect us." "Building 41 flats over an underground car park in Queens Road - we live in Loughton Way, some distance from the disruption of losing a car park during construction."

Think about what will happen to the businesses and families who live and work in Lower Queens Road, if the plan for demolition goes ahead, where will they go during the redevelopment of the site?

Think about the possible extra numbers of people coming to live in the area and the stress put upon schools, medical facilities and street parking.

The Parish Council has recently sent its response to EFDC Pre-Submission Plan and their comments are very similar to ours.

The results of the last Local Plan questionnaire are due to be published in September and immediately after that we propose to hold a public meeting for you. Attend that meeting regardless of whether you are for or against these proposals. We need to save part of the green lung around Buckhurst Hill. We need to keep Buckhurst Hill an attractive place in which to live.

The Society works hard to let you know what is happening and tries to engage you in making a decision about the future of our area. Please consider all this and *Let the Sun Shine In* in Buckhurst Hill.

## CHRISTMAS WINDOW 2017

The Best Dressed Window Competition was a tie between *Just Between Friends* on Station Way and *Coco Hairsalon* on Queens Road.



It's great fun to have this gentle contest each year.



# PLANNING

*Report by Ken Williamson BHRS Committee Member*

Where did the time go since the last Newsletter. There has been the usual number of applications within Buckhurst Hill.

Starting with some good news, after extensive lobbying the new building at the rear of **74 Loughton Way** has been refused Planning Permission and is not eligible to be classed as Lawful Development. We wait to see when this building is either demolished or amended within the confines of Lawful Development.

An application was made to turn the property at **17 Palmerston Road** from a house into 5 flats, we are pleased that this was refused by the Planning Officer under Delegated Powers. At **105 Rous Road** an application was made for alterations to the property which included a rendered finish to the front elevation. The property was one of a pair of semi detached houses with a facing brick facade, following objections revised elevations were submitted returning the facade to brickwork. A really sensible solution to the problem.

At **1A Princes Way** we were surprised to see a double storey height basement being constructed. This had been put through without our knowledge as there had been different applications for **1 and 1A**. This situation should not be repeated as the Local Plan will limit future Basement schemes to one floor.

The application to extend **Braeside School in Palmerston Road** was refused permission by the Councillors at a Plans South Meeting. The application generated a lot of local objections specifically with regard to severe parking problems at School drop off and pick up times.

The various applications for **142 Buckhurst Way** have been mentioned in earlier Newsletters, a further application to demolish the bungalow and build a block of four flats was originally refused by Plans South but the Applicant has now lodged an Appeal. Once again a sensible decision that has been made locally is in the hands of The Planning Inspectorate.

We are supporting an attempt to get the original Station building **Locally Listed**. This is the

building that stands behind hoardings in the corner of the Lower Car park in Queens Road. It is a finely detailed example of early railway architecture.



The update on **18 Russell Road** is that the original scheme for four houses was refused, a revised scheme for three houses was similarly refused, appealed and the appeal was refused. The many objectors were delighted with the news. This was short lived and a revised scheme for three houses is with the Council. There is undiminished local objection to this revised scheme. We will let you know the outcome in the next Newsletter.

The **Local Plan** has been mentioned in other reports throughout this Newsletter. We all need to take a step back and consider the bigger picture. EFDC have been given no alternative but to put the Draft Local Plan forward for scrutiny, as without a Plan the government has said that it would potentially double the number of new dwellings to be provided, it would also give any future Developers pretty much open season. We know that the three schemes outlined for Buckhurst Hill have severe problems and we will robustly object to the schemes as currently put forward. We certainly understand the anxieties of the residents and shop tenants in the Lower Queens Road scheme and will keep pressing for this inappropriate and uneconomical development to be dropped from future plans. We will continue lobbying that the required number of dwellings will easily be realised in small scale developments throughout Buckhurst Hill.

As always if you have any concerns regarding any applications let us know

# SPEED WATCH

*Report by Margaret Drew BHRS Committee Member*

The Parish has initiated a Community Speed Watch group. The training from Essex Police could only begin once there were enough volunteers. It was, of course, only as a result of BHRS members that this was possible!



Four roads have been chosen from the feedback received from the Neighbourhood Planning. The top four that cause concern to the people of BH are Loughton Way, Buckhurst Way, Forest Edge and Epping High Road.

On Tuesday 20<sup>th</sup> March you may have been aware of Speed Monitoring being undertaken by the Police on the High Road outside St John's C of E Primary School. The children in year 5 were also involved and this proved a remarkable way of sharing the thoughts needed by all to drive carefully.

Those driving over 40mph were stopped by the police, fined and given points immediately. Others, however, driving over 30mph were pulled over and given choices. The choices were: taking a fine and points; taking a speed awareness training course; **or**, driving into the school grounds to talk to the children who were ready with their questionnaires. During the day 18 drivers spoke to the children and faced questions such as "How will you feel if my Mummy found out you had had killed me?" and "Have you got any children you would like to have run over?" Hopefully these drivers will think about speed more carefully now!

One driver felt 47mph an acceptable speed outside a school!

An interesting point noted by the police was that it was speed coming into BH from Loughton that was the issue as opposed to Speed coming

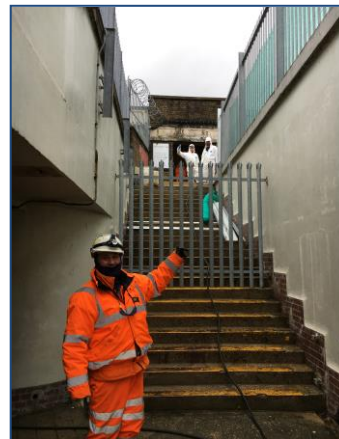
through from the centre. This could possibly be due to the hill. Perhaps a pinch point is desirable...

When reading the four road names you may, like some in the BHRS volunteer group, wonder why other roads were not chosen. If you have ideas do share them.

Sadly we do not have the children's support all the time. The only way to be able to tackle more roads is to persevere with the four and, we hope, build up the volunteer group. If you feel you could offer an hour once or twice a month then please do send Parish Clerk Kevin O'Brien an email [office@buckhursthillpc.gov.uk](mailto:office@buckhursthillpc.gov.uk) or email [enquiries@buckhursthillresidents.co.uk](mailto:enquiries@buckhursthillresidents.co.uk)

## STEP BY STEP TO STEP FREE ACCESS

*Report Margaret Drew*



It was in June last year that we heard the good news that Buckhurst Hill Station would finally be turned into a station with Step - Free - Access. We were able to celebrate the fruits of the Society's persistence in

letters, emails and constant questioning.

It may be a slow process but seeing developments happening at the station is exciting.

On the East side small humps



have been built into the footpath to help with the slight slope. Painting is being done and this week it was the electrics being attended. It maybe Step by Step but it is happening!





# BHRS & BHCA 2018 QUIZ NIGHT

*Report Tony Oliva, Deputy Chairman, Bedford House*

Bedford House was packed for the second year running for another very successful quiz evening. Over 80 people attended!

Thanks to Roger and Steven Neville for being brilliant quizmasters as always. Also thanks to Anthony Young for selling out all the raffle tickets and running the draw. We raised £560 on the evening, which will be shared by the two organisations to use for respective good causes.

The staff and trustees of Bedford House did an excellent job in getting the Hall ready and clearing up afterwards. Everyone really enjoyed the evening; indeed there were insufficient places for all those who applied. This now seems to have become a very successful fixture in the calendar so we are hoping to run it again in February 2019. Watch out for the notices.

## MEMORY CAFÉ

*Report by David Freeman BHRS Committee Member & Volunteer at The Rotary Club Memory Café*

Memory Café was started by the Rotary Club of Leytonstone & Woodford to make life a little easier and a bit more fun for people suffering from varying degrees of memory loss caused by Dementia. People attend with their wives, husbands, partners and carers and we try to make it a fun and enjoyable time

Guests at Memory Café enjoy light refreshments, tea, coffee, biscuits and wonderful cakes, as well as live music provided by volunteers who play the electric organ, clarinet and piano accordion. The sing-alongs are important as old songs and music remain in the memory. In addition for more stimulation there are informal talks, picture quizzes, bingo with prizes and a host of table activities such as detailed colouring books, painting, and an array of musical instruments for the sing-along.

An important part of Memory Café is that it provides a safe environment where for two hours partners and carers can unwind, talk with each other, build friendships, transfer information, share troubles and ideas in a neutral atmosphere. It would be fair to say it

does as much good for the carers as it does for the guests who have Dementia. In fact we have some who attend who have sadly lost their partner but have built up friendships and this becomes a small part of their social life.



This Café is held on the last Friday of every month at The Chigwell Convent 803 Chigwell Road, IG8 8AU. We are grateful to the Convent who provide excellent facilities, catering and plenty of parking spaces.

Three other Rotary Clubs have now started Memory Cafes including The Rotary Club of Loughton, **Buckhurst Hill** & Chigwell & Roding. This Café is held on the 2<sup>nd</sup> Friday of the month between 10 to 12 at the Loughton Club, 8 Station Road, IG10 4NX

*For more info. please contact David on 07702638650.*

## BUCKHURST HILL U3A

*Advert by Anthony Young BHRS Committee member & BH U3A Chairman*

U3A is a very friendly, social and learning organisation, if you are over 50, not in full time employment then you are more than welcome to join.

U3A meets monthly on the 2nd Thursday of each month, with a guest speaker, from 2pm -4pm at Roding Valley Hall. There are currently around 20 groups and outings are organised on a regular basis.

Membership is £20 p.a, runs from April to March, and allows you access to all the groups and events.

For more information please email [buckhillu3a@gmail.com](mailto:buckhillu3a@gmail.com) or visit our website <https://u3asites.org.uk/buckhurst-hill>

## 55<sup>th</sup> ANNUAL GENERAL MEETING

The **AGM** will be held on **Wednesday May 9th** at 7.30pm at St. James' United Reformed Church, Palmerston Road. The Agenda is enclosed with this Newsletter.

Refreshments will be served before the meeting; after the formal part of the evening there will be a talk: **'ESSEX MURDERS'** by **Linda Stratman**.

There are **two vacancies on the Committee** following the resignation of Fiona Wheeler.



Andrew Clarke was co-opted onto the Committee last year and is happy to stand for election. If you have Internet access and are interested in joining the

Committee please contact the Society before April 29th. Committee meetings are held on the last Tuesday in each month.

## WALK TO VISIT A FRIEND

*by local historian & BHRS committee member Lynn Jones*

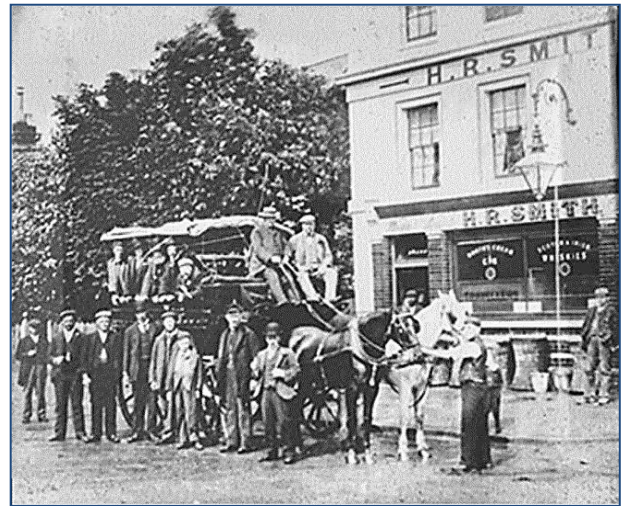
**On our walk in May**, we will be going from the site of the former Roebuck Hotel, to the Traveller's Friend in Woodford. I thought you might like to know a bit more about the pub. According to their website, it is 'A traditional British, family run, no nonsense pub and restaurant with heaps of history that has been lovingly restored, extended and bought into the modern world whilst retaining its wonderful character.'

The owners go on to say 'Our history is first recorded in the 1841 census as a 'beer shop' owned by a Mr Edward Mansell. This is the pub's first paper record although we are aware it is highly likely this now historic 'off licence' was selling alcohol before this date.

'In 1853 the beer shop, now owned by the brewers Larchin & Co. began to offer stables and lodging. It was not until at least four refusals of a license up to 1862 that Mr Edward Burr Cole attained his licence and is recorded in the 1871 census as a 'Licensed Victualler'. This we know is how the 'beer shop' became a 'public house'.

During the 1920s the pub was remodelled internally, much of its appearance which remains today. For a year during 2016/17 the pub was given the biggest makeover in its history, restoring many of the original features with the addition of a purpose-built function room and restaurant.

'Customers are welcomed to read in more detail our history from records taken from the Essex Records Office some of which are framed on our walls. Read about the true crimes that have been committed over the years! And why is it known as 'The Spivs'?



'According to the Oxford English dictionary, a 'Spiv' is 'A man, typically a flashy dresser, who makes a living by disreputable dealings.'

'During the Second World War it is generally acknowledged this is when the pub got its now infamous nickname. There was certainly a demand for rations, stockings, chocolate, petrol, pretty much anything and 'the spivs' were welcomed. Restored in the pub are the original 'snob screens' behind which it is said, many a deal was done! The name stuck.'

With many thanks to the website [www.thetravellersfriendwoodford.co.uk](http://www.thetravellersfriendwoodford.co.uk)

**This walk is on Sunday May 6th at 2pm: Total distance estimated as 2 miles.**



*The evening hearing from Lynn about her most recent book, The Golden Age of Buckhurst Hill and from Dale Gravett about his book, Creatures that Lurk in the Deep Dark Forest was fantastic.*



## ASCOT CREAM TEA

**Friday May 18<sup>th</sup> 2.30pm:** - With musical entertainment, of course!

We will need to know how many to cater for, so please fill in the form enclosed. A £5 Donation is suggested.

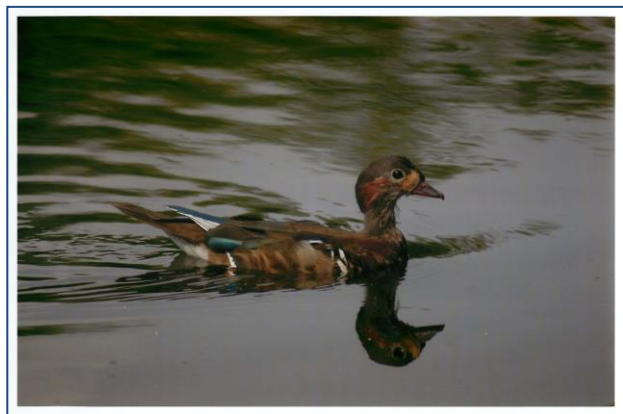
If you are unable to travel to the Church Hall, the Committee can provide you with a lift there and back, please make a note on the form.

## BHRS PHOTOGRAPHIC COMPETITION

A **biannual event** and a great opportunity for us to see some of the work of keen local photographers, **BHRS** is working alongside businesses in **Queens Road** to hold another **Photographic Exhibition and Competition**.

The title for this competition is **'The Green Belt'**.

Photographers are very welcome to interpret this in whatever creative way they wish. Entrants are invited to submit **A4** photographs in colour or black and white and can submit as many photographs as they wish.



*(Photograph by Chris Oliver Entry in 2014)*

There is no entry fee. **The closing date is June 11<sup>th</sup>**. Mounts and frames will be provided.

Shortlisted photographs will be exhibited in shop windows in Queens Road between **June 22<sup>nd</sup> and July 8<sup>th</sup>**. We will ask to share photographs on BHRS website and social media.

**Prizes** are Book Vouchers for Loughton Book Shop 1<sup>st</sup> - £40, 2<sup>nd</sup> - £20 & 3<sup>rd</sup> - £10.

For an **application form**, more **information** and to arrange **delivery** of your entry please email: [bhrsevents@icloud.com](mailto:bhrsevents@icloud.com) or call: 07951 019 377

## HAVE A HEART FOR A HEDGEHOG

*Article by Class 5D at St Johns & Mr Edward Smith (BHRS Member)*

5D are helping to solve a prickly problem. They are responding to shock figures released recently stating that there is a 40% decline in the hedgehog population in the Essex area. The main threat is destruction of their natural habitat through changes in gardening and farming techniques together with land use for new houses.

5D are showing some spine by tackling the issue with confident actions. And they are hoping to



inspire their fellow Buckwellians to follow their lead in hedgehog homing. They have placed a custom-made abode within the school grounds. It is hidden beneath undergrowth camouflaged from predators. 5D are hoping to attract hedgehogs galore. The location they chose should provide everything the hedgehogs need to thrive.

Regular scientific tests will be carried out to discover if the hedgehogs have moved in. They are hoping the "To let" sign will soon vanish!

### HOW TO ENCOURAGE A HEDGEHOG INTO YOUR GARDEN

- 1) Leave areas of your garden wild. If possible it is good to leave that area naturally unkempt.
- 2) Scatter 2 or 3 hedgehog homes around your garden (check regularly)
- 3) Provide hedgehogs with food and water (NOT MILK)
- 4) Avoid using slug pellets and other chemicals and they may eat it and not survive
- 5) Make ponds safe and add Lilly pads so if they fall in they can climb out again (also stairs)
- 6) Check long grass before mowing.
- 7) Add compost heaps!

# IMPORTANT – DATA PROTECTION

Enclosed with this Newsletter is a form which we request that you complete and return to us - New regulations come into force on **25 May 2018** governing Data Protection and we need your explicit consent to store and use your personal data.

**Please note that we will never give your email address to any third party.**

If you do not complete this Form and tick acceptance of the privacy statement, **we cannot continue to include you** on our database and therefore will not be able to communicate with you again.

Your consent will remain valid for as long as you remain a member of the Society, unless you write to us to revoke it.

## DIARY DATES

(non- members are very welcome to all talks and walks)

*All talks are at 7.30pm at St. James' Church, Palmerston Road on the **SECOND TUESDAY** in the month.*

*Please note that the AGM and Christmas Meeting are on **WEDNESDAYS***

<b>Tuesday 10<sup>th</sup> April</b>	<i>'THE HISTORY OF IRONS'</i>	<b>Talk by Brian Hilton</b> Tracing their very surprising and interesting development through the ages and the differences which occur as a consequence of differing climates - Ironing will never be the same again!
<b>Sunday 6<sup>th</sup> May 2pm.</b>	<i>'WALK TO VISIT A FRIEND'</i>	A gentle hour and a half stroll from the Roebuck to the Travellers Friend led by <b>Lynn Jones</b> , starting from <b>Roebuck Heights, North End</b> (where the Roebuck Hotel stood)
<b>Wednesday 9<sup>th</sup> May</b>	<i>AGM followed by 'ESSEX MURDERS'</i>	<b>Talk by Linda Stratman</b>
<b>Friday 18<sup>th</sup> May 2.30pm - 4.30pm</b>	<i>ASCOT AFTERNOON CREAM TEA</i>	£5 donation suggested. (Booking form enclosed)
<b>Friday 15<sup>th</sup> June 1.00 – 3.00pm</b>	<i>School Market in Queens Road</i>	BHRS collaboration with St Johns C of E Primary School. The children will be selling produce made at School after interviewing & learning from local Businesses with support from the Society.
<b>Wednesday 27<sup>th</sup> June noon</b>	<i>ANNUAL LUNCH AT THE STAG</i>	£10, booking form enclosed
<b>Tuesday 10<sup>th</sup> July</b>	<i>'THE HAZARDS OF MANAGING A CHARITY SHOP'</i>	<b>Talk by Pauline Obee MBE</b> Patron <i>Rainbow Trust Children's Charity</i> (Our chosen charity for 2018)
<b>Tuesday 14<sup>th</sup> August</b>	<i>'EAST BUCKHURST HILL'</i>	<b>Talk by Lynn Jones</b>
<b>Tuesday 11<sup>th</sup> September</b>	<i>'THE LIFE OF A SCRIPT WRITER'</i>	<b>Talk by Brad Ashton</b>
<b>Tuesday 25<sup>th</sup> September 11am - 12.30pm</b>	<i>COFFEE MORNING</i>	<i>In aid of Essex Macmillan Cancer Support:</i> £3 to include home-made cakes
<b>Saturday 6<sup>th</sup> October 7pm</b>	<i>ANNUAL QUIZ NIGHT</i>	<b>In the Church/Hall:</b> £6 per person, tables of eight maximum, please bring your own food and drink
<b>Tuesday 13<sup>th</sup> November</b>	<i>'THE ARMISTICE'</i>	<b>Talk by David Stevenson</b>
<b>Wednesday 5<sup>th</sup> December</b>	<i>CHRISTMAS SOCIAL 'THE ORIGINS OF CHRISTMAS - CRIBS CARDS AND CHRISTINGLES'</i>	<b>Talk by Mark Lewis</b> , preceded by wine, mince pies, and carol singing from <b>St. John's School choir</b>
<b>Friday 7<sup>th</sup> December 3pm to 7pm</b>	<i>CHRISTMAS AT TOP OF QUEENS ROAD</i>	

**Chair:** Jenn Page, **Vice Chair:** Peter Foxton, **Treasurer:** Margaret Sinfield, **Membership Secretary:** Jenn Page, **Secretary:** David Freeman, **Committee Members:** Frances Davies, Margaret Drew, Fiona Wheeler OBE, Ken Williamson, Steven Neville, Anthony Young, Andrew Clarke (*Co-opted member*), Lynn Jones (*Honorary Member*)