

# NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Zoom Meeting 10<sup>th</sup> November 2020, 8pm

**Present:** Tony Ellis, Valerie Mellor, Trevor Sherling, Ros Plume, Hoda Lacey, Philip Green, Amir Lakha, Paul Barker, Peter Lansdown, David Blowers, Andrew Egan, Miles Gillman, Sue Mansfield

- 1. Apologies:** No one
- 2. Minutes of October 13th Meeting** were approved as were the minutes of the 20<sup>th</sup> October about the resolution to enable spending on the new web site and data base.

### 3. Matters Arising

Remembrance Sunday and Poppy Appeal.

*From RP:*

Virtual service notification posted on website; video clip of TE laying NRA wreath was included. Have requested feedback on numbers attending. Just Giving appeal creeping up - £755 on 10<sup>th</sup> November. Those present who had watched the service praised it.

TE reported that Cllr Richard Lewis and Cllr Carol Melvin have agreed that Richard should take over as Ward Panel member from Carol.

### 4. Correspondence. *From RP:*

- Copied in on email from Jayesh Patel to LBH about flooding in Copse Wood Way. Have asked him if he got a response, but he has not come back to me yet.
- Email from a member thanking us for the Walks leaflet and querying the signs on Moor Park Golf Course implying that she couldn't use the Public Footpaths. Paul clarified the situation and I was able to reply saying, "*The short answer is that you can walk the public footpaths, but you have been warned to respect the private nature of the golf course and look out for flying golf balls.*"

TE has had an e-mail from a Dene Road resident, suggesting we fund an education campaign for thoughtless SUV drivers who exceed the speed limit in the middle of the road. *From VM:* My daily walk takes me past his house and I can understand his annoyance, as many cars are using 'old' Dene road as a short cut. To make matters worse, some walkers keep to the wrong side of the road and don't face on-coming traffic.

TE to reply that this is not within our domain. He also asked why our reserves are so high, and TE will explain that was the reason for asking for ideas to use it at the AGM. The suggestion at the AGM to supply drinking water fountains in the street was not thought practical. It was noted that the setup of a new web site and data base system will cost a significant amount.

MG pointed out we should pay for a new circular bench. MG will get quotes for this, including use of a metal frame with wooden seats. Local craftsmen and blacksmith to be asked as well as other places. The plaque on the bench outside Costa must be kept.

### 5. IT Future. *From RP:*

LB Tech Solutions sent a very brief estimate document outlining three options. I talked to webmaster Cathy Kim to gain an understanding of some of the terminology and think maybe their Option 2 would suit our situation. But I have reservations about the company which I don't need to go into here. I have asked them to provide links to websites that they have developed for organisations similar to ours.

At the AGM, Mr & Mrs Sandler offered their son's services – Mark spoke to TE the next day. Unfortunately, he felt our website was too complicated for him and he would not have the time to devote to such a large project.

I will continue to pursue local WordPress experts with a view to changing our website platform, but that will mean finding software for a separate database. Please keep looking at websites you like the look of and try to find out who developed them.

RP is now awaiting two replies to her queries.

**6. Committee.**

Everyone was prepared to continue with their current position but PG and HL agreed to discuss swapping their Police and Business responsibilities.

There has been no response to TE's request for more committee members at the AGM or from the similar request on the Moor Park and Copsewood WhatsApp sites.

**7. AGM 29<sup>th</sup> October 2020.**

*From RP*

I felt it was very worthwhile. The limited agenda kept things moving and allowing some questions at the end provided a useful exchange of ideas. It was good to see some new faces, pity there were so many no-shows.

TE was congratulated on his handling of the meeting. The discussion session at the end was felt to be useful.

SM to add the year to the date and recirculate the minutes, after which RP will post them on the web site.

**8. TFL Development.**

No news from TfL.

VM described the correspondence she had, as an individual, with a TfL Customer Services Advisor who said she appreciated the time VM spent participating in a London Travel Demand Management Survey. She went on to say:

'I will address your comments about our forthcoming developments at Northwood Station and the possibilities to install step-free access to this station. Following our last period of public engagement in March 2019, we have been reassessing options for redeveloping our land at Northwood. Whilst we still believe some form of development would be beneficial in the long term, we are now pausing work on redevelopment and will instead focus on improving the existing retail estate. We continue to reflect on the feedback from the local community and will continue to engage with them on any future plans... The delivery of step-free access continues to be reliant on a range of different factors.'

She did not enlarge on those factors, nor did she answer VM's question about how much money had been spent on commissioning the survey. She did state that the London Travel Demand Management Survey had been running since 2005/06, normally on a face-to-face basis, so VM imagines that it has been quite costly. Apparently it provides many 'valuable pieces of information.' TfL feels that the survey 'provides value for money' and VM was assured that her feedback will be taken into account.

After conversation with TS, VM will reply to her, again as an individual, asking what progressing the existing real estate means. Is it appointment of letting agents and getting new tenants in? When will boards go up?

VM noted that a major overhaul of the planning system is proposed in a White Paper which would use an algorithm to determine where new building is to be done, with little reference to locals in the area. TS explained that most people who know about planning are against this new system, as it cuts out the rights of individuals to object to a development near them. Hence also the objections of many MPs. TS has taken part in a Zoom meeting with David Simmonds MP and others about the White Paper, and TS has submitted his

SM

objections to the White Paper and to the London Forum. He has also had feedback from Neil Altman of VDBM who said he had had a request from JLL, big rental commercial property agents, about Northwood rental levels. So it is to be hoped that VM's queries of TfL may elucidate what is planned. TfL did at one stage tell Nick Hurd MP that they would improve the Station Approach estate, which VM will include in her letter.

**9. Leaflet Describing Northwood's Open Spaces.**

Now in a suitable form to go on the web site. All bills have been paid. TE will contact Eastbury RA to ask if they want, say, 50 copies.

TE

**10. Comments on Reports in the Appendix**  
**10a Woods and Open Spaces.**

A notification of the Christmas lights will be put on the web site when they have been switched on, planned for 18<sup>th</sup> November, after the tree is put up on 16<sup>th</sup>. On 16<sup>th</sup> MG will ask them to remove the lights in the tree by the Green Lane car park. More lights can only be put up from 2021, so to be discussed in the July committee meeting. The only place in the High Street to erect a tree would be in James Court gardens, MG has had no enthusiasm from James Court before, but will enquire again for next year.

MG

**10b Environment**

AE reported that green rubbish had been collected a day late due to Covid. It was noted that the BMW parked for 6 months is legal and nothing can be done about it now.

PL said there was much vegetation overhanging the pavement on Moor Park Road. He was asked to send photos and house numbers to AE.

PL

PG reported that the pavement at 19 The Broadwalk is unusable and getting worse. He will send photos to AE who will inform LBH. If he does not get a response in 4 weeks, TE recommended he send the information to Cllr Richard Lewis.

PG,  
AE

Re Copsewood Way flooding, MG said the issue is the overdevelopment of Northwood, and the drains are not adequate, and will take millions to replace. AE to try to get Thames Water on site to meet MG and Richard Lewis, and show the associated problem that there is no other way to walk when the road is flooded as the Gravel Pits are not safe. A possible minor solution would be to put a raised pavement in one side of Copsewood at the lowest point. A press release about forcing women to go into the Gravel Pits might also help. MG will send his photos to AE

MG,  
AE

**10c Health**

AL added that today there are 5 Covid beds occupied in Hillingdon ICU compared with 30 in May. TE said that a new CEO has been appointed to Hillingdon Hospital trust and will start on 30 November.

**10d Planning**

TS was thanked for yet another magnificent, very full and detailed report, which must have taken him considerable time to work on.

TS confirmed that a tree can be taken down if it does damage to property, regardless of whether the tree is older than the property, as long as the owner plants another tree, which may be much smaller, on the site. Planning permission must be applied for to do this.

The Watertower application. It has been called in by Cllr Scott Seaman-Digby and will go to Committee.

**10e Traffic and Highways**

No further comments.

**10f Finance**

PB asked to provide his photo of the subscription paid by 50 coins totalling £2.05 to RP for a front page article for the next newsletter.

PB

**10g**

**Police**

No further comments.

**10h**

**Membership**

It was noted that RSs are invaluable for keeping up membership.

**10i**

**Business**

*From PG:*

The Police were looking for someone to run a business WhatsApp group to assist business security etc, but could get no volunteer up until now. However, he has heard that someone has now stepped forward.

**10j**

Communications. *From RP:*

- 900 visits made by 808 users during October with a modest peak on 29<sup>th</sup> October, the day of the AGM.
- Posted on website since last report:
  - Northwood district GirlGuiding seeks volunteers
  - Poppy Appeal update
  - Arts Society Zoom talks
  - Remembrance Service Live Streaming
- I have updated the website to reflect the composition of the committee following the AGM
- I have asked the officers to review their bios on the Committee page, so far TE has updated his.

**11**

**AOB**

*From RP:* I will produce a new Exec contacts list shortly, please advise me of any recent changes in your details.

**RP**

The meeting ended at 21:38

Next Meeting: Tuesday 8<sup>th</sup> December

## Appendix: REPORTS

### Woods and Open Spaces

Robsons have agreed to sponsor the lights on the Christmas tree which arrives on the 16th. The lights will be turned on on the 18th.

The Estate Agents currently will not take the walking Guides during lock-down. However the Library ran out of maps which I have replaced.

The designer who produced the artwork of the walking map has been away but has promised me he will get a lower resolution version of it over to me for the website

Works in the woods have fallen behind, as one of the rangers has been off suffering with 'long Covid' symptoms and there have been no volunteer days, (late March into October).

The remaining ranger has been concentrating on repairing or removing boardwalks that through age and use are becoming a hazard. Overhanging and fallen trees and branches have been removed along bridle paths.

Miles Gillman

### Environment Report

- 1 Tree problem at 80 Rofant Road Northwood – resident was assisted on when to obtain a suitable report for the Council. That report has been presented by the resident to the appropriate department.
- 2 Flooding reported on Copsewood Way and in Maxwell Road – my guess is that drains if present are beyond unblocking and that new drains will need to be installed.
- 3 A white BMW saloon correctly parked midway down Murray Road was reported (not due to its dirty condition), but due to my belief that it had not been moved for around 6 months, the query being - had the owner become ill or deceased. It needs checking out.
- 4 Leaves clearing – Hillingdon Council has been asked to get on with leaves clearing around Northwood and some streets when this is a particular issue were advised.

Andrew Egan 8.10.2020

### Health Report COVID-19

Since the Lockdown, although the number of cases in the UK is increasing, the rate of increase has slowed down. To-date, worldwide, over 50 million cases of coronavirus have been identified and there have been **1,259,345** deaths.

There were 156 deaths and 20,572 new cases in the UK as on 7th November 2020.

During the Lockdown, vulnerable people are advised to stay at home as much as possible, except to go outdoors for exercise or to attend essential health appointments. More evidence has emerged that shows there is a very low risk of children becoming very unwell from COVID-

19, even for children with existing health conditions. Avoid all non-essential travel by private or public transport; this includes not travelling to work, school or the shops. Travel for holidays is banned (Fine £200).

### **Facilities Available at the Hospitals in & around Northwood**

In general, the impression, after speaking to various Hospitals, was that all the Hospitals are working normally with only very slight changes during this 2<sup>nd</sup> Lockdown.

#### **Bushey Spires Hospital**

No longer working for NHS to cater for Covid, like the 1<sup>st</sup> Lockdown. There are no Covid cases; Outpatients consultations are back to normal with face-to-face and virtual with some. Blood tests, X-Ray facilities are as normal. Surgical operations – as normal.

#### **Bishop's Wood Hospital**

No Covid cases. Outpatients Appointments are virtual only – phone & video. In-patient Wards open as normal.

#### **Harefield Hospital**

**No visitors allowed.** No special Covid Wards. Those admitted and who have Covid are looked after in isolated Ward. Heart Surgery and Cancer Surgery going on as normal. Outpatients – Face-to-face and virtual, depending on the consultants. Blood Tests, X-rays and Scans done as normal. Other surgical operations are proceeding as normal.

#### **Mount Vernon Hospital**

Minor Injuries Unit – still closed. No Covid patients. Outpatients – Face-to-face. X-ray, Blood Test and Scans as normal. Surgical operations as normal.

#### **Hillingdon Hospital**

Outpatients – Face-to-face. Blood Tests, X-Ray and Scans as normal. Surgical operations are going on as normal. A&E is open and fully functional. There are Covid patients in special Wards.

#### **Watford General Hospital**

Outpatients – mostly virtual. X-Ray, Blood Test and Scans as normal. Surgical operations going on as normal. Admitting Covid patients in separate wards.

Amir Lakha

**NRA / LBH Northwood Ward Planning Report : November 2020 (20:11 Planning NRA)**

**Planning Applications – No Objection / Comment**

<b>Validation Date</b>	<b>Address</b>	<b>Application Detail</b>	
1 <sup>st</sup> October 2020	39 CYGNET CLOSE NORTHWOOD	Two x single storey rear extensions, infill extension and conversion of garage to habitable use involving alterations to elevations	
5 <sup>th</sup> October 2020	18 HIGHFIELD ROAD NORTHWOOD	Conversion of garage to habitable use, porch to front, part two storey part single storey rear extension, part two storey part single storey side extension and 2 x side dormers	
5 <sup>th</sup> October 2020	13 ROY ROAD NORTHWOOD	Reconstruction of chimneys	
6 <sup>th</sup> October 2020	2 MANOR HOUSE DRIVE NORTHWOOD	Erection of a garage with roofspace for storage and new screening tree	
6 <sup>th</sup> October 2020	3 MOOR PARK ROAD NORTHWOOD	To remove One Hawthorn T121 on TPO 13	An Arboricultural Report is attached to the application
24 <sup>th</sup> September 2020	NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION MAXWELL ROAD NORTHWOOD	Section 96a (Non Material Amendment) application for amendments to Condition 2 of planning ref: 2082/APP/2019/4105 dated 20-03-20 erection of a balcony at first floor level, and a balustrade at ground floor level and external lighting namely to allow minor changes to the external material to the front of the building and the addition of a small plant unit unit on the northernmost elevation of the pavillion building.	
8 <sup>th</sup> October 2020	23 EASTBURY ROAD NORTHWOOD	To fell one Oak tree, T1 on TPO 688.	An Arboricultural Report is attached to the application relating to the adjoining property at 9a Rofant Road as potential damage to the property.
2 <sup>nd</sup> October 2020	1 ROSECROFT COURT THE AVENUE NORTHWOOD	Sub-division of flat into 2 self-contained bedsits (Application for a Certificate of Lawful Development for an Existing Use).	
14 <sup>th</sup> October 2020	CALVER LODGE, 25 FRITHWOOD AVENUE NORTHWOOD	To fell one Pine, T50 on TPO 156	An Arboricultural Report is attached to the application
1 <sup>st</sup> October 2020	26 ELGOOD AVENUE NORTHWOOD	Variation of conditions No.4 (Approved Plans) of planning permission ref:57067/APP/2017/801 to allow for minor amendments (Part two storey, part single storey rear extension, first floor side extension, single storey front extension and porch to front.)	
7 <sup>th</sup> April 2020	17 THE BROADWALK NORTHWOOD	Erection of a 6-bed detached dwelling with habitable roof space, associated vehicular parking, cycle storage, external landscaping, amenity space and refuse and recycling, including demolition of existing dwelling.	Further amended plans: See earlier objection.

11 <sup>th</sup> October 2020	24 THE BROADWALK NORTHWOOD	Porch to front and addition of window to the opened balcony on rear first floor	
16 <sup>th</sup> October 2020	THE OLDE NORTHWOOD PH 142 PINNERS ROAD NORTHWOOD	Conversion of public house to residential use to provide 4 self-contained flats including habitable roofspace and roof terrace, demolition of existing garages and rear element and 2 x two storey, dwellings with habitable roofspace including parking and amenity space and external works	Revised application by new owners.
7 <sup>th</sup> October 2020	34B HIGH STREET NORTHWOOD	Change of use from office (Use Class B1a) to 3 x studio flats (Use Class C3) (Prior Approval)	
7 <sup>th</sup> October 2020	11 SANDY LODGE WAY NORTHWOOD	Details pursuant to discharge condition Nos. 3 (Materials) 6 (Site Clearance) 8 (Landscape Scheme) and 12 (Parking Allocation Scheme) of planning permission ref: 16948/APP/2018/55 dated 29/05/2018 (Erection of a two storey building with habitable basement and roof space to create 1 x 3-bed and 3 x 2-bed self-contained flats with associated parking and installation of vehicular crossover to front, involving demolition of existing dwelling house)	
7 <sup>th</sup> October 2020	24 NICHOLAS WAY NORTHWOOD	To carry out a crown reduction back to previous by 1.5m - two Hornbeams (T5 & T6) on the application To carry out a crown reduction by around 2.5m height and 1.5-2m in spread - one Hornbeams ((T2) on the application To carry out crown reduction by removing approx 1.5-2m from all around - one Oak (T3) on the application, all within Area 1 TPO 398	An Arboricultural Report is attached to the application
8 <sup>th</sup> October 2020	23 EASTBURY ROAD NORTHWOOD	To fell one Oak tree, T1 on TPO 688.	An Arboricultural Report is attached to the application
15 <sup>th</sup> October 2020	63 ELGOOD AVENUE NORTHWOOD	Details pursuant to discharge conditions 6 (Landscaping) of planning permission Ref: 518284/APP/2019/1409 dated 21/10/2019 (Two storey rear extension, single storey front extension, conversion of garage to habitable use to include alterations to front elevation, conversion of roofspace to habitable use to include a rear dormer, 6 x rooflights and alterations to roof including raising of ridge height.)	
14 <sup>th</sup> October 2020	COOKS GARAGE FORGE LANE NORTHWOOD	Details pursuant to discharge conditions 10 (Traffic Management Plan) of planning permission Ref: 62125/APP/2018/3118 dated 11/06/2019 (Single storey front extension, creation of first floor level and change of use from storage/distribution (Use Class B8) to day care facility (Use Class D1)	
23 <sup>rd</sup> October 2020	FORGE HOUSE Forge Lane Northwood	Change of use from B1 (Offices) to Class E (Day Centre) (Application for a Certificate of Lawful Development for a Proposed Development)	

#### Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
17 <sup>th</sup> September 2020	33 GATEHILL ROAD, NORTHWOOD	Part two storey, part single storey front/side/rear extension to existing chalet, and conversion of roofspace to habitable use to include retention of 1 x existing front dormer and 1 x	See Objection below



		existing side dormer, plus 1 x proposed rear dormer and 1 x proposed rear rooflight.	
6 <sup>th</sup> October 2020	13 THE AVENUE NORTHWOOD	To fell one group of mixed species (only Ash and Elm are protected within the species the applicant wishes to remove), within Group 2 on TPO 88	Whilst there are some notes in the application and photos attached, there is no detailed Arboricultural Report attached to the application justifying the proposed work.
28 <sup>th</sup> September 2020	41A FRITHWOOD AVENUE NORTHWOOD	To fell One Beech, T15 on TPO 149.	Whilst there are some notes in the application, there is no detailed Arboricultural Report attached to the application justifying the proposed work.
6 <sup>th</sup> October 2020	22 NICHOLAS WAY NORTHWOOD	To carry out tree surgery, including crown reduction by 5 metres 8 Hornbeams (T2, T3, T4, T5, T6, T7, T8, T10 - on the application), To reshape and balance one Oak (T1 - on the application), To reduce by 3 metres one birch(T11 on the application), all within Area 1 TPO 398	Whilst there are some notes in the application, there is no detailed Arboricultural Report attached to the application justifying the proposed work
30 <sup>th</sup> September 2020	10 THE BROADWALK NORTHWOOD	To carry out tree surgery, including a crown reduction to one Oak, within Area 1 on TPO 394.	There is no Arboricultural Report attached to the application and no professional justification given for the proposed works
13 <sup>th</sup> March 2020	29 COPSE WOOD WAY NORTHWOOD	Two storey, 6-bed dwelling with habitable roof space involving demolition of existing dwelling.	There is no planning statement attached to the application. In Question 10 on the application form it is stated there are no trees or hedges but Plan 5329/A101 states a cypress tree is affected, yet there is no supporting report. Second Objection: An Arboricultural Report is now submitted but there is still no Planning Statement. The windows to the side elevation should be obscured glass and unopenable below 1.8 m from the floor finish. The proposed street scene shows windows where the garage is shown on the layout plan. The side elevations at roof level appear overbearing and bulky likely to affect the neighbouring properties. There is no confirmation the rear does not exceed the 45 degree rule, which a Planning Statement would have referred to.
9 <sup>th</sup> October 2020	18 THE BROADWALK NORTHWOOD	Single storey rear extensions	The depth of the extension exceeds policy and will be overbearing for the neighbouring property.
15 <sup>th</sup> October 2020	96 HILLIARD ROAD NORTHWOOD	Part two storey, part single storey rear extension, porch to front and conversion of garage to habitable use with alterations to front elevation	Once again there is no Planning Statement which makes it hard for neighbours to easily understand the proposal.  It is unclear whether the 45 degree angle has been taken from the correct position, and whilst the rear extension has been reduced at first floor level it looks like the adjoining property at No 98 Hilliard is still adversely affected by the bulk.
11 <sup>th</sup> October 2020	24 THE BROADWALK NORTHWOOD	Porch to front and addition of window to the opened balcony on rear first floor	There is no Planning Statement so it is hard to understand the proposals from the plans.  It is unclear if the porch complies with A1:15. They appear to be columns from the plan.
9 <sup>th</sup> October 2020	15 NICHOLAS WAY NORTHWOOD	To carry out tree surgery, including a crown reduction by 5m to one Oak T23 on TPO 393 on the application.	There is no Arboricultural Report attached to the application and no professional justification given for the proposed works
8 <sup>th</sup> October 2020	9 GLYNSWOOD PLACE NORTHWOOD	To carry out tree surgery, including a crown reduction by 30% to two Oak trees on the	There is no Arboricultural Report attached to the application and no professional justification given for the proposed works. There is just a comment in the

		application. Outside the front of number 9 TPO 505	application stating general maintenance, but no professional justification.
8 <sup>th</sup> October 2020	31 HALLAND WAY NORTHWOOD	To remove new growth back to previous points to one Lime (T1) on the application within Group 5 (TPO13)	There is no Arboricultural Report attached to the application and no professional justification given for the proposed works which is to cut back growth
8 <sup>th</sup> October 2020	13 FOXDELL NORTHWOOD	Two storey side extension, conversion of roofspace to habitable use to include 3 x rear dormers, 5 x front rooflights, conversion of garage to habitable use and alterations to elevations	See objection below
28 <sup>th</sup> September 2020	THE WATERTOWER FIELD, DUCKS HILL FARM DUCKS HILL ROAD NORTHWOOD	Change of use of land to store wood and agricultural products for biomass energy including installation of 3 storage bays, siting of a portable office block and a portable toilet block and addition of a fence and gate	See objection below. Petition submitted.
1 <sup>st</sup> October 2020	16 MURRAY ROAD NORTHWOOD	Two storey rear extension and enlargement of habitable roofspace to include 2 x rear dormers, 3 x side rooflights, central roof lantern and alterations to elevations.	Second Objection: Whilst the planning application does not request the conversion of part to flats and a nursery, the application site lies within the Northwood Town Centre Conservation Area and the proposed rear extension would still form an overly large and incongruous addition to the original property, which would fail to respect the architectural character of the original dwelling, and the wider Conservation Area. Also, by virtue of its height and proximity, would be detrimental to the amenities of the adjoining occupiers at no. 18 by reason of overdominance, loss of outlook and loss of light.
9 <sup>th</sup> October 2020	25 DENE ROAD NORTHWOOD	Replacement of existing buildings with a 2.5 storey building comprising 5 x 3-bed and 3 x 2-bed self contained flats, parking, landscaping works and widening of vehiicular crossover to front	See Objection below
27 <sup>th</sup> October 2020	12 & 12C MURRAY ROAD NORTHWOOD	Two storey building with habitable roofspace to form 8 x 3-bed self contained flats involving demolition of existing residential units	See Objection below:
19 <sup>th</sup> October 2020	8 WILDWOOD NORTHWOOD	To carry out tree surgery, including a crown reduction by 1-1.5m to one Lawson cypress, T2 on TPO 33	Whilst there are some notes in the application and photos attached, there is no detailed Arboricultural Report attached to the application justifying the proposed work
20 <sup>th</sup> October 2020	10 MAXWELL ROAD NORTHWOOD	To fell one Goat Willow T13 on TPO 305 - remove regeneration - Front garden	Whilst there are some notes in the application and photos attached, there is no detailed Arboricultural Report attached to the application justifying the proposed work
21 <sup>st</sup> October 2020	69 MYRTLESIDE CLOSE	To carry out tree surgery, to prune one Horse Chestnut located at the back of the property on T1 on TPO 129 on the application	Whilst there are some notes in the application and photos attached, there is no detailed Arboricultural Report attached to the application justifying the proposed work
26 <sup>th</sup> October 2020	46 COPSE WOOD WAY NORTHWOOD	To carry out tree surgery, including a crown by removing one lowest limb to one Oak, A1 on TPO 399 as on the application	Whilst there are some notes in the application and photos attached, there is no detailed Arboricultural Report attached to the application justifying the proposed work.
28 <sup>th</sup> October 2020	3 WOODRIDGE WAY NORTHWOOD	To carry out tree surgery, including a crown reduction by 20 -30% to Poplar and Beech, G1 on TPO 136 on the application To fell one Oak tree, G1 on TPO 136.	Whilst there is a note in the application there is no Arboricultural Report attached to the application and no professional justification given for the proposed works.

22 <sup>nd</sup> October 2020	73 DUCKS HILL ROAD NORTHWOOD	To fell one Oak, T1 on TPO 173	There is no Arboricultural Report attached to the application and no professional justification given for the proposed works.
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## **12 & 12C MURRAY ROAD, NORTHWOOD**

The windows on the side of Tudor Court, No 10 Murray Road, should all be obscured glazing unopenable below 1.8m from the floor finish. This will include some habitable rooms. The windows on the side of No 14 are stated to be obscured glazing, and all of them need to be as well as unopenable below 1.8m from the internal floor finish.

There is no Planning Statement or Design & Access Statement so no descriptions or details to help neighbours understand the impact.

There are balconies that overlook the adjoining properties and these should not be allowed because of the impact on privacy and overlooking.

The parking layout looks cramped with little turning area.

There is no certainty the location of the adjacent properties are correctly shown and whether there is compliance with the 45 degree rule particularly with No 14.

The property is in the Northwood Conservation Area and Policy DMHB 4 B) requires a robust justification of the changes proposed, here two separate properties, one a bungalow, being replaced by a large new-build block of flats.

The location plan shows No 12C only and not No 12 as well.

The previous planning application for 12C Murray Road included an Arboricultural Report because of the TPO covered trees. This updated Report has also been omitted, yet it covers a larger site.

## **THE WATERTOWER FIELD, DUCKS HILL ROAD, NORTHWOOD**

The site will become a storage and distribution facility for the raw material biomass, so not the production itself. This storage use is very different to agricultural use.

The land in question is in the Green Belt, close to Ruislip Woods and opposite Copse Wood, and is seen when travelling by road from Ruislip to Northwood and we consider that the proposed use of the agricultural land will be visually intrusive.

The applicants report states, 'The location also has good transport benefits not available at other sites and will support the farm in line with policy.' In fact, it is on an A road where the entrance/exit is onto a part of the road with a 50 mph speed limit and a main link between residential areas. In addition, any decision should be based upon planning considerations and not business issues.

The applicants report states by the end of year three the traffic generation will be around 76 daily two-way vehicle trips with a maximum amount of two-way vehicle trips possible per day being 90. Is that 76 per day which is a huge number in itself, or in fact 152 movements on and off the road of 76 movements in and 76 out? It will be even more of a problem if the vehicles come through the residential area from Northwood as they will need to stop in a 50 mph part of the road and wait for a gap in oncoming traffic. They will also be slow to build up speed when leaving the site.

The majority of the traffic generated will be by way of large artic lorries described in the Planning Statement as capable of holding 25 tonnes of material which will be travelling, presumably from motorways outside the area, through shopping (Ruislip) and residential (Ducks Hill Road / Breakspear Road) streets and have an adverse impact on them. Although the applicants report suggests lower than full use initially, and then building up, for the purpose of the decision it needs to be assumed that full use will be made of the storage facility.

For these reasons The NRA is of the view that the proposed change of use of Green Belt farmland does not comply with Policy DME 7.

## **13 FOXDELL, NORTHWOOD:**

DMHD 1 E) ii) says the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable. This policy was brought in after the next door house did their conversion, so that should not now be a valid precedent and current policy should be adhered to.

DMHD 1 E) i) and Appendix A: A20 and A21: Three dormers create a dominant top-heavy appearance out of proportion with the rest of the property. The windows are larger than the first floor windows so also contravening policy.

A1:23 There is a difference in ground level of 2-3m with Foxdell being higher. Therefore, the rear dormer windows will be looking directly into habitable rooms of 7 Welcote Drive and so reducing their privacy.

There is a boundary hedge including a large ash tree shielding partially the overlooking, but there is concern at the longevity of this hedge and ash tree which, if they die, will seriously increase the impact of overlooking 7 Welcote Drive

There is no Planning Statement attached to the application.

## **25 DENE ROAD NORTHWOOD**

DMHB 5: Dene Road is an ASLC and as such Policy states the character of the road should be respected. This proposed new build block of flats does not reflect the character of the ASLC and would then set a precedent.

DMHB 5 A): Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. The proposed development fails to harmonise with the other properties in the ASLC almost all of which are detached family houses. Those of the size of the proposed development are well-spaced out from the adjoining properties and not like the proposed development.

The intensification of the site to create 8 flats in a building that is bulky and constructed so close to both side boundaries cannot be considered to be respecting the character of the road which is comprised of generously sized detached family accommodation. The pre-app advice described in the Planning Statement suggests relatively little has been done to adhere to the Planning Officer's comments. For instance,

Moving the rear building line by 2m is relatively minimal given the bulk still proposed.

Increasing the gap between the proposed building and 25a Dene Road by 1m is relatively minimal and provides a gap out of character with the remainder of the road where gaps are far wider for the larger houses such as that proposed. So, again, the property is out of character with the ASLC.

The proposed parking has been 'increased' to, as they say, 'meet the minimum standards,' yet the character of the area is made up of properties that well exceed the minimum so the proposal is out of character with the surrounding properties.

As parking is only at the minimum standard the proposed development would most likely cause parking in the private road which has no pavement.

There is reference elsewhere in the Statement to meeting minimum standards, but in an area where the norm well exceeds the minimum, so again showing the proposal is out of character for the ASLC.

In addition:

It is not stated that all side windows will be obscured and non-openable below 1.8m of the floor finish as required by Policy. There is an adverse impact on adjoining properties as the site slopes down towards Foxdell and Firs Walk and will adversely impact the outlook of those properties.

The property is next door to Tormead, a Locally Listed Building, and the bulk and closeness to the boundary will have an adverse impact on that property.

DMH 4: The Statement refers to the 10% flat conversion principle (the Statement says DMH3 incorrectly), but this is an ASLC. It should be noted that the applicant is the same as for 5 & 6 Firs Walk where they are also trying to significantly increase the density of that site, which has a boundary to 25 Dene Road.

### **33 GATEHILL ROAD:**

The doubling of the footprint (97 sqm increasing to 213 sqm), two storey extensions to the front of the entire property, extensions to both sides, a new block to the rear and accommodation in the roof creates what is effectively a bulky and overbearing new property;

The extensions are not subordinate to the original property.

This will adversely affect the amenities of the adjacent property at 31 Gatehill Road.

This proposal will be detrimental to the Area of Special Local Character within which this property is set.

The application includes an extension across the whole of the frontage which would set a precedent for Gatehill Estate and is contrary to Policy.

The side extensions are not set back, contrary to Policy, and indeed sits forward of the property.

The side windows proposed for the master bedroom should be obscured glass and non-openable below 1.8m from the floor finish.

All other side windows, including those facing towards 31 Gatehill Road and Ravenswood Park should all similarly be obscured glass and unopenable.

The side facing dormer is contrary to Policy.

Policy states the proposals should not adversely impact the amenities of neighbouring properties, but they do affect 31 Gatehill Road.

### **Planning Appeals : Planning Appeals : Decisions**

#### **37, GREEN LANE, NORTHWOOD**

Installation of 2 internal illuminated fascia signs and 1 internally illuminated hanging sign.

**Decision:** Refused

**Reasons:** A line of advertising across the centre of the building and a small projecting sign would not unduly distract the viewer from the coherence of the building because the proposal exploits the existing string course as a strong horizontal feature.

Horizontal signs at this level, many much larger, were typical locally and I therefore do not consider that it would be harmful to the amenity of the area in this regard.

However, while I accept that there are several signs illuminated by lamps or internally nearby, at the site visit I observed that this was generally on a small scale. In addition, the illuminated signs were not attached to such a prominent and architecturally important building. For these reasons, I do not consider that illuminating such a large horizontal tract of the structure would be in keeping with the character of the building or the area. In addition, illumination of signage on Oaklands Gate, on which the side of the bank is situated, would introduce an inappropriately commercial feel to an otherwise quieter street.

#### **PINCIO, GATE END, NORTHWOOD**

Erection of single storey front extension, front rooflight, porch and rear dormer.

**Decision:** Approved

**Reasons:** Overall, the size, scale and design of the extension means that the narrow plot would not be further emphasised, the bungalow would remain modest, subservient to its larger neighbours, and the open, spacious character of the area would not materially change.

#### **32 TOWNSEND WAY, NORTHWOOD**

Two storey side extension, single storey rear extension and conversion of single dwelling into 1 x 2-bed and 1 x 3-bed self-contained flats with associated parking and amenity space.

**Decision:** Refused

**Reasons:** The two-storey extension previously found acceptable by the Council is already a significant addition to the original house. In combination, the extensions would be almost as wide as the original house and whilst the symmetry has already been lost, the proposal would completely unbalance the appearance of the semi-detached pair.

The proposals would cause harm to the character and appearance of both the host house and wider street scene.

#### **15 WOODSIDE ROAD, NORTHWOOD**

A Certificate of Lawful Use for two detached outbuildings to rear for use as an office and garden shed.

**Decision:** Dismissed

**Reasons:** The appellant's evidence is not, as a matter of fact and degree, sufficiently precise and unambiguous to show, on the balance of probability, that the two outbuildings have existed for at least four years by the date the application was submitted.

#### **27 EASTBURY ROAD, NORTHWOOD**

A two storey front extension, part two storey part single storey rear extension, conversion of roof space to habitable use to include 3 x side dormers and 3 x roof lights and conversion of garage to habitable use.

**Decision: Split decision:** The appeal is dismissed insofar as it relates to 3 x side dormers. The appeal is allowed insofar as it relates to a two storey front extension, part two storey part single storey rear extension, conversion of roof space to habitable use to include 3 x roof lights and conversion of garage to habitable use.

**Reasons:** The 3 x side dormers would cause harm to the appearance of the street scene and fail to preserve or enhance the character and appearance of the Northwood Frithwood Conservation Area. The other extensions serve to preserve the character and appearance of the CA and do not conflict with any of the policies.

#### **12 REGINALD ROAD, NORTHWOOD**

A single storey rear conservatory.

**Decision:** Approved.

**Reasons:** While the proposal would extend beyond the rear elevations of both neighbouring properties it would sit behind the tall boundary wall and fencing present at both sides of the appeal site. This, combined with the setback, would provide adequate screening such that the conservatory would not appear as an overly dominant addition from the rear garden of either neighbouring property.

The conservatory would be marginally higher than, and set back from, the tall boundaries already present at the site. This, coupled with the eastern facing orientation of the rear gardens of the properties, would ensure that the impact of the proposal in this regard would be minimal.

### **Planning Appeals : Submitted**

#### **15 KEWFERRY ROAD, NORTHWOOD**

Retrospective application for a single storey rear extension and front boundary wall and gates.

#### **4 CHURCH ROAD, NORTHWOOD**

Installation of drop kerb to front

#### **17 WOODGATE CRESCENT, NORTHWOOD, ,**

1. Single storey extension to storage shed (Retrospective)
2. Without planning permission the erection of a single storey extension to an outbuilding.

#### **29 THE DRIVE, NORTHWOOD**

Two storey, 4-bed, detached dwelling house, involving demolition of existing dwelling, installation of new vehicular crossover and detached outbuilding to rear for use as a cycle store

### **Planning Decisions Where Objections / Comments Made:**

#### **31 FRITHWOOD AVENUE, NORTHWOOD**

Variation of Condition 2 (Approved Plans) of planning ref: 8032/APP/2019/2401 dated 11-09-19 (Conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3)) namely; to allow the installation of a lift, conversion of a window to a door as shown on the side elevation, and the relocation of an en-suite from one room to another and introduction of a wet room (retrospective).

**Decision:** Refused

**Reasons:** The proposed development, by virtue of its layout would facilitate a material change of use of the property to a residential institution (Use Class C2) that could harm the amenity and reasonable enjoyment of the neighbouring property for current and future occupiers.

The proposed development, by virtue of its layout, facilitates the care of individuals with complex needs. The applicant has failed to provide detailed information relating to its use or a site management plan to ensure the property incorporates appropriate design and security features to deter crime and anti-social behaviour.

The proposed development, in the absence of detail relating to inclusive design has failed to demonstrate the proposal would deliver an inclusive design for future occupants of the care home.

LBH have been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

#### **48 MURRAY ROAD, NORTHWOOD**

Demolition of the existing bungalow and the erection of 4 x 2-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works

**Decision:** Approved

**Note Conditions:** Several conditions have to be satisfied first including refuse storage and collection, a Parking Management Plan, no access/egress to/from Lingfield Close except for refuse, the side window in House D overlooking Leaf Close must be obscured glass, and for the future : no further subdivision of the houses without prior consent, several exclusions of GDO rights without approval.

#### **FIRBANK (2) ROFANT ROAD NORTHWOOD**

To carry out tree surgery including a crown reduction by 1.5m to One Oak (T3 on application) within area 1 on TPO 130

**Decision:** Approved

#### **61 COPSE WOOD WAY, NORTHWOOD**

To carry out tree surgery including a reduction back to boundary line from One Oak (T1 on application, situated within the garden of 59), To crown reduce height by 3m and spread by 1-2m Two groups of Hornbeam (G1 and G3 on application), To reduce height by 3m One group of Hornbeam (G2 on application), To Crown reduce by 3m One Oak (T2 on application), and To Crown reduce by 2-3m One Oak (T3 on application), all within Area 1 on TPO 398

**Decision:** Split decision

**Reasons:** With regard to the work to reduce back in line with the boundary to One Oak (T1 on application), no reason has been provided as to why this is required. With regard to the reduction works proposed for the other Oak (T3 on application) and three groups of Hornbeams (G1, G2 and G3 on application) the reason provided for the work is due to excessive shading. However there is no Arboricultural reasoning as to why shading is an issue.

Having regard to the reasons given for the proposed reductions to Two Oaks (T1 and T3 on application) and the three groups of Hornbeams (G1, G2 and G3 on application), the works are unnecessary, unjustified and will have a detrimental impact on the visual amenity and arboreal character of the local area.

#### **6 TANWORTH CLOSE, NORTHWOOD**

To remove one Leyland Cypress from within Group 1 on TPO 257

**Decision:** Approved

**Condition:** The replacement tree shall be planted during the first planting season following the felling works hereby permitted. Thereafter, the replacement tree shall be retained indefinitely and maintained (watered and weeded during the spring and summer) for 2-3 years, or until established.

## **ST JOHNS SCHOOL, POTTER STREET HILL NORTHWOOD**

Details pursuant to Condition 15 (Community Use Agreement) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

**Decision:** Approved

**Reasons:** Changes to the submitted Community Use Agreement were made to become acceptable.

## **29 COPSE WOOD WAY NORTHWOOD**

Two storey, 6-bed dwelling with habitable roof space involving demolition of existing dwelling

**Decision:** Approved

**Reasons:** The proposed development, by reason of its acceptable design, scale, siting, form, proportions and footprint, is not considered to have a detrimental impact on the character and appearance of the Copse Wood Way street scene and surrounding Copse Wood Estate Area of Special Local Character. It is considered that the proposed development would not have an adverse impact on the residential amenities of adjacent occupiers, and general highway/pedestrian safety.

### **Enforcement Action By LBH**

None

### **ADDITIONAL NOTES:**

1 **I responded to the** Review of Hillingdon Council's Statement of Licensing Policy:  
Suggestion made - the closing time should be earlier where the Licence is to be granted in a substantially residential road. For instance, High Street, Northwood where the entire opposite side of the road is residential, compared to Green Lane where both sides of the road are shopping, albeit with flats over.

### **ACTION POINTS FROM LAST MINUTES:**

None

## **Traffic & Highways – November 2020**

You may recall my traffic comments prior to last month's meeting as:-

1. Resurfacing of Green Lane from Hallowell Road to Rickmansworth Road has been completed and looks good
2. I have written to Richard Lewis about outstanding work, particularly:-
  - a) vehicles exiting The Avenue and completing a U-turn to travel east along Rickmansworth Road,
  - b) the slow progress with the petition raised for a pedestrian crossing at the junction of Rickmansworth Road with Green Lane.

Part of my email to Richard Lewis on 10<sup>th</sup> October was as follows:-

As a list of agreed work has never been revealed, it is difficult to know the extent of this work, but certainly vehicles are still making a U-turn having exited the Avenue into Rickmansworth Road to proceed towards Northwood Hills, causing problems, particularly in the rush hours and many vehicles are crossing the adjacent lights when red is showing and at high speed. More recently a petition has been raised for a

pedestrian crossing at these lights, which has been held up by the need for a survey to be carried out during term time and at 'rush hour' to reflect the true usage of the crossing by the local community. This has been delayed owing to the Covid restrictions, but with schools having returned and traffic building, perhaps it can now go ahead.

Richard's answer on 14<sup>th</sup> October was (in red):\_

We asked TfL in the interim to re-phase the lights at the Rickmansworth Rd/Green Lane junction and they refused to do so. Unfortunately I don't think there is much more we can do about making it into a pedestrian controlled set of lights at this time.

Regarding cars jumping the lights and doing U turns, these are obviously road traffic matters and outside of the council's powers of enforcement and so I would suggest you take this up with the local Safer Neighbourhood Team.

After some research my answer on 24<sup>th</sup> October was:-

A council officer in the transport, roads and parking project dept. (not sure if that's the correct name) has now confirmed the following:-

#### **Pedestrian problems at Rickmansworth Road/Green Lane lights**

There is an outstanding survey, as agreed with the Council, to check this crossing for pedestrian safety, to be carried out when traffic conditions return to normal, i.e after Covid!

#### **U-turn in Rickmansworth Road from The Avenue**

There a number of outstanding proposals following the road survey carried out a couple of years ago. No list of work has yet been agreed, but this will be looked at again for budget year 2021-2022.

Richard's reply on 26<sup>th</sup> October:-

Thanks for the update, which is pretty much inline with what we knew particularly in regard to the lights at the junction of Green Lane and the Rickmansworth Road.

*Peter Lansdown*  
*traffighighways@northwoodresidents.co.uk*



## Police Report

### Ward Panel

Mr Gareth Elliott - Assistant Head & Head of Year 11 at Northwood College has confirmed that Jada Richard has volunteered to sit as a Youth Representative on the ward Panel. However I have not yet been able to contact her.

Due to Covid our quarterly meetings are currently via Zoom. The next one is set for Wednesday 2nd December at 18.00hrs although that may change.

### Correspondence

Following on from last month's report I chased Cllr Richard Lewis about both the safety issues within the gravel pits and the flooding of Copeswood Way

His most recent reply is on top: [Green is from Hillingdon Council to Richard](#)  
[Blue is from me to Richard](#)

Philip

I know personally as that's on my running route and had to run through the flooded pavement. My feet were soaking and cold for the rest of the run which was very unpleasant!

I will push for an answer on the safety aspect and ensure officers once again get Thames Water to do something.

Kind regards

Richard

*The road was part flooded yesterday and people are complaining on our Copsewood WhatsApp group of being soaked by cars going through the large puddle (lake).*

*But also residents are keen to know what the council will do to ensure the Gravel Pits are safer. What have you suggested about that ?*

Please see the response from Member Enquiries.

I will endeavour to keep you up to date as I receive answers to our enquiries.

Kind regards

Richard

Dear Cllr Lewis,

Thank you for your email.

We have referred your enquiry to the Community Safety Team on ME 8515233 and the Highways Utilities Team on ME 8515234.

You will be responded to shortly.

Kind regards,

Donna Clancy    Members Enquiries Officer    Residents Services

I'd like to follow up our previous conversations about the gravel pits. After the attempted rape we discussed possible additional security and lighting, CCTV etc. You suggested that CCTV is extremely difficult to install but I am wondering if you have had a chance to speak further with council colleagues about alternate solutions. As the nights draw in there seem to be a few more close shave incidents in and around that area and the gravel pits remain a cause for concern especially with single ladies although men can be attacked / mugged as well. School children seem to be a target as well at

present.

At our virtual NRA AGM last night we were asked a number of questions about both the incident and about the security of the gravel pits. A few comments suggested that it may end up being a NO GO zone which we certainly do not want to see happen. One related issue is that Copsewood Way adjacent to the pits roughly where the flag pole sits was again flooded this week, as it always is when we have some heavy or prolonged rain. This makes walking along that well lit and safer section impossible so many residents are forced to use the gravel pits paths. This adds to the anxiety and danger for residents. Seeing a final solution to the flooding would be a very welcome start as it is a nuisance for car drivers too.

I hope you can update me with your thoughts on these matters.

Regards

Philip

Generally apart from some Catalytic converter thefts things appear to be relatively quiet. I am disappointed to say the new Sergeant (James Bishop) has still not contacted me.

Additionally: Sophie Coughlan Arboricultural Manager at Hillingdon has been made aware by me and another neighbour of the demolition of a TPO'd Oak tree at 5 Nicholas Way.

Sophie replied recently : *Following the initial report of the removal of an Oak tree without prior consent I passed this to our planning enforcement team. They take the lead when there has been any TPO and/or planning breaches. I then provide them any tree advice required. I believe they have sent a letter to the landowner and we are currently awaiting a reply by the 10th November 2020.*

Philip Green

## **Membership**

Further congratulations received to Ros Plume for the excellent Autumn Newsletter, and to Miles Gillman for the Northwood Walks map.

Members have continued to respond to the COVID situation with now some 150 subs envelopes being delivered to Sharmans since distribution of the Newsletter – in addition to those returned via their RSs (a further 60 or so).

My plea in the Newsletter has brought many requests for email addresses to be added to our db to receive alerts – though several required detective email exchanges when the member did not supply their name and / or postal address!

And the usual 10% or so of new email addresses scrawled on subs envelopes have “bounced in transcription” – so detective work is ongoing

My next Newsletter plea will be for members using envelopes for their subscriptions NOT to empty their Piggy Banks to do so – this gives me a huge extra amount of work to bag all the coins by denomination, and when full enough, to take each bag to the bank to pay them in.

There have been 3 notable “miscreants”, but the clear winner was a member whose single envelope contained no less than 50 coins (I have a photo)!! The claimed sub was £2, but in fact the contents came to £2.05, plus a copper 2 cent (EU) coin virtually indistinguishable from a UK 1 penny piece, which confused the bank machine and had to be hand-sorted at the counter from the 49 legal coins in the bag.

Paul Barker

CRS and DPO

## **Business**

Subs collected to date £345. Last year subs were £540. There may be minor adjustments as some businesses pay directly to David.

We have received no subs from the High Street nor Pinner Road. Some had invoices and may yet pay directly to David.

Green Lane and the High Street are very different entities. I have suggested to Valerie and Miles, who have both kindly stepped in for me at different times, that we should have a further meeting before the next Newsletter to assess the situation. We will circulate our conclusions and recommendations to the committee. Any thoughts welcome.

We have had one new member who works from home and wanted to have his business on our website. Ros may have more to say at our meeting.

Hoda Lacey

## **END OF REPORTS**