

# NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 14 March 2023, 8pm in the Family Room,  
Methodist Church, Oaklands Gate

**Present:** Tony Ellis, Sue Mansfield, Ros Plume, Hoda Lacey, Valerie Mellor, Miles Gillman, Peter Lansdown, Philip Green, Paul Barker, Vijay Kotecha

- 1      **Apologies:** Trevor Sherling, Rashmi Chauhan, Amir Lakha, Andrew Egan
2.      **Minutes of 14 February Meeting**  
were approved
3.      **Matters Arising:**  
None
4.      **Correspondence**  
*From RP:*
  - Email from resident in Murray Road concerned about neighbour's planning application. Passed to TS.
  - Continuing correspondence with Myrleside Close Residents' Association concerning their block membership invoices. I believe I am now in touch with the correct individual and that the invoices for 2021 and 2022 will be settled shortly.
  - Email from the marketing manager at St Helen's School inviting an NRA member to speak to Y12 Geography students about the Northwood area. Put her in touch with TE.
5.      **Former Police Station**  
The Planning Meeting was calm and the decision to turn down the application was unanimous. TS was thanked in his absence for all the work he put in helping the Lead Petitioner with the presentation. Meanwhile the boards put up on the property are letting in water. TS to write to LBH asking them to ensure there is no deterioration of the property.
6.      **Committee**  
The Constitution states that the Executive Committee has between six and 14 members including the three officers.  
It was decided that we ask the AGM to agree to amend Clause 25 of the Constitution in order to allow more flexibility within the Executive Committee. The proposal is to increase the maximum number of committee members from 14 to 16 including the three officers. This will be added to the final version of the AGM notice.  
It was noted that Pam King has resigned from the Committee.
7.      **Council's Library Strategy**  
This is to be supported by NRA. TE will complete a survey on our behalf.
8.      **TfL Development**  
No further information.
9.      **MVH Cancer Centre**  
No further update.
10.     **Pop-up events**

TS

TE

## Spring Event Saturday 15 April

*From RP*

Saturday 15<sup>th</sup> April, 11:00 to 13:00. Northwood Lions and Jamboree Scouts are joining us. Miles has applied for our events licence. Will need commitment from members to help Miles with setting up and taking down.

Police and Neighbourhood Watch have been invited. PG and SM unable to attend.

### 11. AGM 2023

*From RP*

Date confirmed as Thursday 20<sup>th</sup> April 2023. Church booked 7.30pm to 10pm, meeting starts at 8pm. AGM notice is in the March newsletter. I'll bring nomination slips to the meeting for those members who wish to stand for re-election

The meeting will be recorded and SM will write up notes later. RP to check recording with Keith Tabor

SM RP

### 12. Spring Newsletter

*From RP:*

Thanks are due to our printer for rescheduling the newsletter enabling me to delay sending him the copy until Friday 10<sup>th</sup> March so that we could include the result of the Police Station hearing. The newsletter is due to be delivered to PB on Friday 17<sup>th</sup> March.

**Frequency of newsletters.** We promise members that we will produce three newsletters each year, but we are not bound to that, the constitution makes no mention of the newsletter. Though I receive ample material from local organisations, it is noticeable that the committee members find it challenging to produce fresh articles for each issue. Should we reduce the number of issues to two per year?

**Implications for this year.**

- Some advertisers have paid up front for three ads, but this could be handled by rolling it on to 2024.
- There is a note in the March newsletter, saying 'next issue due out in July'.

It was decided to continue with three newsletters a year.

### 13. Subcommittee Reports

#### 13a Membership

PB and RS will give a demo shortly accompanied by a Powerpoint presentation to show particularly the new system reduction in labour, cashless payments and potential future enhancements. Rajen will host this.

PB to start proceedings on an RS reception around the end of May.

PB RS

PB

#### 13b Finance

No further information. RC will prepare the accounts.

RC

#### 13c Traffic and Highways

PL will contact our councillors to enquire about actions from the traffic survey and any progress on a crossing by the Montessori School. PL will go to one of their surgeries. The border of the proposed ULEZ area is not clear.

Re a commercial vehicle legally parked outside the True Lovers Court, no action can be taken that has not already been tried by the residents.

PL

#### 13d Health

VM reported that, at Hillingdon Hospital one lift has not been working since Christmas and the other does not work from the second floor. TE recommended notifying PALS

VM

#### 13e Business Membership

PG to give PB a list of business members who have paid their subscriptions.

PG

#### 13f Environment

No further information.

AE

**13g Woods and Open Spaces**

All Residents Associations around the Colne Valley Regional Park (approx. 60 – 70 Organisations) met to consider erosion of the green belt within the Park. There are some 35 applications to build on the Park, including Pinewood, HS2 and many smaller ones.

There are 150 luxury homes planned to be built on Batchworth Golf Club land.  
TE will write to Cllr Reena Ranger.

**TE**

**13h Police**

HL elaborated on the information in her report. She was congratulated on doing an excellent job.

**13i Planning**

There is a planning application to combine three shops at 34-38 Green Lane into two units, including the unit occupied by Cancer Research.

**13j Communications.**

*From RP*

**Website.**

- 1025 sessions made by 1009 users during February.
- Posted on website since last report:
  - Police Ward Panel Minutes
  - Former Police Station Hearing - several updates
  - Local police community engagements

**Press.**

- Article in February issue of Northwood & Ruislip News about Jubilee tree planting.
- I met local reporter Holly Bullen at Costa Coffee. General chat about Northwood.

**14 AOB**

1. David Goodman, Treasurer of Save Our Northwood (SON) has suggested that SON be closed down. The Directors of this trust can dispose of the approx. £18K as they see fit. TE will get legal advice and, if appropriate, propose a separate Trust Fund with two trustees independent of NRA to control it.
2. TE has been invited to talk to St Helens sixth-formers, approx. 15 – 20, about former aspects of Northwood, including Save Our Northwood
3. VM represented NRA at litter picking on the Recreation Ground.
4. TE will advise Mount Vernon radio to apply for funds if they want a contribution from the NRA for new equipment. RP to provide MVH contact details to TE

**TE**

**TE**

**TE  
RP**

The meeting ended at 22.05

Next Meeting: Tuesday 11 April, 2023

## **Appendix: REPORTS**

### **CRS Report**

A full analysis from our previous database of the number of members actually having paid subscriptions over the last three years showed that less than 2,000 had done so.

As some 2,300 were requested in the boxes of autumn newsletters that went to the ARSs, last time, the analysis by RSs indicated many newsletters were being delivered that should not have been.

For the spring newsletter only some 1,900 newsletters plus spares have been ordered from the printer.

Work continues on preparing to change from the previous custom built membership database to a proprietary system which will facilitate cashless payments from our members.

For this year the subscriptions envelope has been redesigned to emphasise the facility for members to pay by BACs, and supplies will be delivered with the Newsletters.

The full duties of a membership secretary (MemSec) role applicable to the new db has been prepared and the RS duties will be updated for when we are ready to implement it.

### **Traffic**

#### **Northwood Traffic Survey**

Many committee members will remember that back in 2017, at NRA's request, a survey of three major roads in Northwood was carried out on behalf of the Council. A report was issued some time later, with no action to date. I have recently written to our ward Councillors suggesting that with the new financial year upon us now would be a good time to resurrect this together with the petition for a controlled pedestrian crossing at the junction of Rickmansworth Road with Green Lane. So far no response.

#### **Ultra-Low Emission Zone**

Will Sadiq Khan, the Mayor of London, extend the existing Ultra Low Emission Zone (ULEZ) to cover the outer boroughs as promised (threatened) by the end of August 2023? If so, most owners of vehicles with petrol engines registered before 2005 and diesels before 2016 will have to pay £12.50 per day of use. Please note that anyone travelling into London from the surrounding areas, e.g. Home Counties and further afield, will have to pay £12.50 per day.

Hillingdon Council, along with Bexley, Bromley and Harrow and Surrey County have brought a legal action which will challenge the expansion in the High Court on five grounds:-

1. Failure to comply with relevant statutory requirements
2. Unlawful failure to consider expected compliance rates in outer London
3. The proposed scrappage scheme was not consulted upon
4. Failure to carry out any cost benefit analysis
5. Inadequate consultation and/or apparent predetermination arising from the conduct of the consultation.

## **Rickmansworth Road**

In the last Newsletter I mentioned serious traffic congestion between the Ducks Hill Road junction and Maxwell Road, at times causing major disruption in the surrounding area and asked for thoughts/comments. As I received none, I assume that everyone is happy with the present position.

## **Eastbury Road (close to Green Lane junction)**

Work is in progress to “excavate to repair collapsed sewer pipe” – scheduled to be completed by 29/03/23.

*Peter Lansdown*

[traffichighways@northwoodresidents.co.uk](mailto:traffichighways@northwoodresidents.co.uk)

## **Health Report**

Nothing to report this month

## **Business Report**

Nothing to report this month

Philip Green

## **Environment Report**

Street cleaning was requested outside 75 Murray Rd Northwood near the junction with Rickmansworth Road as rubbish was strewn over the road. This was handled quickly by Hillingdon Council.

The mess left by contractors working on the properties at the end of the new road called Blackbird Lane off Murray Rd has been cleared and the verge left tidy following a visit from the Council. However, a day or so later the verge on both sides of the road near Blackbird Lane again had been driven over. The verges here will need re-seeding and possibly bollards strategically placed as there is a difficult turn in or reverse into this lane with fairly narrow gates set just beyond the entrance. How well incoming new resident's removal vehicles get on is questionable.

Contractors left a road sign in Elgin Drive after finishing their nearby roadworks and the Council responded to a request to remove it quite quickly.

The blocked drains reported in the previous month have been unblocked and the pavements cleaned.

Andrew Egan

13/3/2023

## **Woods and Open Spaces Report**

Nothing to report

# Police Report

## NPWP Quarterly Meeting:

We held a meeting on Wednesday 8 March 23. This was hosted by the Northwood College for Girls. It was an excellent venue and refreshments were served. The students gave their presentation and I will send this to you all separately.

Our sergeant, Gareth Blackburn and our PC Mike Fowler attended. Richard Lewis also attended.

A deputy from the Moor Park security team attended and gave us an overview of what their security issues are in Moor Park. We shared ideas on tackling crime and communicating with residents. Our local SNT are in contact with the Herts force covering Moor Park so that we can share intelligence.

## Crime Stats and Police Reports

These will be sent separately.

## Neighbourhood Watch:

There has been some progress on a closer working relationship with Hillingdon Neighbourhood Watch. Keith Weston has been appointed deputy co-ordinator for Northwood, Malcolm Lucas for Harefield and myself for Northwood Hills. We held a meeting to discuss how we can work more closely together. This is still under discussion.

### Here is a recap of OWL background:

OWL was offered as a secure communication platform that can be accessed by the Met police and NHW independently.

OWL grew organically over a period of time and slowly became the only secure by design platform. This did not happen overnight, so it wasn't NHW one day and OWL the next. When you sign up you are joining OWL which can be accessed by NHW and Met police. They are not separate entities.

If OWL folds then we lose a secure method of communication, there are other ways which are less desirable ie Social Media, WhatsApp street groups, emails, foot soldiers to deliver printed leaflets. Etc. We would have to concentrate on our local areas only.

OWL is dependent on funding from the Mayor's Office (MOPAC). We should be notified in March if it will continue funding. Either way, whether OWL continues or not, we are all going to have a long hard think about how we proceed, if indeed we can, and ensure it will be a long-term arrangement. Not one where we are holding our breaths wondering if it will be funded for the following year or not. (drafted by Kevin Mephram, deputy chair HNHW)

## Meetings:

I attended a Hillingdon Independent Advisory Group meeting on 7 Feb with Malcolm Lucas and a Safer Neighbourhood Board on 28 Feb meeting with Dave Ludlow and Kevin Mephram both at the Civic Centre. Both of these meetings were attended by the Met Police and Hillingdon officials. They distributed up to date crime stats for the whole of Hillingdon.

I also attended a Met Police Turnaround Plan meeting on 7 March, also at the Civic Centre, together with Tony and Andrew Riley.

We also had a meeting at Tony Ellis with Keith Weston and Gareth Blackburn to discuss our SNT concerns.

I had a meeting separately with Andrew Riley to discuss ways in which we could further co-operate as ward panels and neighbourhood watch.

I also met Holly Bullen of "My Local News" to help spread the word on our Northwood Police Ward Panel and our contribution to helping detect crime, plus a briefing on the importance of raising OWL profile.

HL  
11/3/23

## NRA / LBH Northwood Ward Planning Report

### Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
2 <sup>nd</sup> February 2023	23 FOXFIELD CLOSE NORTHWOOD	Erection of a part single, part double rear extension and single storey side extension	
15 <sup>th</sup> February 2023	TIMBERS, NORTHGATE NORTHWOOD	Demolition of existing dwelling and Erection of a replacement Dwelling to Form a New 4 Bedroom House	
23 <sup>rd</sup> February 2023	3 WILLOW END NORTHWOOD	Erection of a single storey rear extension, front porch and ground floor side facing windows	
2 <sup>nd</sup> March 2023	10 TANWORTH CLOSE NORTHWOOD	Erection of a single storey extension to the side and rear of dwelling	
1 <sup>st</sup> March 2023	34, 36, 38 GREEN LANE NORTHWOOD	Demolition of existing outbuilding and partial demolition of the ground floor of nos. 34 and 38. Erection of an outbuilding for use as a workshop. Installation of an external staircase to retained upper floor residential units. Amalgamation of ground floors of no 38 and 36 to form a combined retail unit including a new shopfront.	

### Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
6 <sup>th</sup> February 2023	13 THE BROADWALK NORTHWOOD	To carry out tree work as set out in the included tree report, trees protected under Area 1 on TPO 395	Whilst there are some notes, there is no detailed Arboricultural Report attached to the application justifying the proposed work
6 <sup>th</sup> February 2023	17 KIRBY CLOSE NORTHWOOD	To carry out tree surgery including a height reduction by 6-8m and a lateral reduction by 2-3m ensuring property has a 2m clearance to One Lime T59 on TPO 12	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
15 <sup>th</sup> February 2023	12-18 Whittles Yard Rear Of HALLOWELL ROAD NORTHWOOD	Insertion of new windows and doors into existing opening of the work shop buildings	Comment : No new windows should face towards any of the houses in Hallowell Road
21 <sup>st</sup> February 2023	24 THE BROADWALK NORTHWOOD	Erection of a prefabricated granny annex for ancillary residential use associated with the dwelling	This fails to comply with Local Plan: A1.16 as it is not connected internally to the existing building and so is not an Annexe. It is an Outbuilding but does not comply with DMHD 2 (iv) as primary living accommodation is provided. Whilst we sympathise with the stated reasons, it does not comply.
21 <sup>st</sup> February 2023	37 CYGNET CLOSE NORTHWOOD	Erection of a part single, part double storey rear extension with alterations to existing roof and patio (revised description)	Comment - Whilst the side window at first floor level is set back it is very large will still allow overlooking of the neighbouring property.
2 <sup>nd</sup> February 2023	44 MURRAY ROAD NORTHWOOD	Demolition of existing buildings and replacement with up to 2.5 storey building comprising of 5 self-contained flats with associated	See Objection Below

		parking, cycle and bin storage and landscaping	
10 <sup>th</sup> August 2022	2 NORTHBROOK DRIVE NORTHWOOD	Erection of two storey side and single storey rear extensions.	Revised Plans submitted: We have seen the revised plans and confirm the objections to the application previously made still stand.
9 <sup>th</sup> February 2023	22 THE BROADWALK NORTHWOOD	Erection of a single storey rear extension	See Objection below
23 <sup>rd</sup> March 2023	28 HALLAND WAY NORTHWOOD	Conversion of roofspace to habitable use including the raising of the secondary ridge, erection of 2 no. rear/side dormers, hip to gable extension and insertion of window and lightwell at front of basement level	Hip to gable is not supported in the Local Plan DMHD 1 E ii). A terrace is shown on the roof plan (although no access so that is unclear) which would affect the privacy of the adjoining property.
6 <sup>th</sup> March 2023	35 NICHOLAS WAY NORTHWOOD	To remove One Pine within Area 1 on TPO 396	Whilst there are some notes, there is no detailed Arboricultural Report attached to the application justifying the proposed work

#### 44 MURRAY ROAD

Local Plan DMH 4 : this type of development must seek to enhance the local character of the area. In recent years, large concentrations of flats have resulted in a range of problems, including increased on-street parking and resultant congestion on roads, the loss of front gardens, reductions in privacy, significant changes to the street scene, and loss of family accommodation.

All of these apply in the case of this proposed development:

Loss of front gardens, and, indeed, the lack of provision of external amenity space. The front garden is now a car park; there is minimal rear space and includes the cycle store in the rear corner.

There seems to be a presumption against disabled occupiers or children. In today's times a lift is a common feature but with the way the flats are crammed in it would mean the reduction in the number of flats. So it seems children will be left to play ball and other games on the balconies.

No on-site car parking for visitors, five car spaces for five flats but one is disabled so will be allocated to one of the flats only. Murray Road is often congested already and this will add to that given it would be five two-bedroom flats instead of one three bedroom family home.

It is clear over-development of the site and would be crammed in and cramped given the footprint of the proposed building.

Loss of family accommodation : replacing a family home with two-bedroom flats when there is a known need for three-bedroom flats for families. The mix does not reflect the need nor the ambition of LB Hillingdon for a mix to include 3-bedroom flats.

#### 22 THE BROADWALK NORTHWOOD

The subject property is already set back beyond the rear building line of No 20, and so a further 4m will have a more intense adverse impact on the neighbour at No 20 The Broadwalk.

The proposal includes a side extension adjacent to No 20 The Broadwalk which would also be an extension by more than 4m and right up to the boundary.

The property is already closer to the boundary than currently supported as it is in an ASLC. The rear extension should therefore be inset.

There is a new ground floor side window shown to a utility room right on the boundary. As it permits sight into the adjoining property including the upstairs bedroom, it should be removed altogether or at least conditioned to be obscured glazing and unopenable below 1.8m.

#### Planning Appeals : Planning Appeals : Decisions

None



## **Planning Appeals : Submitted**

### **41 WIELAND ROAD NORTHWOOD**

Erection of a two storey side/front extension and single storey rear extension

### **PAVEMENT OUTSIDE 8-10 ROWLAND PL GREEN LANE NORTHWOOD**

Installation of 1 no. internally illuminated freestanding double-sided digital advertisement unit

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

### **18 HIGHFIELD ROAD NORTHWOOD**

Conversion of garage to habitable use, part two storey, part single storey rear extension, part two storey, part single storey side extension, 2 side dormers and roof lights (part retrospective application); front porch extension, installation of a vehicle crossover, front boundary treatment and driveway

**Decision:** Approved

**Reasons:** The depth of the single storey rear extension generally aligns with the neighbouring rear conservatory. Given the difference in relative ground levels, the extension is only approximately 2.5m in height above the ground level of the neighbouring property. Therefore the development does not result in amenity harm to the neighbouring property in terms of loss of outlook, loss of light or appearing overbearing.

Similarly, while the height of the garage conversion has been increased, the relative height would not result in harm to the amenity of the neighbouring property

### **22 THE BROADWALK NORTHWOOD**

Erection of a single storey rear extension

**Decision:** Refused

**Reasons:** The extension does not comply with the prescribed depth in Policy DMHD 1, nor does it contain a parapet wall which is a requirement for developments within an Area of Special Local Character

The development would be sited right along the shared boundary line with no.20 The Broadwalk, therefore is contrary to point iv of Policy DMHB 6. Further, given the proximity to the existing soft boundary treatment it has not been sufficiently indicated in the form of an arboricultural survey or tree report that this planting could be retained.

### **13 THE BROADWALK, NORTHWOOD**

To carry out tree work as set out in the included tree report, trees protected under Area 1 on TPO 39

**Decision:** Approved

### **17 KIRBY CLOSE, NORTHWOOD**

To carry out tree surgery including a height reduction by 6-8m and a lateral reduction by 2-3m ensuring property has a 2m clearance to One Lime T59 on TPO 12

**Decision:** Approved

### **NORTHWOOD POLICE STATION, 2 MURRAY ROAD NORTHWOOD**

Change of use from former Police Station (sui generis) to mixed use place of worship (Class F.1) and community centre (Class F.2), along with minor alterations to car park layout.

**Decision:** Refused

**Reasons:** The application submission fails to fully demonstrate that the proposal would not give rise to adverse impacts upon the highway network to the detriment of traffic congestion, parking stress and highway safety.

The proposed development would likely contribute to the production of unacceptable pollutant emissions in the Northwood West Air Quality Focus Area and the Northwood East Air Quality Focus Area. Given the uncertainty in the trip generation associated with the operation of the development, it is not possible to ascertain the full measure of transport emissions into the atmosphere and whether the proposed development would be air quality neutral. Further, the proposed development is not air quality positive and the measures proposed are not sufficient to mitigate the total emissions.

### **NORTHWOOD POLICE STATION, 2 MURRAY ROAD NORTHWOOD**

Internal alterations and repairs including relevant works. Reinstatement and repair works to windows, doors, police lamp and call box (Application for Listed Building Consent)

**Decision:** Refused

**Reasons:** The proposed development, by reason of the loss of historic fabric, would fail to preserve the significance of the Grade II Listed Building by posing 'less than substantial harm' to the significance of the designated heritage asset. Further, the proposed development is not considered to provide deliverable public benefits sufficient to outweigh the harm posed.

**Enforcement Action By LBH**

None

**ADDITIONAL NOTES:**

None

**ACTION POINTS FROM LAST MINUTES:**

None

**END OF REPORTS**