

# NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 11 September 2023, 8pm in the Family Room,  
Methodist Church, Oaklands Gate

**Present:** Tony Ellis, Sue Mansfield, Hoda Lacey, Ros Plume, Peter Lansdown, Philip Green, Paul Barker, Jan Harding, Miles Gillman, Trevor Sherling, John King

1. **Apologies for Absence:** Andrew Egan, Amir Lakha, Valerie Mellor, Vijay Kotecha, Rajen Shah
2. **Minutes of 8 August Meeting**  
were approved
3. **Matters Arising:**  
The trees outside the old Police Station do not appear to have been trimmed.  
TE, RP, HL and Jane Wakefield met Cllr Henry Higgins to discuss the Crowe's Nest play ground. Cllr Higgins will go back to the council to work out how to improve this much needed public space.  
MG will take up the lack of care of new trees in Chestnut Avenue Recreation ground with Ian Edwards, leader of the Council. Seems to fall between two council groups potentially responsible.
4. **Correspondence**  
*From RP:*
  - Invitation from the CO of Northwood HQ to VM to an event at Watersmeet celebrating the Northwood Volunteer Band's 25th anniversary. Forwarded to VM who kindly invited me to be her +1
  - Email from a resident asking for updates regarding TfL properties and other empty premises in Northwood. Forwarded to TS who responded.
  - Email from a lady who had treatment at MVCC and would like to show her gratitude by selling hand-knitted items to raise funds for them. She requested advice about contacting the MV shops. I put her in touch with Mount Vernon Comforts Fund administrator.
  - Email from Bryn Holmes of Northwood & Ruislip News asking for news items. Circulated to committee.
  - Letters of thanks have been received from MHA Communities (Live At Home) and the scouts for our donations.
5. **Committee**  
PG announced his resignation from the committee and was warmly thanked for all the good work he has done. He will continue as an ARS and RS.  
JK accepted the committee position of membership Secretary and was elected nem con.  
Membership@ emails no longer need to be forwarded to PB.
6. **Former Police Station**  
No further information.
7. **TfL Development**  
No further information.
8. **MVH Cancer Centre**  
No further information.

MG

RP

<b>9.</b>	<b>Pop-up event 16 September</b>	<p><i>From RP:</i>  11am to 1pm. Northwood Lions and MHA Communities - Northwood Live at Home have accepted our invitation. TE has invited our councillors and MP. I have advised MG that I shall be away from 15<sup>th</sup> September, so if he needs equipment from scouts to let me know in good time.</p> <p>David Simmonds MP has said he will try to attend.  Weather looks questionable. MG will decide by lunchtime on 15<sup>th</sup> whether to go ahead and notify all concerned. SM to warn MHA.  HL will now store our gazebo in her garage. MG will store the police gazebo in his garage.  HL to query with the police how much they use this gazebo we provided for them.</p>	<b>MG</b> <b>SM</b> <b>MG,</b> <b>HL</b>
<b>10.</b>	<b>AGM 2024</b>	<p>Thursday April 18 chosen. RP to check church availability  Who for main speaker?</p>	<b>RP</b> <b>ALL</b>
<b>11.</b>	<b>Subcommittee Reports</b>	<p><b>11a</b> PB thanked JH, JK, RS and VK for all the work they have done on the new system. PB will ask for feedback on the role definition documents recently issued. PB will also ask ARS if they wish to meet.</p>	<b>PB</b>
<b>11b</b>	<b>Finance</b>	<p>JH reported many duplicate payments from members, recorded as a donation for this year.</p>	
<b>11c</b>	<b>Police</b>	<p>No further information.</p>	
<b>11d</b>	<b>Woods and Open Spaces</b>	<p>MG will be giving a guided tour of Ruislip Lido at 10am on Friday 10 November. Book via the Ruislip Woods Trust web site.</p>	<b>MG</b>
<b>11e</b>	<b>Business membership</b>	<p>No further information.</p>	
<b>11f</b>	<b>Environment</b>	<p>No further information.</p>	
<b>11g</b>	<b>Traffic and Highways</b>	<p>PL will notify TE if no reply is received from the councillors</p>	<b>PL</b>
<b>11h</b>	<b>Planning</b>	<p>No further information.</p>	
<b>11i</b>	<b>Health</b>	<p>No further information.</p>	
<b>11j</b>	<b>Communications.</b>	<p><b>IT Support</b>  <i>From RS:</i>  Handled various requests regarding email system, especially with respect to contact names and email addresses.  Provided guidance to John to get on board with Membership email account.</p>	
	<b>Website</b>	<p><i>From RP:</i></p> <ul style="list-style-type: none"> <li>• Posted on website since last report: <ul style="list-style-type: none"> <li>○ Various forthcoming local events: NRA Pop-Up, MVCC 10k run, MVCC outdoor open day</li> </ul> </li> </ul>	

- NRA Pop-up as a News item
- Police engagements for September
- Join the Poppy Appeal team

From RS:

Below is an analysis of visits to the NRA website between 1st August 2023 and 9th September.

The following should be noted:

- There seems to have been a flurry of interest in the “Supporting Local Residents and Businesses” page on the website.
- The bulk of other hits to the website seem to be regarding the Urgent Care Service at Mount Vernon Hospital, The Phlebotomy Unit at Mount Vernon Hospital, and the Shuttle Bus Timetable.
- The average engagement time for the pages is less than 30 seconds, which implies very low engagement. People appear to be coming just to get some quick information for their needs.

Page title and screen class	↓ Views	Users	Views per user	Average engagement time	Event count All events	Conversions All events	Total i
	2,127 100% of total	948 100% of total	2.24 Avg 0%	0m 41s Avg 0%	5,845 100% of total	0.00	
1 Northwood Residents' Association – Supporting Local Residents and Businesses	367	215	1.71	0m 15s	1,043	0.00	
2 NHS Urgent Care Service at Mount Vernon Hospital – Northwood Residents' Association	343	260	1.32	0m 38s	1,105	0.00	
3 The Phlebotomy Unit at Mount Vernon Hospital – Northwood Residents' Association	239	190	1.26	0m 28s	813	0.00	
4 Shuttle Bus Timetable – Northwood Residents' Association	93	64	1.45	0m 16s	264	0.00	
5 Useful contacts – Northwood Residents' Association	43	34	1.26	0m 18s	118	0.00	
6 Planning – Northwood Residents' Association	36	31	1.16	0m 21s	98	0.00	
7 Health – Northwood Residents' Association	35	23	1.52	0m 17s	78	0.00	
8 Contact us – Northwood Residents' Association	34	28	1.21	0m 16s	73	0.00	
9 The Executive Committee – Northwood Residents' Association	34	27	1.26	0m 30s	91	0.00	
10 Business Members – Northwood Residents' Association	32	21	1.52	0m 41s	63	0.00	

## 12. AOB

- a) Autumn Newsletter. We are planning this schedule:  
 Copy deadline, Monday 9th October  
 Copy to GPS, Wednesday 18th October  
 Delivery to Paul, Friday 27th October.

The meeting ended at 21.48

Next Meeting: Tuesday 10 October, 2023

## Appendix: REPORTS

### CRS Report

Progress has continued / accelerated on the move to membermojo.co.uk/nra (mmjo) as our membership database.

3 documents have been updated and agreed by the team of :-

CRS (Paul Barker), MemSec (John King), Treasurer (Jan Harding) and dbmanager (Vijay Kotecha)

- describing their respective roles in **230809 NRA Membership management team.docx**.

This, along with **230809 ARS duties – updated.docx** and **230809 RS duties – updated.docx** have been circulated to all ARSs, RSs and Committee members.

Vijay had prepared instructions which have been further updated and sent to all ARSs and RSs advising them how to log in to mmjo, where they can each see all pertinent data for just their “patch” members, including all subs paid and registered centrally by MemSec or Treasurer up to typically within one week of the date on which they are checking.

RSs have been asked to maintain their own “patch” database (as an electronic spreadsheet or manual list) updated with this latest data, and to advise MemSec of any subs they have collected, plus any name or email address changes of their patch members which should be centrally updated.

It will inevitably take a while for these procedures to bed in, during which time ARSs & RSs have been asked to contact Vijay or Rajen Shah (our IT manager) for assistance with their computer skills.

- we have had an understandable RS resignation as a result.

Hopefully we are now at the end of entering subs data previously missed, and RSs will have accurate info on which of their members who have yet to pay subs for the current year - to appropriately chase with the Autumn (late October) Newsletter – and avoid the embarrassment of chasing those who have already paid for this year!

In the documents circulated ARSs and RSs have been reminded NRA subs are for the current calendar year – **to be collected as early in the year as possible**. (Some had slipped into the bad habit of not collecting till the end of the sub year, or even early months of the next!) causing problems with auditing the true state of NRA finances.

Finally. my particular thanks go to Philip Green for the time and effort he has put in to integrating his own “Business” db info into mmjo, and to Jan Harding for similarly starting to integrate invoicing, payment chasing and subs entering for “Residential Blocks”.

Paul Barker  
CRS & DPO

## **Police Report**

### **Overview:**

Both PC Blackburn and PCSO Usher have had annual leave during this month. PC Sohal and PC Fowler have been responsible. This includes choosing and notifying our SNT engagements.

### **Recent Activities:**

I met with various individuals throughout the month. These are mainly for information gathering, updating or seeking guidance and are not included in my monthly report.

I also try to attend online GLA meetings discussing police issues. On the last one, Commissioner Mark Rowley stated that attrition rates were increasing faster than recruitment.

I subscribe to any free police news on the internet. Some will only give us headlines or links to other (paid) sites. But they serve their purpose.

These give me a wider context in which to place our concerns.

### **Meeting of all Ward Panel Chairs:**

Following the meeting at Brunel Uni both Tony and I re-established contact with Ben Wright, a senior officer in Hillingdon.

Ben does usually attend meetings of the Safer Neighbourhood Board (SNB) and the Hillingdon Independent Advisory Group (HIAG). He has, so far, proven a strong ally of the ward panels.

I suggested a meeting of all ward panel chairs to meet and discuss common issues, queries, concerns and updates.

This will now be happening on 19<sup>th</sup> September, chaired by Ben.

### **Ward Panel Action Group:**

We created this small action group because one meeting every quarter of a full ward panel was not moving us forward quickly enough.

#### Action Group members:

Hoda Lacey

Keith Weston (Ward Panel),

Malcolm Lucas (Ward Panel minutes),

Kevin Mepham (co-ordinator for Northwood NW)

We meet on an informal ad-hoc basis to update each other on Ward Panel, Neighbourhood and Business Watch and other relevant topics. Other relevant individuals may be invited. These are then fed through to the full ward panel and to the NH steering group.

### **School Watch Meeting:**

Keith and I met with Sergeant Allyson Easton and constable Darren Roe at Ruislip Police Station.

We are planning to create a school watch in Northwood to work alongside the current OWL School Watch initiative. It is still early days and I will update you as we go along.

## Pub Watch

Just for information, you may be aware that Jennifer O'Dwyer also runs the Northwood branch of Pub Watch. This is a separate initiative which links a number of pubs in a group set up to monitor ASB and thefts from pubs.

Jennifer will be attending our next ward panel meeting to report on business watch and pub watch. I understand that there has been an increasing amount of thefts from Three Wishes recently. I have no info on The Gate.

## Ward Panel Handbook:

I have only recently become aware that such a document even exists! It was created in 2021 and reviewed in 2022. Link below. I will raise this at the Ward Panel chairs' meeting.

<https://democracy.towerhamlets.gov.uk/mgConvert2PDF.aspx?ID=188804>

## Publicity/PR:

The Panel needs as much presence as possible, given that so many of our residents don't even know it exists. I will bring this up next week at the Ward Panel Chair meeting (plus other issues I am currently compiling).

In the meantime, here is the latest mention. I hope to have something else in the October/November issue. I couldn't make the last meeting.



**Business Watch initiative expanding after criminals caught**

Written by Darius Morgan

Northwood Business Watch, a new initiative launched by residents to help protect local businesses, is expanding after an auspicious start. The scheme seeks to improve communication and collaboration between businesses and local groups, such as Northwood Police Safer Neighbourhood Team and residents' associations, to help keep the community safe.

After businesses in Green Lane signed up to the scheme, Business Watch is looking to expand into the old Northwood High Street and is actively seeking for a volunteer to manage this phase.

Jennifer O'Dwyer, licensee of the Three Wishes Pub and WhatsApp administrator of Business Watch, said: "We are committed to reducing crime to further strengthen our community and attract more residents, businesses and visitors. "Recently, local police chased at least two criminals,

Many businesses on Green Lane have already signed up

detailed them and retrieved the stolen goods." Hoda Lacey, chair of the Northwood Police Ward Panel, said: "There is no excuse for criminal behaviour. Criminals in Northwood are being identified, reported and located." Businesses looking to join the network should contact Hoda at [police@northwoodresidents.co.uk](mailto:police@northwoodresidents.co.uk)

Any ideas or contacts you may have in the media will be most helpful.

Hoda Lacey  
11 September 23

## **Woods and Open Spaces Report**

- The license for next Saturday's event has come through.
- I have spoken to John Usher and I will be collecting the second gazebo during the week as the police are a bit short staffed.
- Responding to Jennifer's email re Xmas lights, I have negotiated with the lighting company some coloured lights for the Xmas tree and the other trees. Will explain more in the meeting.
- I complained to Sophie at LBH that the Queens trees on Chestnut Ave. did not appear to be looking good. Unrelated to that I had a subsequent call from 'Trees for Streets' company who supplied the trees to do a PR shot of them. I explained why it would not be very good PR and he will now also put pressure on LBH to look after them.
- Ruislip Woods Trust were aware that Warren Farm next to Mad Bess Woods has been put up for sale by LBH which could have meant development near the woods. We are pleased to report that after some dialogue including sending in the Long-Term Management Plan for the Woods that the new Title Deed will contain a restrictive covenant limiting use of the land to agricultural and ancillary.
- Harebells and Common Spotted Orchids, have now been seen on Poors Fields again after last year's drought and a year off from the cows.

Miles Gillman

## **Business Report**

I have continued to receive the last of the business subscriptions. I have also spent many fun hours adding/ amending/deleting information for the mmjo database. The business directory should now be correct. I intend to review it again when time and then consider it complete. There are many more businesses we have never interacted with or don't know about and I have added some into the system.

There seems to have been no new business additions in Northwood nor any further closures. Any impact on business due to ULEZ has not been filtered to me yet but it's only been a week or so.

Philip Green

## **Environment Report**

No report this month

## **Traffic and Highways**

### **Northwood Traffic Survey**

The Leader appears to have picked up on only one of 10 recommendations in the report, which was subsequently covered by a petition. I mentioned this to him in an email of 19<sup>th</sup> July, while listing the 10 recommendations in the report. The only response so far has been a holding email by return from the PA, "Ian is currently on annual leave and by copy I shall ask [@Cllr Jonathan Bianco](#) to respond." Having had no response, on 1<sup>st</sup> Sept I sent a reminder to Ian, with a copy to Jonathan. Still no response.

## **ULEZ**

As you will be aware, this is now upon us. Any thoughts/comments?

## **Copse Wood Way**

I have received an email from a resident who is concerned that local building work sometimes blocks access to her property in a side road. On 31<sup>st</sup> August I forwarded this to our two Councillors asking for some help. So far, no response.

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



## LBH Northwood Ward Planning Report : September 2023

### Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
28 <sup>th</sup> July 2023	32 LINKSWAY NORTHWOOD	Demolition and replacement of the existing property, with 1 no detached 6-bed dwelling with basement, including new access, retention of existing access and ancillary works	
24 <sup>th</sup> July 2023	77 MYRTLESIDE CLOSE NORTHWOOD	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.60 metres, and for which the height of the eaves would be 3.00 metres.	
3 <sup>rd</sup> August 2023	6 GATEHILL ROAD NORTHWOOD	To carry out tree surgery - to crown reduce by 1.5m and crown lift over pavement to 2.4m from ground level to TWO x Purple Plum Trees in G4 within TPO 169 (T1 & T2 on map-front garden).	
8 <sup>th</sup> August 2023	47 KEWFERRY ROAD NORTHWOOD	Erection of a front porch, amendments to boundary wall and fenestration, removal of existing chimney stack, installation of 3 roof lights, replacement carport. Demolition of the existing side annex and erection of replacement side annex with green roof (revised description)	
9 <sup>th</sup> August 2023	12 JACKETS LANE NORTHWOOD	Details pursuant to the discharge of Conditions 5 (External materials and finishes) & 6 (joinery, framing and glazing arrangement) of planning permission ref. 11580/APP/2021/3314, dated 06-04-2022 (Demolition of a non-original single garage, an outbuilding, oil store and a non-original ground floor chimney breast. Enlargement of two openings at ground floor, replacement of all non-original UPVC windows and the construction of a single storey glazed link, extension and associated fenestration and single storey outbuilding.)	
4 <sup>th</sup> August 2023	20A FRITHWOOD AVENUE NORTHWOOD	Erection of a single storey side extension, amendments to fenestrations including relocation of dormer and upgrade of building materials. New front boundary gate	
8 <sup>th</sup> August 2023	21 KNOLL CRESCENT NORTHWOOD	Erection of a front porch Application for a Certificate of Lawful Development for a Proposed Development)	
7 <sup>th</sup> August 2023	TIMBERS, NORTHGATE NORTHWOOD	Details pursuant to the discharge of Conditions 3 (materials and external surfaces), 6 (method statement), 8 (landscape scheme), 10 (step free access), 14 (sustainable water management scheme) of planning permission ref. 20350/APP/2023/432, dated 23-05-2023 (Demolition of existing dwelling and erection of a replacement dwelling to form a new 4-bedroom house)	
27 <sup>th</sup> July 2023	25 KEWFERRY DRIVE NORTHWOOD	Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development)	
26 <sup>th</sup> July 2023	NORTHWOOD HEALTH & RACQUET CLUB DUCKS HILL ROAD NORTHWOOD	Installation of Solar PV panels to pitched roofs of 3 buildings (Application under Class J, Part 14, Schedule 2 of the General Permitted Development (England) Order 2015 (as amended)). (Additional plans received)	

8 <sup>th</sup> August 2023	14 NICHOLAS WAY NORTHWOOD	Installation of 1.5m high wrought iron sliding gates to existing vehicular access and 1.5m high wrought iron railings to front boundary.	
14 <sup>th</sup> August 2023	3 VANTAGE MEWS NORTHWOOD	Erection of a single storey extension to rear with roof light. Conversion of garage to habitable roof space and roof light. Changes to fenestration including front door, first floor rear window.	
23 <sup>rd</sup> August 2023	SEYMOUR HOUSE 34-38 CHESTER ROAD NORTHWOOD	Erection of a second floor link walkway between two existing care home buildings.	

#### Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
7 <sup>th</sup> August 2023	GATEHURST GATE END NORTHWOOD	To fell one Oak at T22 within TPO 169.	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 of removing the tree.
7 <sup>th</sup> August 2023	48 HALLOWELL ROAD NORTHWOOD	Erection of a single storey rear extension to existing detached garage with new patio, ramp and landscaped area following partial demolition of store and wc	The extension exceeds that allowed under the Local Plan given it is 5m in depth for a semi-detached house, although it is understood that it is an extension to the garage which is detached from the house. It is on the infill side so not 5 m beyond the neighbouring house but will adversely affect them.
3 <sup>rd</sup> August 2023	2 GROVE ROAD NORTHWOOD	Erection of a single storey extension to rear/side and erection of an outbuilding to rear garden. Conversion of integral garage to habitable accommodation with amendments to fenestration (revised description)	The objection relates to the outbuilding - A very large outbuilding and larger than a double garage – it is not accessed from a service road but straight onto the highway, and the proposed building will affect the street scene.  It gives a second dropped curb for the house.
25 <sup>th</sup> August 2023	21 LINKSWAY NORTHWOOD	To carry out tree surgery. To reduce branch overhanging tennis court by 2m one Oak (T1 on map). To cut back to boundary one Hornbeam (T2 on map). To fell one dead Cypress (T3 on map). All in A1 within TPO 392	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 of removing the tree.
23 <sup>rd</sup> August 2023	25 DENE ROAD NORTHWOOD	Variation of Condition 2 (Approved Plans) of planning permission ref. 46479/APP/2020/3055 dated 28/01/2021 (and as amended under planning ref: 46479/APP/2021/1461) (Replacement of existing buildings with a 2.5 storey building comprising self-contained flats, parking, landscaping works and widening of vehicular crossover to front) (Revised description approved under non-material	The side elevation plans show only the small windows as being obscured glazing. Presumably it will be conditioned that all side windows are to be obscured glazing as per Condition 4 of application 46479/APP/2020/3055. The same condition should be specifically applied to the balconies even though shown as such on the new plans.

		amendment application number 46479/APP/2021/1209 dated 12/04/21) Changes to the approved floor plans and elevations due to the addition of balconies	
22 <sup>nd</sup> August 2023	5 ROGERS RUFF NORTHWOOD	To carry out tree surgery - To level top edge by 0.25m to boundary one Cypress G1 on map (within 4 Roger's Ruff). To trim to right hand boundary one Cypress H1 on map. Both within A1 within TPO 95	Notes are attached but not the survey report referred to so no formal Arboricultural Report justifying the proposed works.

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

**6 CULLERA CLOSE NORTHWOOD**

Erection of a part single storey, part double storey rear extension

**Decision:** Refused

**Reasons:** Particularly because of the rear public pathway the proposed development would not respect the character and appearance of the Conservation Area.

**18 THE BROADWALK, NORTHWOOD**

A single storey extension at rear of existing garage.

**Decision:** Approved

**Reasons:** the proposed extension would not be disproportionate to the existing dwelling and would not harm its character and appearance, nor that of the surrounding area. The proposed single-storey extension would not appear overbearing to the adjoining occupiers and would not result in an unacceptable loss of sunlight, daylight or privacy.

**Planning Appeals : Submitted**

**Northwood Commercial Sales/Autocentre Northwood Ltd PINNER ROAD NORTHWOOD**

Replacement of vacant car sales centre with a 3 storey mixed used development comprising of 1 x 1-Bed Apartment, 7 x 2- Bed Apartments and 1 x 3-Bed Apartment, with associated ground floor undercroft car and cycle parking and ground floor commercial space Use Class E

**27 Linksway, Northwood**

**Enforcement:** Without planning permission, the erection of a two storey detached dwellinghouse (not in accordance with plans approved under planning permission reference 34565/APP/2018/3189 dated 31/10/18), including erection of a mansard roof with parapet walls, external lift overrun and central dome on main roof.

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

**28 NICHOLAS WAY NORTHWOOD**

To fell & replace one Oak, two Hornbeams (T6,T10,T11 on map). To fell one Cedar (T31 on map) To crown lift 1-2m clearance beyond new building line three Oaks (T24,T56,T62 on map). To crown reduce by 2-3m three Oaks (T60,T80,T82 on map). All in TPO 398 within Area 1

**Decision:** Approved

**Reasons:** Although not included in the most recent planning application previous applications have included and approved the removal of this Oak and two Hornbeams (T6,T10,T11 on map). The Cedar (T31 on map) is surrounding by other trees and its removal will have little impact on the wider amenity of the area whilst allowing the other trees more space. Six Oaks (T24,T56,T62, T60,T80,T82 on map) to carry out pruning works to enable to installation of the scaffolding to complete the building works is seen as appropriate to ensure the trees are not damaged during the construction phase and this work will have little long term impact on the trees.

#### **7 ROGERS RUFF NORTHWOOD**

To fell one Lawson's Cypress (T1 on map) - in area A1 within TPO 95.

**Decision:** Refused

**Reasons:** The applicant has ticked yes to "alleged damage" and there is evidence of cracks and bowing in the retaining wall however they have not provided any technical evidence to prove this damage has been caused by the tree and not just as a result of the age of the wall/ weight of the soil.

#### **4 ROFANT ROAD, NORTHWOOD**

Demolition of existing outbuilding and demolition of part single storey addition to existing house. Construction of new single accessible dwelling.

**Decision:** Refused

**Reasons:** The proposed dwelling by reason of its size, scale, bulk, depth, width, site coverage, siting and design, in this prominent position, would fail to harmonise with the local context, established street pattern and building lines and would result in a cramped form of development that closes an important gap characteristic to the area.

The proposed development would place undue development pressure on various healthy Council owned trees on adopted highway within a tree preservation area,

The proposed new dwelling, by virtue of its proximity, scale, and depth, would be harmful on the residential amenity of the occupiers of No.4 Rofant Road,

Both the host dwelling at No.4 Rofant Road and the proposed new dwelling would be provided with insufficient and impractical private garden areas that would result in poor quality private amenity space, and substandard living conditions for residents at both properties.

In the absence of a basement impact assessment, it has not been satisfactorily demonstrated that the development proposal would not cause harm to the built and natural environment, and local amenity and does not result in flooding.

#### **22 FRINGEWOOD CLOSE, NORTHWOOD**

Erection of a single storey annexe for ancillary residential use with glazed link between the annexe and the existing house

**Decision:** Refused

**Reasons:** The proposed annexe, by reason of its provision of facilities required for day-to-day private domestic existence and the availability of independent access to it, would result in the creation of a self-contained residential unit in a backland position where such a dwelling would be unacceptable, due to the requirements of external amenity space for future occupiers, and its detrimental impact on the character and appearance of the area and on the living conditions of neighbouring occupiers.

The proposed self-contained residential unit would result in an incongruous and cramped form of development that would relate poorly to the existing built form on and around the site, detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

The proposed self-contained residential unit would have no private amenity space provision, and would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

By virtue of its proximity, siting, size, scale, height and self-contained use, the proposed annexe would cause harm to the living conditions of the existing neighbouring occupiers at numbers 20 and 24 Fringewood Close and their respective private amenity space, in terms of loss of outlook, overshadowing, loss of privacy, sense of enclosure and overbearing impact.

#### **Enforcement Action By LBH**

None

#### **ADDITIONAL NOTES**

**Northwood College** : spoke to the College regarding the comments they made at the Planning Committee.

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

None

## **Health Report**

### **The Nurse Practitioner Urgent Service Unit at Mount Vernon Hospital, Northwood**

I was able to discuss various points frankly with Nurse Linda Hirst, Nurse Practitioner in Charge.

1. There is no Waiting Room and no Reception area. Patients wait in the corridor and they have to be moved quickly. There is very little possibility of expansion. The North-West London Consortium is not in favour of a 24-hour service. They prefer - 'By Appointments'. That is the Policy in most of their areas of operation.
2. Patient Feedback, that they have got, demonstrates that patients preferred 'Appointments system' far better than 'Walk In', because they can manage their time better.
3. Efforts to convince the North West London Consortium are unlikely to be successful and hence the Petition will not bear much success. Furthermore, it may be difficult to get enough signatures for the Petition.
4. Just on the day, Monday 21st August 2023, all Appointments had been fully booked for the day by 11.30am. When ringing for an Appointment, the phone just kept ringing and ringing. Looks like there is shortage of capacity in the current set up.
5. Requirement for an ECG prior to being seen for elderly is something very strange and may have something to do with how the lady had described her symptoms or her condition. It is NOT a requisite for all elderly visiting the Unit.

On the basis of the above discussion, lodging a Petition for expansion of the Unit, therefore, doesn't seem worthwhile.

### **Defibrillator at the Northwood Underground Station**

I was informed that the Station had acquired a Defibrillator and the way it was stored, the members of the public did not have easy access in case of emergency.

I paid a visit to the Northwood Station and met the lady at the Counter. She stated that the Defibrillator is based at the Station purely to be used by the Station Staff and not by members of the public.

She mentioned that if I had any disagreement or questions, then, see the Station Manager. The question arose in my mind that if a cardiac arrest took place when the station staff was not available, then, there would be no access to a Defibrillator.

**END OF REPORTS**