

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 10 October 2023, 8pm in the Family Room,
Methodist Church, Oaklands Gate

Present: Miles Gillman, Sue Mansfield, Hoda Lacey, Ros Plume, Peter Lansdown, Paul Barker, Jan Harding, Trevor Sherling, Andrew Egan, John King, Valerie Mellor, Rajen Shah

1 Apologies for Absence: Tony Ellis, Amir Lakha, Vijay Kotecha

2. Minutes of 12 September Meeting were approved

3. Matters Arising:

Crowe's Nest playground. We are waiting to hear what Cllr Higgins agrees with the council as to how to improve this much needed public space.

4. Correspondence

From RP:

- Email from the CO of Northwood HQ to VM saying their reception at Watersmeet celebrating the Northwood Volunteer Band's 25th anniversary was cancelled, but complimentary tickets for the concert available. Forwarded to VM.
- Member saying that her local WhatsApp group has told her that we now have to pay the newsletter subscription online. But couldn't see where to do that on the website. Referred to JK.
- Email from a resident asking if there is a booking system for the hospital shuttle bus.
- Via JK, lady who has recently joined NRA expressed interest in joining the committee. TE responded, as we cannot ask officers of a political party to be on the committee.
- Resident enquiring about powers to deal with speeding on Ducks Hill Road. Referred to PL.

5. Committee

All to consider who to get as a replacement for Philip Green on the committee.

6. Former Police Station

No further information.

7. TfL Development

Work is progressing on the old Hard 8 location at the corner of Eastbury Road.

8. MVH Cancer Centre

No further information.

9. Pop-up event

From RP:

Saturday 16 September. I was not present but have seen some sunny photos with plenty of people around. Northwood Lions were happy with the event, raising funds for local causes and public awareness for their club. Felt to be a success as we did it with other groups.

Carols@Costa. Thursday 14 December. MG is now available for this date. He has spoken to Ann Lynes, Vicar of Holy Trinity and will also talk to her about involving other groups in this

ALL

MG

essentially singsong event. MG will also get a working urn from the scouts and put up posters etc. No need to involve other stalls this time.

10. Remembrance Sunday.

A £50 donation to the British Legion was approved.

JH

11. AGM 2024

Thursday April 18 chosen. The church is available.
Who for main speaker?

ALL

12. Subcommittee Reports

12a Membership

The job of an RS is now primarily delivering newsletters and communication with residents. Also trying to get up to date info on residents to report to the membership secretary. PB reported few replies to the question of wanting a meeting of ARSs so far.

12b Finance

No further information

12c Police

HL reported that crime figures for this area are somewhat lower than they should be due to current reporting practices of trouble in the businesses.
The Ward Panel is still looking for a meeting place.

MG will speak to PCSO Usher about their need for space on the notice boards.

MG

12d Woods and Open Spaces

No further information

12e Business membership

No further information.

12f Environment

AE reported jobs being redone at extra cost to the council. He will take up this and other inefficiencies with Ian Edwards, Leader of the Council.

AE

12g Traffic and Highways

Cllr Bianco responded saying he had passed our query on the conclusions of the 6-year-ago traffic survey to his team.

There has been a ULEZ checking camera on the Rickmansworth Road just south of the Green Lane junction.

The police have two speed cameras, but no one trained in using them. The cameras do not work at night.

12h Planning

No further information.

12i Health

No further information.

**12j Communications.
Press**

From RP:

- August issue of My Northwood & Ruislip News included an item about Business Watch quoting HL and giving her NRA email as contact.
- September issue of My Northwood & Ruislip News reproduced our website item about the Poppy Appeal

Website

From RP:

- Posted on website since last report:
 - Police engagements for October
 - Northwood Library closure
 - Petition for Moor Park and Eastbury residents parking in Northwood
 - The Avenue closure
- Various updates for local organisations still to do
- Various events to post, newsletter takes priority at present.

IT Support

From RS: As usual, Mt Vernon Hospital information gets the highest number of hits. There were lower hits to the Planning, Contact Us and Membership pages. This indicates that there is interest within the community for Planning and Membership, and people are looking for ways to contact us.

Total engagement time is fairly low, less than 30 seconds for each page, so it appears that people come to the web page, get their information, and leave. This is also due to the fact that our pages are simple and informative, and appear to address the reason why people came to the site.

13. AOB

- 1) *From RP:* Autumn Newsletter. The schedule is:

Copy deadline, Monday 9th October

Copy to GPS, Wednesday 18th October

Delivery to Paul, Friday 27th October.

Articles are coming in, little particularly exciting. RP will be sending out reminders to those who have missed the deadline. HL to check the progress of the report PCSO Usher has submitted to Sergeant Blackburn.

- 2) *From RP:* TE and I visited Northwood College to discuss a project suggested to them by David Simmonds MP. It concerns identifying trees in Northwood, their idea being to create plaques using their 3-D printers.
- 3) PL queried the status of the clock. It was decided to wait until the clocks go back to see if it will right itself and display the correct time.
- 4) The recent petition to allow Moor Park and Eastbury residents to buy at a low price a Hillingdon first card to get cheaper parking in central Northwood states that this is approved by our committee. After a discussion it was approved by a majority vote.

RP
HL

The meeting ended at 21.42

Next Meeting: Tuesday 14 November, 2023

Appendix: REPORTS

CRS Report

Progress has again continued / accelerated on the move to membermojo.co.uk/nra (mmjo) as our membership database. Further data-cleaning and checking has allowed us finally to close down access to Stephen Plume's custom built previous NRA db software.

Our new system has been successfully used to communicate several Alert messages by email, for which we have received member's written thanks.

Jan Harding (Treasurer) and I have met up with John King as he settles into the role of Membership Secretary to discuss further adaptations of mmjo for our use, and Vijay Kotecha is working on these.

ARSs and RSs were asked to respond to the 3 documents describing their respective roles in **230809 NRA Membership management team.docx**, **230809 ARS duties – updated.docx** and **230809 RS duties – updated.docx** and of those who have nearly all stated they understood the content and would comply with the re-stated procedures.

One resulting RS resignation remains to be replaced, but another patch has been filled.

RSs now have access to accurate info on which of their members have yet to pay subs for the current year - to chase with the Autumn (late October) Newsletter.

ARSs have been asked to use their access to mmjo to provide CRS with how many "members-of-record" their RSs have so that our printer can produce a suitable number of Autumn Newsletters (boxed per ARS) for members entitled to receive them.

To emphasise their management role ARS have been promised the opportunity of a meeting to be hosted by Tony Ellis to discuss any issues they may have in the further implementation of mmjo.

Paul Barker
CRS & DPO

Membership

As there have not been many new applications for membership and not many envelopes from Sharmans I have been doing some analysis of the MMJO database. Subject to any errors (hopefully none) these are my findings.

In 2022 1080 members paid £5995.95.

In 2023 to approx. 7th October 961 members paid £5794.05.

There were a number of RS's who had no payments recorded on their patch and some with only those paid by BACS direct or via Sharmans. Are these RS's holding collections to make one payment only in the year, or have they physically received nothing yet. In either event this will make a very large amount of work for Jan and/or myself when the payments are made. Would it be advisable to request that the RS's pay in what they have now, so as to spread the workload!

I do have the spreadsheet that I created these figures from if anyone would like a copy.

Paul Jan and I were talking about "who are our real members". No doubt Paul would like to enlarge on this.

Another matter to consider is all the names we have listed but have not been members for some years. We do not know if:

- Are they still resident.
- Are they deceased.
- Do they just not want to be members anymore.

Should we firstly email anyone whose address we have, but remove the names and previous payment record of all others.

This then leads on to recording on MMJO regarding 'Membership State'

Having gained more information on the MMJO I can see it will prove to be so valuable in maintaining an accurate record of our members.

I have been looking at all the emails written via Membership Secretary in the Webmail system and have sorted all membership applications since the system was installed. I think I would like to enter the dates of the application on the MMJO record unless there is a reason why I should not. Are there other records which would allow me to enter older applications.

Sometime ago I (I think before I was even considering applying for the MemSec role) did raise the question with Paul of each member having a unique membership number, which could then be used for simplifying BACS payments etc. Has this been further discussed?

John King

Police Report

Overview:

Our team remains the same

- Sgt. Gareth Blackburn
- PCSO John Usher
- PC Mani Sohal
- PC Mike Fowler

Recent Activities:

- Both Tony and I attended a Ward Panel Chairs' meeting chaired by Chief Inspector Ben Wright online on Teams. We discussed several useful topics and a further meeting will be held in December. Although fewer chairs attended than anticipated, those that attended raised many good points. These will be followed up and progress discussed at the next meeting. We have a supportive ally in Chief Inspector Ben Wright
- I also attend online GLA and other met-related meetings discussing police issues, whenever possible. On the last one, Commissioner Mark Rowley stated that attrition rates were increasing faster than recruitment. Not good.
- There was also a meeting held at the Civic Centre on 3/10/23 which I could not attend. Keith Weston and Brian Sass from the Ward Panel attended and reported. Here is the invite.

Hillingdon Superintendent Anthony Bennett would like to formally invite you to help co-produce a Stop and Search Charter between the Metropolitan Police Service (MPS) and the communities of London. This is recommendation 10 from Baroness Casey's review on culture and standards. It is also rooted in the Commissioner's New Met for London strategy and will take account of previous recommendations on stop and search.

Although Northwood may not be a prime candidate for "Stop and Search" activities, the meeting covered many different issues arising.

Overall, it appears that the Met are really taking note of what residents are telling them and doing something about it.

School Watch:

Both St. Helen's and Northwood Girls College have two student representatives ready and eager to contribute to the Ward Panel's objectives. Both Deputy Heads are coming to a meeting hosted at NGC on 31 October.

Business Watch

This appears to be in good working order in the Green Lane area

Jennifer, licensee of Three Wishes has also volunteered to be administrator for the old High Street. We are currently visiting businesses there to include them.

Jennifer will then send a quarterly report to the Ward Panel or attend herself when possible.

Our Northwood BW initiative has created much interest.

Funding remains an issue. Each initiative requires funding. The Ward Panel is grateful to the NRA for their support with the stickers for the Business Watch posters. However, it is increasingly difficult to raise our profile without guaranteed funds. This applies both to Business Watch and the Ward Panel.

Ward Panel Action Group

The Ward Panel held an Action Group Meeting last week. A reminder: members are

Hoda Lacey (chair)

Keith Weston (Ward Panel)

Malcolm Lucas (Ward Panel minutes)

Kevin Mepham (co-ordinator for Northwood NW)

We agreed several actions re

- Finding a venue (and free hosting) next March for Ward Panel Meetings, following our host's resignation.
- Finding funding for printing Business Watch window stickers and others. We thank the NRA for their assistance to far.
- Enabling Hillingdon Neighbourhood Watch to become an integral part of Met Police training and refresher courses.

HL

9/10/23

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

No report this month

Environment Report

A significant water leak outside the rear gate to Mount Vernon Hp in White Hill (runs from The Green Man pub Northwood to Harefield village) that has water running beside the curb for over 100 meters was reported to both Affinity and Thames Water. Affinity could not find the leak (which has been there for 4 weeks) and Thames Water at least acknowledged my interjection but has not done anything. I contacted Henry Higgins to lend support and he advised that the location is in Three Rivers Council area.

Winston Churchill Hall has massively increased its hall hire charges recently and the same will apply to other halls operated by Hillingdon Council. The newly installed public use wifi system at WCH is low powered, sufficient for light emailing but insufficient for live streaming, e.g. via zoom. I report this as a significant number of Northwood residents use WCH when attending the monthly Moor Park Arts Society functions.

At the junction of Murray Road with Elgin Drive Northwood, road closure occurred on 6/10/2023 as the earlier repaired gas pipework has failed again. Gas problems and water leak problems at this junction regularly occur with 'fixes' lasting rather short timescales. This suggests that either the work is inadequately specified or oversight is insufficient, but it could mean that the technical competence of the work gang is questionable. If any of the NRA Committee Team or Residents are aware of road repairs or utilities repairs having to be re-visited and re-done could you let me know please. Over regular repair work is an unacceptable cost burden ultimately falling on the taxpayer.

Hillingdon Council has indicated that many pothole repairs from this month are going to employ the new Elastomac process that uses around 70 per cent recycled materials, including road surface shavings and car tyre material – the mix is poured directly into a pothole with no need for widening or compaction and then is fast to set. Generally speaking, there is neither waste to remove nor excavation required. This should be a win for the motorist and a win for the environment.

Andrew Egan

Traffic and Highways

No report this month

Peter Lansdown
traffichighways@northwoodresidents.co.uk

LBH Northwood Ward Planning Report : September 2023

NRA / LBH Northwood Ward Planning Report : October 2023 (23:10 Planning NRA)

Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
23 rd August 2023	5-6 FIRS WALK NORTHWOOD	Details pursuant to the discharge of Conditions 3 (materials and external surfaces) & 13 (skylights) of planning permission ref. 30837/APP/2021/2577, dated 25-05-2022 (Reserved matters (landscaping, layout, scale and appearance) in compliance with Condition 1 of Inspector's Decision Letter dated 01/02/2021, Appeal Ref: APP/R5510/W/20/3253781 (LPA Ref: 30837/APP/2019/3096) (Erection of 3 x 4-bed dwellings with associated parking and amenity space and installation of vehicular crossover))	
29 th August 2023	45 COPSE WOOD WAY NORTHWOOD	Erecting part single storey, part two storey rear extensions, two storey front and side extensions, a new roof including 2 x small rear dormers maintaining the alterations to the existing access and crossover and internal layout	
4 th September 2023	21 GATEWAY CLOSE NORTHWOOD	Existing use of converted garage as separate, self-contained dwelling (Application for a Certificate of Lawful Development for an Existing Use)	
13 th September 2023	2 BIRKEN MEWS NORTHWOOD	Conversion of roof space to habitable use to include 2 rear dormers and 2 front roof lights. Erection of a single storey extension to front. Erection of part single part two storey extension to rear and side	
12 th September 2023	2A KEWFERRY ROAD NORTHWOOD	To carry out tree surgery - to cut back to last reduction points, reduce to give 2m clearance from house, and lift to 2.5m over footway One Silver Birch at T142 within TPO 90	
13 th September 2023	CALVER LODGE, 25 FRITHWOOD AVENUE NORTHWOOD	To fell One Austrian Pine at T50 within TPO 156	
19 th September 2023	ELLESSELLE, GATE END NORTHWOOD	To carry out tree surgery - to reduce height to 13m One Oak (T1 on map) and to crown reduce by 2m One Oak (T2 on map) both in G1 within TPO 171	
28 th September 2023	DELL COURT GREEN LANE NORTHWOOD	To fell One Sycamore at T1 within TPO 673.	
8 th August 2023	19 ELGOOD AVENUE NORTHWOOD	To fell one Beech in Group 12 within TPO165	
20 th September 2023	BARCLAYS BANK 55-57 GREEN LANE NORTHWOOD	Installation of a kitchen extraction system, changes to internal floor layout	
18 th September 2023	15 WIELAND ROAD NORTHWOOD	Conversion of roof space to habitable use to include a rear dormer and 3 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)	
19 th September 2023	TIMBERS 26 GATEHILL ROAD NORTHWOOD	Erection of a front porch and part single and part double storey rear extension	

Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
6 th September 2023	20A HALLAND WAY NORTHWOOD	To carry out tree surgery including a crown reduction by 1-2m to One Oak within Area 3 on TPO 13	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
11 th September 2023	34, 36, 38 GREEN LANE NORTHWOOD	Partial demolition of ground floor space to the rear of number 38, and amalgamation of number 36/38 to form a larger and more coherent retail unit on the ground floor. Partial demolition of ground floor space to the rear of number 34 to facilitate the erection of a single-storey E-Use workshop building. New external staircase to retained upper floor residential units. Shop front to retail to remain as existing.	See Below
18 th September 2023	15 WIELAND ROAD NORTHWOOD	Excavation to form basement with vehicular access, construction of front bay window and porch, alterations to side and rear fenestration	There is no basement report which should be submitted prior to a decision A1.16 : front bay window breaches Local Plan (P130)
13 th September 2023	126A GREEN LANE NORTHWOOD	(Retrospective applications) Change of use C3 - C4 (7 persons)	The application does not state how much car parking on site there will be for seven flats so whether it complies with the Local Plan. The application states use as a single dwelling house is more than four years but not the conversion to seven flats date.
28 th September 2023	30 COPSE WOOD WAY NORTHWOOD	To carry out tree surgery-to prune overhang over roof at side of house One Oak (T1 on map). To prune to previous points One Oak in rear garden (T2 on map). To pollard to old cuts One Hornbeam in rear garden (T3 on map) All in A1 within TPO 400.	There is no Arboricultural Report attached to the application and no professional justification given for the proposed works.
8 th September 2023	5A LINKSWAY NORTHWOOD	Erection of a two storey side extension, single storey rear extension and a first floor rear infill extension.	The application does not state the extension complies with the 45 degree rule. The new side windows should be obscured glazing by condition.
18 th September 2023	15 WIELAND ROAD NORTHWOOD	Erection of a single storey front extension to include a porch. Amendments to front and rear fenestration and changes to external walls and tiles (revised plans)	The proposed front extensions breach Local Plan A1:13 and A1:16

34, 36, 38 GREEN LANE NORTHWOOD

The site is part of the Green Lane Conservation Area, and in a block with particular historical significance. It is part of The Pavement, comprising numbers 24-38 Green Lane.

The loss of retail space here as well as the merging of two retail units into one would lead to harm to the vitality and viability to this part of Northwood Town Centre. It would result in the loss of 47 sq.m of retail space in 34 Green Lane and so a significant amount. There is also the reduced area of 36 and 38 Green Lane by a further 40 sq. m to be replaced by a workshop so further adversely impacting the retail offering.

The loss of this retail space would set a precedent for the same to happen to the rest of the parade.

The merging of two retail units into one together with the significant overall reduction of retail floor space compared to the existing three retail units fronting Green Lane, particularly if repeated elsewhere in this terrace, has adverse implications for preserving this part of the Conservation Area.

Policy DMTC 1 (Town Centres) says that cumulative impact is to be considered and we are of the view that as the applicant owns the rest of the parade of 24 to 38 Green Lane this proposal could be setting a **precedent** that would potentially adversely affect the remainder of the parade by similar subsequent applications and so be the start of a greater adverse harmful impact to the vitality and viability of the primary retail shopping offer in Green Lane and in particular this part of the Conservation Area.

Policy DMHB 1 (Heritage) seeks to ensure that development proposals avoid harm to the historic environment.

The proposed development conflicts with national, regional and local planning policies and guidance. No material considerations exist which would outweigh the identified harm.

Merging two units whilst retaining the existing shop fronts so with two entrances and also retaining two separate sign fascias above will produce an unbalanced external appearance for what would be a smaller retail area.

Most of the comments made in connection with the proposed rear outbuilding in the previously refused planning application remain applicable to this planning application. Class E is a far wider use than just workshop and so in time could also increase pedestrian access along what is a service access road/alleyway.

Overall, the suggested minimal benefits do not outweigh the clear harm that would be imposed on the historic environment.

**Planning Appeals :
Planning Appeals : Decisions**

None

Planning Appeals: Submitted

29 NICHOLAS WAY NORTHWOOD

Details pursuant to the discharge of Condition 3 (Materials) of planning permission ref. 47172/APP/2022/3635, dated 02-02- 2023 (Demolition and replacement of the existing detached dwelling and garage, with a new detached two storey dwelling (including habitable roof space with 2 front and 2 rear dormers, 6 roof lights and a basement) and associated landscaping and ancillary works).

Planning Decisions Where Objections / Comments Made:

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

Decision: Approved

Reason: The work is justified and will have no impact on the amenity of the trees and area.

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)

Decision: Approved

Reasons: The proposed outbuilding would not be out of keeping with the character of the area.

48 HALLOWELL ROAD, NORTHWOOD

Erection of a single storey rear extension to existing detached garage with new patio, ramp, boundary treatment and landscaped area following partial demolition of store and wc (revised description)

Decision: Approved

Reasons: It is therefore considered, on balance, that the proposal would not have a harmful impact on the character and appearance of the host dwelling or the surrounding area. A restrictive condition would be secured to ensure that the proposed outbuilding is not occupied as primary living accommodation or as a separate dwelling in the future.

Enforcement Action By LBH

None

ADDITIONAL NOTES:

None

ACTION POINTS FROM LAST MINUTES:

None

Health Report

Development of the North West London Elective Orthopaedic CentreThe North West London Acute Provider Collaborative (comprising of the four North West London acute NHS trusts) has agreed to bring together much of the routine, inpatient orthopaedic surgery for the population of North West London in a purpose-designed, centre of excellence at Central Middlesex Hospital.

Phased opening

There will be a phased opening of the North West London Elective Orthopaedic Centre (NWL EOC) from November 2023 through to February 2024, with an initial operating capacity of three theatres, increasing to five theatres by the end of February 2024.

Hillingdon Hospital Trust is about to make the move to a new electronic patient records system (Cerner EPR). This patient record system will then be in use by all four North West London acute trusts, allowing safe and where appropriate, the sharing of health records seamlessly across trusts. This is an essential element of the NWL EOC (and all acute healthcare), allowing for the streamlining of inter-trust referrals across a large geographical area.

The NWL EOC will focus on 'high volume, low complexity' bone and joint procedures, including knee and hip replacements, leaving other hospitals in north west London room to focus on more complex orthopaedic procedures.

END OF REPORTS