

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 12 December 2023, 8pm in the Family Room,
Methodist Church, Oaklands Gate

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

Neha Tanna and Brian Geminder were welcomed as observers, with a view to maybe joining the committee

1 Apologies for Absence: none

2. Minutes of 14 November Meeting
were approved.

3. Matters Arising:

Cllr Higgins has said that the Council requires a petition for locals to ask for equipment for the Crowe's Nest playground. TE is organising this.
The application for a heat pump in the grounds of a house in Copsewood was approved.

TE

4. Correspondence

From RP:

- Lady researching radiation treatment received by her mother in 1953 at Mount Vernon Hospital. I sent her a link to a useful web site and scanned pages from the booklet, "A Palace of Hope" produced in 2000 by Richard Tremlett. Her response gave a bit more detail of her mother's treatment. Possible material for a newsletter story?
- Lady wanting to know if there was to be a 'turning-on-the-lights' event as her autistic son is obsessed with Christmas lights. I was able to confirm that the lights would be turned on on 24th November, but with no ceremony.
- Architect representing a resident in Kewferry Drive, offering to send drawings and documents for a planning application in preparation to us. TS responded.
- Enquiry from Savills Head Office re sponsoring the Christmas tree in 2024. Passed to MG.
- Correspondence with the Remembrance Parade organisers. I sent our feedback as per the November meeting. Philip Austin asked if we had any records of which church led the service each year. He had received the comment that Emmanuel and Holy Trinity used to take turns in leading the service, but that Emmanuel has dominated in recent years. We sent what information we had.

From PB:

- A query on the new restaurant, Grounded Kitchen, was referred to their web site.
- A query on Business Membership on the committee will be answered after this meeting.

From MG:

- Savills have asked if they can sponsor a Christmas tree. Possibly outside their premises. MG to follow up and with Robsons.

MG

5. Committee

See AOB

- 6. Former Police Station**
No further information.
- 7. TfL Development**
No further information
- 8. MVH Cancer Centre**
No further information.
- 9. Pop-up event**
Carols@Costa. Thursday 14 December. MG has organised this event and would like help from 5.30 on.
- 10. AGM 2024**
Thursday April 18. Eddie Lavery will organise a presentation on rubbish and recycling in the area.
- 11. Metropolitan Police Presentation, 7th December**
TE attended with some 60 other people. Our new Detective Superintendent is Peter Thackeray who spoke very positively about local policing, and a future increase in personnel in this aspect of policing.
- 12. Subcommittee Reports**
- 12a Chief Road Steward**
No further information
- 12b Membership**
RSs being encouraged to get subscriptions in earlier by using Sharmans as soon as they are received. There are just under 7500 households in our Ward.
Some amendments to our use of mmjo may be useful.
- 12c Environment**
No further information
- 12d Traffic and Highways**
No further information
- 12e Planning**
No further information
- 12f Finance**
No further information
- 12g Police**
Sergent Blackburn requested more positive publicity on Policing. Recent positive articles were pointed out and advice given to attend the AGM.
Ward Panel information should be available on our web site as the Ward Panel has no other method of making this available. HL will send details to RP and TE.
PB was thanked for sending out the email to publicise the quarterly Ward Panel survey, which has increased from 9 responses to over 160.
Cllr Richard Lewis and SNT members attended the last Ward Panel meeting.
- 12h Woods and Open Spaces**
No further information
- 12i Health**
TE to brief Neha Tanna on the responsibilities of the Health representative on the committee.

MG

HL

12j Communications.

Website.

- Posted on website since last report:
 - Police engagements for December
 - Carols at Costa
 - Double donations for MSH
 - Remembrance 2023 gallery
 - NRA committee vacancy
 - Various events

13. AOB

Neha Tanna and Brian Geminder were asked whether they wished to take up the positions of Health representative and Business representative respectively. Both agreed and were formally co-opted.

HL will brief Brian Geminder on the Business role.

The meeting ended at 20.52

Next Meeting: Tuesday 9 January, 2024

Appendix: REPORTS

CRS

Dr Amir Lakha resigned as an ARS and Richard Shave kindly agreed to “adopt” Amir’s RSs as he had delivered to them once before.

3 RS resignations this month, with one replacement signed up – so 2 more to be found.

Following some further – final - “data-cleaning/correcting” on mmjo, it has now been declared as the most accurate in regard to previous subs paid as it will ever be. Hence access to the previous custom software has been discontinued, with thanks to Stephen Plume its original designer.

John King has now embarked on a major initiative to populate it with all eligible addresses in our Ward, which will take it from the present 5,240 to somewhere close to the actual number, 7,500.

The annual mmjo sub was renewed, fortunately just before a price increase was announced!

- A list of improvements with the latest version update are being studied by Vijay as our dbmanager.

Following our usual plea some members have written with corrections or updates to their email addresses.

Paul Barker
CRS & DPO

Membership

I have started adding addresses of properties where they were not already present on MMJO. It is time consuming identifying them and therefore progress is slow. I will be advising all RS's & ARS's progressively as I introduce addresses.

John King

Environment Report

Cllr Ian Edwards answered my email very well on contractors taking more than one attempt to repair a utilities fault under the surface of a pavement or road. Three instances were put to our council leader:-

By the traffic light junction where Ducks Hill Road and Rickmansworth Road meet – regular minor flooding and traffic light operation repairs.

At the junction of Murray Road with Elgin Drive - new pipework below the surface had to be exposed and re-jointed as I believe the infilled material after the first repair was insufficient to support some pipe joints.

Flooding across the road and pavements in Copse Wood Way near the Gravel Pitts such that pedestrians had to replan safe passageway. Same area recently re-flooded.

Cllr Henry Higgins was thanked for his efforts to get the pavement area front of Julie Halliday’s shop levelled. The raised manhole was dug out, the level corrected & then it was re-cemented as appropriate. The paved area in front of their doorway is now unlikely to be the cause of an accident.

Nothing further to report.
Andrew Egan

Traffic and Highways

Northwood Traffic Survey

As commented on earlier, the Leader appears to have picked up on only one of 10 recommendations in the report. I mentioned this to him in an email of 19th July, while listing the 10 recommendations. [Cllr Jonathan Bianco](#) responded in October:-

I have asked officers to respond to me with comments on the suggestions you have made. Once these are to hand, I will let you know what we can do.

I am still waiting. I will follow this up with Cllr. Bianco early in 2024.

Peter Lansdown
traffichighways@northwoodresidents.co.uk

Planning

Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
3 rd November 2023	WYLDEWOODE 25 THE AVENUE NORTHWOOD	Details pursuant to the discharge of Conditions 3 (Materials and External Surfaces) of planning permission ref. 13305/APP/2021/1007, dated 04-03-2022 (Four x 2 storey semi-detached dwellings with associated amenity space, parking and 4 x vehicular crossovers.)	
2 nd November 2023	WYLDEWOODE 25 THE AVENUE NORTHWOOD	Details pursuant to the discharge of Conditions 6 (accesses for car park), 7 (landscape scheme), 8 (method statement), 9 (Construction Environment Management Plan), 11 (step free access), 13 (ground levels) and 14 (construction management plan) of planning permission ref. 13305/APP/2021/1007, dated 04-03-2022 (Four x 2 storey semi-detached dwellings with associated amenity space, parking and 4 x vehicular crossovers.)	
9 th November 2023	3 WOODRIDGE WAY NORTHWOOD	To carry out tree surgery - to prune and lift by 1m One Oak. To prune by 1m One Lime. Both in G1 within TPO 136	
6 th November 2023	Centre of Pond 87m from 18a Ducks Hill Road 51m from Unnamed Cygnet Close NORTHWOOD	Change of use from open green belt land to recreational cricket ground to include a outbuilding, attenuation ponds/reservoir, and erection of boundary treatments.	
8 th November 2023	NORTHWOOD LAWN TENNIS CLUB 20 PINES CLOSE NORTHWOOD	Non-material amendment to planning permission ref.10380/APP/2016/1247, dated 02-06-2016 (Installation of floodlighting to tennis courts) to change from floodlight heads to LED bulbs.	
7 th November 2023	12-18 Whittles Yard Rear Of HALLOWELL ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 4 i, (a) only (Contamination scheme) of planning permission ref. 77095/APP/2023/1879, dated 25-09-2023 (Conversion of 1 detached workshop into 2 no. 2-bedroom houses (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).)	
4 th October 2023	NORTHWOOD TELEPHONE EXCHANGE DENE ROAD NORTHWOOD	The installation of 3no replacement antenna and ancillary equipment including 2no satellite link dishes and 1no GPS node at new and existing steelwork to existing rooftop mast internal alterations within equipment cabinet and ancillary development thereto (revised plans and description)	
10 th November 2023	14 WATFORD ROAD NORTHWOOD	To remove One Oak at T14 within TPO 16 (in the front garden of 12 Watford Road)	
10 th November 2023	11 CHURCH ROAD NORTHWOOD	Erection of a part single part two storey side and rear extensions, following demolition of existing conservatory and garage	
21 st November 2023	MOUNT VERNON HOSPITAL RICKMANSWORTH RD NORTHWOOD	Details pursuant to the discharge of Condition 3 (Material) and Condition 4 (Tree Protection) of planning permission ref. 3807/APP/2021/1101, dated 16th July 2021 (Proposed installation of Portakabin Building, to be used as additional office space and meeting area, for a temporary period of 4 years)	
13 th November 2023	10 WOODGATE CRESCENT NORTHWOOD	Erection of boundary fence (Application for a Certificate of Lawful Development for a Proposed Development)	

27 th November 2023	10 TANWORTH CLOSE NORTHWOOD	To fell Two Leyland Cypress in G1 within TPO 257 (shown as T1 and T2 on map)	
13 th November 2023	FLAT 6 18 FRITHWOOD AVENUE NORTHWOOD	Erection of a single storey extension to rear and conversion of roof space to habitable use to include a rear dormer with 1 front roof light	
28 th November 2023	42 DENE ROAD NORTHWOOD	Erection of a single storey extension rear and side. Erection of a two storey extension to rear, installation of roof lights, conversion of integral garage to habitable accommodation and erection of a car port to front.	
30 th November 2023	11 ROFANT ROAD NORTHWOOD	Erection of a single storey extension to the side, conversion of roof space to habitable use to include a rear and dormer with 4 side roof lights, following demolition of existing garage.	

Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
9 th November 2023	2 TANWORTH CLOSE NORTHWOOD	To carry out tree surgery to cut back to main stem and remove the horizontal side laterals to One Leyland Cypress in GI within TPO 257 (tree in garden of 1 Tanworth Close)	Whilst there are some notes in the application and photos attached, and a Work Order, there is no detailed Arboricultural Report attached to the application justifying the proposed work
22 nd September 2023	102 HILLIARD ROAD NORTHWOOD	The installation of an air source heat pump in the back garden	The application Description of Proposed Works refers to a Statement that is not on the portal. Does it confirm the installation will be by a registered installer and that it complies with noise levels and the Microgeneration Certification Scheme planning standards (MCS 020) . It is noted the distance from the boundary is stated at 0.88m rather than the stated minimum requirement of 1m which could have an adverse noise impact on the neighbour.
14 th November 2023	1 - 6 MONTEREY LODGE FRITHWOOD AVENUE NORTHWOOD	To carry out tree surgery - to crown reduce up to 4m One Goat Willow at T15 within TPO 152. Conservation area- Remove One Goat Willow (T2 on map), Three Ash (T10, T11, T15 on map). Reduce canopy by 4.5m vertically & 2.5m laterally One Indian Bean (T9 on map), and reduce height to previous points One Lawson Cypress (G18 on map).	Whilst there are some notes in the application there is no detailed Arboricultural Report attached to the application justifying the proposed work.
27 th November 2023	101 COPSE WOOD WAY NORTHWOOD	To remove Three Birch trees within Area 1 on TPO 396	Whilst there are some notes in the application, there is no detailed Arboricultural Report attached to the application justifying the proposed work nor confirming the replacement trees.
13 th September 2023	126A GREEN LANE NORTHWOOD	THE SUBDIVISION OF 126A GREEN LANE INTO 7 SELF-CONTAINED FLATS	The objections already submitted including relating to the lack of information regarding on-site car parking details still stands. In addition, the proposed development would conflict with the Borough's strategic housing goal of providing 3-bedroom family dwellings. The application information fails to demonstrate that the proposal and the high number of potential occupants, would not result in noise

			and general disturbance to neighbouring properties alongside a harmful over intensification of the use of the site, detrimental to both the occupiers and neighbouring properties and the residential amenity of the area.
29 th November 2023	7 NICHOLAS WAY NORTHWOOD	To carry out tree surgery including to laterally reduce over the drive by 1m and crown lift by 1m One Oak (T1 on map). To crown lift to 2.5m above ground level One Oak (T2 on map). To crown reduce by 3m One Oak (T5 on map). To crown lift by 1m One Oak (T6 on map). To fell One Oak (T7 on map). To crown lift to 3m above ground level One Hornbeam (T9 on map). All in A1 within TPO 398.	Whilst there are some notes in the application, and photos, there is no detailed Arboricultural Report attached to the application justifying the proposed work nor confirming the replacement tree.

Planning Appeals :
Planning Appeals : Decisions

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).

Decision: Refused

Reasons: From what the Planning Inspector observed, the proposed materials would not reflect the generally harmonious material palette of this part of the ASLC. The construction of the consented house in the brick and tile proposed, which does not match the prevailing materials in the area, would therefore have a detrimental effect on the character and appearance of the area. This would harm both this and the significance of this part of the NDHA.

The proposed development conflicts with the development plan when considered as a whole and there are no material considerations that outweigh the identified harm and associated development plan conflict.

Planning Appeals : Submitted

None

Planning Decisions Where Objections / Comments Made:

4 ROFANT ROAD NORTHWOOD

Demolition of existing garage. Erection of a single storey extension to side. Change of use from Class C3 (Dwellinghouse) to Sui Generis (House in Multiple Occupation).

Decision: Refused

Reasons: The proposed development, by virtue of the loss of the existing family dwelling, would conflict with the Borough's strategic housing goal of safeguarding 3-bedroom family dwellings and the proposed change of use to a Large HMO would be harmful to the character of the area

Failure to demonstrate that sufficient off-street parking has been provided, as required by the local parking standard for the proposed level of occupancy, the proposal has the potential to lead to undue on-street parking displacement to the detriment of parking capacity and safety on the local public highway.

Failure to demonstrate that the proposal and the high number of potential occupants, would not result in noise and general disturbance to neighbouring properties alongside a harmful over intensification of the use of the site, detrimental to both the occupiers and neighbouring properties and the residential amenity of the area.

The development, by virtue of its failure to maintain an adequate amount of private usable internal living space for the occupiers of the proposed development, would result in substandard living accommodation and an over-development of the site to the detriment of the residential amenity of future occupiers.

15 WIELAND ROAD NORTHWOOD

Erection of single storey front porch, canopy and front extension to garage with steps. Construction of projecting front bay window to ground and first floor. Alterations to front, side and rear fenestration with changes to external walls and tiles (revised description and plans)

Decision: Approved

Reasons: It is therefore considered that the proposal would not cause harm to the character and appearance of the host dwelling and the surrounding area.

15 WIELAND ROAD NORTHWOOD

Excavation to form basement with vehicular access. Construction of projecting front bay window to ground and first floor. Erection of front porch with steps and terrace with glazing to front. Conversion of garage to habitable accommodation with alterations to front, side and rear fenestration and steps to rear

Decision: Refused

Reasons: The proposal, including the proposed basement, by virtue of its design, scale and excavation would appear as an unduly dominant and incongruous form of development and would cause harm to the character and appearance of the host dwelling and site landscape, the visual amenity of the street scene, and the character of the Gatehill Farm Estate Area of Special Local Character.

The Basement Impact Assessment which has been subsequently submitted in support of the application is inadequate and fails to demonstrate that the development would not have an unacceptable impact on drainage, flooding, groundwater conditions and structural stability. A site investigation is required to ensure no groundwater is found on site.

5A LINKSWAY NORTHWOOD

Erection of a two storey side extension, single storey rear extension and a first floor rear infill extension

Decision: Approved

Reasons: the development would not breach the 45 degree line of sight from the nearest habitable windows in the neighbour rear elevation.

Conditions are recommended in the event of an approval restricting the use of the flat roof over the single storey extension as a balcony, along with obscure glazing the side first floor windows in the south elevation and restricting any further openings.

102 HILLIARD ROAD NORTHWOOD

The installation of an air source heat pump in the back garden

Decision: Approved

Reasons: It is acknowledged that the permitted development rights allow for an air source heat pump to be installed if over 1 metre from the shared boundary with a total volume of less than 0.6m³. Given that the distance between the air source heat pump and the boundary is less than 1 metre, approx. 0.9m it would not be considered permitted development.

In terms of potential noise impacts, the Council's Noise Officer has reviewed the proposal and does not raise any objections. Furthermore where noise impacts may occur these would be governed by the Environmental Protection Act 2020 rather than planning legislation. Should a noise complaint be made, it may be referred to the Council's Anti Social Behaviour Investigations Team.

Overall the development is acceptable and compliant with all relevant policies. The development is therefore recommended for approval.

86 DUCKS HILL ROAD NORTHWOOD

Variation of Condition 2 (Approved Plans) of planning permission ref. 49961/APP/2021/2029 dated 01/10/2021 for 'Removal and replacement of existing roof including raising of the height and overall enlargement in depth and width; side dormer roof extensions; single storey rear extension (following demolition of existing rear extension); single storey side/rear extension (following demolition of existing side garage); front porch extension; front and rear patio/retaining wall alterations; new windows/doors and external alterations.' The variation seeks to remove the ground floor front window, replacement first floor rear windows, replacement ground floor rear doors, replacement including additional side ground floor windows, side rooflights on both sides of the roofslope, removal and replacement of two first floor side window with one window and replacement window within approved side dormer.

Decision: Approved

Reasons: Within 3 months of the date of this permission, all ground and first floor side windows including the side (facing 84 Ducks Hill Road) and rear privacy screens shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level. The windows shall thereafter be maintained as such for so long as the development remains in existence.

Enforcement Action By LBH

None

ADDITIONAL NOTES:

None

ACTION POINTS FROM LAST MINUTES:

None

Police Report

Overview:

Our team remains the same

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

Gareth is no longer responsible for the extra three wards he was covering due to sick leave. He is responsible for Northwood, Northwood Hills and Ruislip. This should allow him more time for Northwood.

Mike continues to alternate between his SNT Northwood duties and his University leave.

Recent Activities:

We held our quarterly NWP meeting at Northwood College. Gareth, Mike and Mani all attended. John sent his apologies.

We welcomed Jeremy Stern from Copsewood to the panel. His contributions were excellent and I feel he will be a most useful addition.

Due to the poor response we have had so far to the quarterly policing survey, I met informally with John who has been responsible for the survey, so far. We revisited the survey and its distribution. This has resulted in an increase in responses from 9 respondents last year to 160+.

Thanks to Paul for sending out the survey by em to all members.

The minutes and results of the survey will be published on our website, shortly.

There was a request from the panel for more information on how many viewed the survey v. how many responded. I have sent a separate request to Vijay.

Northwood Business Watch (NBW):

Retail theft has increased nationally and Northwood is not exempt. NBW receives increasing news of ASB and theft. This could be due to NBW being a new and easy facility for retailers to report such incidents.

The NBW members are now approx. 90 members in the Green Lane area. We have already agreed a request from Mobile Express on the High Street to join.

Jennifer held a social evening for businesses and 18 attended. In the past both Valerie and I tried to organise a similar event at different times and no one turned up.

Attendance as a percentage was poor but better than anything we have had before. The event photos were sent out on the Business Watch App and there were a number of apologies that they had not attended and an indication that more would attend the next one.

Jennifer has arranged with Henry Higgins to go on a walkabout in the new year and visit as many businesses as they can in the Green Lane shopping area.

There are a few other procedural matters to be clarified between the SNT and Business Watch and this will be dealt with shortly.

School Watch:

We introduced the students involved at the last NWP meeting. Two from Northwood College and two from St Helens. All were eager to be involved. In addition, our NC contact (James Bennett) attended the meeting, plus the deputy head from St. Helen's (Ed Walter) and his assistant (Pippa Haines).

The four students plus Pippa adjourned to a breakout room to discuss their youth survey. They returned 10 mins before end of meeting to brief us on their discussions. Their survey will be presented at the next Ward Panel in March.

Other activities:

I attended the quarterly Safer Neighbourhood Board meeting on 28 November. I met the new Superintendent, Peter Thackeray, who has replaced Anthony Bennett. Chief Inspector Ben Wright also attended plus Inspector James McGahan. They presented the latest crime figures for the whole of Hillingdon. There was emphasis on the increase in retail theft and the Met's response.

Hoda Lacey
10 Dec 2023

Woods and Open Spaces Report

- I have the license from LBH for the Carol Do on Thursday.
- I have bought mulled wine and Mince pies and spoken to Costa.
- Quite a lot of activity on the notice boards.
- Richard Hutton, the senior Park ranger for our Woods, leaves this week.
- Woods trust have asked the question at the last Council meeting, 'when is the replacement due'. No answer!
- The woods volunteers page on the LBH website has been removed.
- Permission has been given again for St Johns School to do their Big Litter Pick in the woods.

Miles Gillman

Health Report

No report this month.

1 Using Official NRA email addresses

I want to raise awareness about using the official NRA email addresses when conducting NRA business. It is important when representing the Association in a formal capacity to use credentials that identify you as a representative. If you use your personal email address, it becomes less clear whether you are communicating as yourself or as a representative of the Association.

There are also other benefits, which make the operations of the Association more streamlined:

1. When a representative resigns, or shifts roles, we can very quickly direct all email traffic to the new person who takes over the role.
2. When we send emails out using the NRA email address, it adds a bit more clout to whatever you are saying. We all want to build personal relationships, but it is important to emphasize that there is a whole organization behind you when you make a query/statement.

2 Next Steps

For those who are already using their NRA emails for sending and receiving NRA correspondence, there is nothing else you need to do. Thank you.

If you never have to send emails out, under your official capacity on the committee, then you don't need to do anything. If you want an official email address for people to send messages to you, rather than your personal email, then I can set up an alias for you, which can forward the messages to your personal email.

[@dbmanager](#) may fall into this category.

For those who are sending out official NRA emails, it is important for you to stop using your personal emails for this purpose.

What you will need:

1. An email mailbox for your role within the committee. **Most of these have been set up already. The ones that have not are [health@](#), [environment@](#), [comms@](#) and [woods@](#).**
2. Set up your email applications to connect to this mailbox, in particular to send out emails from this account.
3. Need any help?

Please let me know if you need help getting set up.

I appreciate that this requires a change in habit, and also requires you to monitor an extra email account. But I hope you agree that it is important for us to get this right.

If you think this is burdensome and will make your work harder to do, let's discuss so I can understand what the issue is. Perhaps there is an easy solution.

END OF REPORTS