

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 14 May 2024, 8pm in the Family Room,
Methodist Church, Oaklands Gate

Present: Tony Ellis, Sue Mansfield, Ros Plume, Jan Harding, Trevor Sherling, Paul Barker, Andrew Egan, Miles Gillman, John King, Brian Geminder

- 1 **Apologies for Absence:** Peter Lansdown, Vijay Kotecha, Hoda Lacey, Rajen Shah, Valerie Mellor, Neha Tanna
- 2 **Minutes of 9 April Meeting** were approved.
- 3 **Matters Arising:**
RP has had two prospective newsletter editors come forward and will progress their enquiries. TE and MG to meet anyone likely to take it on.
- 4 **Correspondence**
From RP:
 - Email from Nikki at the Northwood Kiosk informing us that they were selling up and would therefore like to cancel their Business subscription. Passed to BG. I have noticed that more enquiries are now going directly to the appropriate committee member rather than to info@. This is most satisfactory, fewer people in the chain.**Quest for Newsletter Editor**
 - A job description has been posted on the website and an attractive eye-catching poster on the notice boards. Thanks MG.
 - At the AGM TE pleaded for a volunteer. No response.
 - Paul sent an email to all members on his database on 7th May. On 8th May I received an email from a prospective volunteer, who I shall be meeting this week.*From TE:*

TE was asked by Jennifer O'Dwyer whether the old police station could be used as the new library, and he referred her to the news on our website.
TE wrote to our councillors to say the potential use of the Green Lane car park as a storage for impounded vehicles from all over the borough is unsuitable.
TE has also contacted Cllr Henry Higgins about the rubbish by Fauna, which has now disappeared.
TE contacted David Simmonds expressing concern about the high cost of parking for Hertfordshire residents, stating that the first hour was free in neighbouring Rickmansworth and Harrow so Northwood's businesses were losing trade. David agreed to discuss the matter with Ian Edwards, leader of the Council
The 328 bus route will be subsidised by Herts Council for another three years, see Nextdoor Northwood.
- 5 **Former Police Station**
TS has asked the LBH Planning Department to put up a notice about the new application for this site in a more visible place. TS has also made David Simmonds MP aware of the new application for use as a day nursery.
- 6 **TfL Development**
No further development news. Work on TfL premises in Green Lane appears to be for repairs to their roofs.
- 7 **Pop-up events**
From RP: There seemed to be fewer people on the streets during this event than usual. (11th May)
3 -4 potentially useful connections were made.

RP,
TE,
MG

It was decided to repeat the event on October 19.
MG to ask Ann Lynes about a date for a Carols at Costa event in December.

MG

8. AGM 2024

From RP:

- Good turn-out, higher than for last few years
- Guest speaker should have been given a time limit; his presentation, though fascinating, was far too long.
- The number of personal questions put to the panel made me think that residents don't go to councillors' or MP's surgeries to put their questions. Perhaps they don't make it easy to attend?

TE was asked about the disruption by My Northwood News and sent a reply agreed by our legal advisor, Chris Duffy.

TE remarked it was regrettable that there were no questions from the audience to Sgt Blackburn.

Some corrections required to circulated minutes, RP will make them and recirculate

RP

9. Subcommittee Reports

9a Woods and Open Spaces

No further information

9b Traffic and Highways

TE complained to Cllr Higgins about the difficulty of reporting road problems via the council web site.

It has been suggested that Councillors will get a weekly list of work to be done and will check their progress.

The utility companies are responsible for the road surface around their manholes but the council often have to do repairs to them. TE asked Cllr Henry Higgins to pressure LBH to get utility companies to do the work themselves.

TE

9c Finance

JH and JK have agreed the accounts on mmjo to the end of April.

9d Communications.

From RP:

Website.

- Posted on website since last report:
 - Could you compile the newsletter?
 - Former Police Station: new planning application
 - Mobile Library: off the road
 - Police Ward Panel minutes
 - SNT Smart Survey results Feb 2024
 - Updates for Business members as supplied by BG
 - Various local events
- **Guidance on accepting links from our website.** We have probably all received emails from various organisations asking us to share their information on the NRA website. Usually, it will be obvious that it comes from a commercial company seeking free publicity. These I simply ignore. However, it's not always that clear cut. You will remember the emails from Boris Mackey urging us to include this link:
<https://www.rehab4addiction.co.uk/country-wide/drug-alcohol-rehab-hertfordshire>
on our Useful Contacts page. Their advice may be free, but it is run as a business. From their website:
How we make money Rehab 4 Addiction is a trading name owned by ADT Healthcare Ltd and operates as a free information, advisory and referral

service for those seeking addiction treatment options throughout the UK and abroad.

We offer free advice on both private and free services and give a selection of treatment options to help you make an informed choice, so you can choose treatment for you or your loved one's specific needs.

Remember – you pay nothing for the Rehab4Addiction service. We receive a standard fee from whichever provider you choose.

I think we need some guidelines for whoever is responsible for posting such information on our website.

	BG to reply with apology for the delay and explaining that we cannot put national organisations on our web site	BG
9e	Police No further comment on the report.	
9f	Health TE to circulate the link to the update on the Cancer Centre just received.	TE
9g	Planning TS has been asked to talk on planning to the Dene Road Residents Association. JH to check their payment situation, and provide invoice if necessary.	TS JH
9h	Environment AE will photograph rubbish left on streets.	AE
9i	Chief Road Steward The RS reception on May 9 at St Matthews Church hall, 8 – 10pm was a successful meeting, though problems with getting keys delayed preparations starting until 7.45.	
9j	Membership Jaz of Sharmans said he was having trouble as envelopes of different sizes and types were coming to them. PB will ask the printer for the cost of printing an envelope to accompany each newsletter just printed 'Northwood Residents Association'. TS to tell RS Nela Price to contact JK about getting a list of payments made for her road(s).	PB TS
9k	Business Membership BG to get a basket of fruit for Jennifer O'Dwyer who is recovering from a serious operation. £30 approved. A loyalty card scheme was discussed. To be run by individual businesses with NRA wording on cards issued. In return we can advertise what they are offering on our web site, and MG could put up posters about offerings. St Martins are welcome to advertise in the newsletter.	BG MG
10	AOB TE said the land in Eastbury Road considered for opening up was previously owned by Mrs Taylor and is now under ownership of the Solicitor General. Graham Armstrong of Ashbourne Square has said all their residents are opposed to any change to that area. TE has informed Cllr Henry Higgins. David Simmonds MP has offered to take up to 6 NRA committee members round the Houses of Parliament. Contact TE if interested.	ALL

The meeting ended at 9.48 pm

Next Meeting: Tuesday 11 June 2024

Appendix: REPORTS

APPENDIX: SUBCOMMITTEE REPORTS

a) **Woods and Open Spaces**

b) **Traffic and Highways**

No report this month

Peter Lansdown
traffichighways@northwoodresidents.co.uk

d) **Communications**

No web site usage report this month

e) **Police**

1. Venue for June and September Ward Panel meetings: As we have been advised by our Chief Inspector to avoid religious venues and public houses, we are still looking for a suitable venue.

Northwood College host us in December and St. Helen's in March. This is when the students' project is active. Their rooms have the necessary technology to present PowerPoint. I do not want to take advantage of either of the two schools so June and September remain unhoused.

We received an invitation from the Synagogue in Oaklands Gate but had to decline.

John Usher also enquired at James Court, Hallowell Road again. Their caretaker is prepared to let us use their common room as a one-off. However, this may help us in the short term but does not resolve the issue. John will arrange for me to take a look soon.

I checked out Kate Fassnidge but don't think it will suit us. No reply from police re David Lloyd. Nor Waitrose!

Ros enquired about the Scouts building but it was not available at the required time. Thank you, Ros.

I will follow up and continue involving our inspector and chief Inspector.

2. Have kept in contact with Business Watch throughout. Jennifer has kept in control, despite her illness.
3. I have been pulled into the usual neighbourhood disputes. I send them to John Usher to investigate and report. And he always does.
4. I have asked Malcolm Lucas on the ward panel to organise a meeting of the working group. There is much to catch up on. Suggested date early June and Malcolm has offered to host in Harefield.
5. Dave Ludlow, chair NHW put a notice for us on OWL, to recruit new volunteers for the panel. Nothing so far. Richard Lewis suggested a possible person whom I met last month. He appears suitable and I have asked him to come to a meeting. However, he is away for our June meeting.

f) **Health**

No report this month

g) Planning

NRA / LBH Northwood Ward Planning Report : May 2024 (24:05 Planning NRA)

Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
15 th March 2024	9 LINKSWAY NORTHWOOD	Details pursuant to the discharge of Conditions 3 (Landscaping), 4 (Logistics Plan), 5 (Tree Protection), 6 (Materials), 7 (Carbon Dioxide Emissions), 10 (Surface Water Drainage works) of planning permission ref. 51186/APP/2020/4149, dated 23/11/2021 (Demolition of the existing detached house and outbuildings and erection of a new detached dwelling, with new boundary treatment, alteration of one of the existing access and crossover points with retention of the other existing access and associated ancillary works)	Also application for a Variation to Condition 2 re access point
3 rd April 2024	9A ROFANT ROAD NORTHWOOD	Erection of a part single, part double storey extension to the rear, following the demolition of existing conservatory and conversion of integral garage to habitable accommodation, with amendments to fenestrations	
18 th March 2024	6 FIRS WALK NORTHWOOD	Demolition of existing dwellings and erection of 2No. detached 4 and 5 bed properties with associated parking and works	
10 th April 2024	31 COPSE WOOD WAY NORTHWOOD	To remove One Oak (in the front garden) in A1 within TPO 398	Arboricultural Report attached
4 th April 2024	10 RICKMANSWORTH ROAD NORTHWOOD	Erection of a single storey rear extension and the conversion from a single dwellinghouse to two flats.	
10 th April 2024	124 HILLIARD ROAD NORTHWOOD	Erection of a single storey rear extension following demolition of existing conservatory	
11 th April 2024	NORTHWOOD CRICKET CLUB RICKMANSWORTH ROAD NORTHWOOD	Installation of a 20m monopole supporting 6no. antennas and 1no. Lancaster cabinet and ancillary works thereto (Application under Class A, Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for determination as to whether prior approval is required for siting and appearance).	
12 th April 2024	1A FRITHWOOD AVENUE NORTHWOOD	Erection of a two storey extension to the side, erection of a part single, part two storey side extension, erection of front porch, erection of attached garage, alterations to roof profile, amendments to fenestrations, following the demolition of existing garage	
23 rd 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 amendment application number 46479/APP/2021/1209 dated	

		12/04/21) to change the approved floor plans and elevations due to the addition of balconies and lower ground floor steps (23.04.24)	
23 rd April 2024	57 KEWFERRY ROAD NORTHWOOD	Erection of a single storey extension to rear and first floor extension to side.	
19 th April 2024	55 KEWFERRY ROAD NORTHWOOD	To remove one Silver Birch at T3 on TPO114	Arboricultural Report attached to the application
23 rd April 2024	12 CHURCH ROAD NORTHWOOD	SAP Validated - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)	
23 rd April 2024	12 CHURCH ROAD NORTHWOOD	Erection of a first floor extension to side and part single storey, part two storey extension to rear/side	
29 th April 2024	23 HALLOWELL ROAD NORTHWOOD	Erection of a single storey rear/side extension	
26 th April 2024	ENDYMION FARM ROAD NORTHWOOD	Erection of a first-floor side extension	
26 th April 2024	NORTHWOOD GOLF CLUB RICKMANSWORTH ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 3 (materials) and 4 (landscaping scheme) of planning permission ref. 7932/APP/2021/4652 (appeal ref. APP/R5510/W/22/3306805, dated 04/07/2023), dated 18-03-22 (Erection of a greenkeepers storage facility (stand alone unit).)	
29 th April 2024	5 FRINGEWOOD CLOSE	Demolition of existing rear extension and conservatory; erection of a two-storey rear extension; first floor side extension over garage. Conversion of roof space to habitable use including the reconstruction of existing pitched roof with two rear dormers. Conversion of existing garage to habitable use.	

Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
28 th March 2024	15 KEWFERRY ROAD NORTHWOOD	Erection of a single storey first floor extension to the rear (RETROSPECTIVE)	<p>The rear first floor will be over dominant affecting number 17 Kewferry Road</p> <p>The description is inaccurate and misleading because it is not retrospective as the rear first floor has not been built yet. Therefore, the description of the application is incorrect.</p> <p>When looking at the plan: 'Proposed other side elevation' plan – it shows two ground floor windows but not a door that is already there so the plans are again inaccurate.</p> <p>Policy HD 1 B) vi) - there is no statement that it complies with the 45° rule for two story extension</p>

			<p>Second Objection submitted:</p> <p>The amended plans do not alter the previously submitted objection and those objections still stand. It is not a retrospective application as the first floor extension already exists and adversely affects the neighbour's house at 17 Kewferry Road as it is over-dominant</p>
26 th March 2024	14 NICHOLAS WAY NORTHWOOD	To carry out tree surgery - to remove a limb and up to 5m lift to One Hornbeam (T3 on map). To crown reduce up to 3m One English Oak (T5 on map). To crown reduce up to 3m One English Oak (T5 on map). To fell 3 x Hornbeam (T1, T2, & T4 on map). All in A1 within TPO 398	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
12 th March 2024	19 ELGOOD AVENUE, NORTHWOOD	Erection of a part single, part double storey extension to the rear, and erection of a single storey extension to the side	<p>We have looked again at the application and raise further issues of concern.</p> <p>The proposal involves a rear extension of 8m from the original back wall of the house which well exceeds that supported by the Local Plan.</p> <p>The side extensions take the walls to well within 1.5 of the boundary although this is an ASLC and the 1.5 m gap should be respected.</p> <p>The total of the proposed extensions is overdevelopment in an area characterised by space between houses, and will over dominate the neighbouring properties.</p> <p>It is unclear from the plans whether the 45 degree rule has been breached.</p> <p>The works proposed to the TPO covered tree is extensive and risks the life of the tree. The expected life of the tree is at least 40 years. The felling of the tree has been applied for before and refused, and these extensive works to it should be refused.</p> <p>NOTE: application subsequently withdrawn</p>
18 th April 2024	14 GROVE ROAD NORTHWOOD	To carry out tree surgery to crown reduce to previous pruning points One Oak at T1 within TPO 797	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
17 th April 2024	LAND ADJACENT TO 34 CYGNET CLOSE NORTHWOOD HA6 2TA	To carry out tree surgery - to reduce by up to 4m to suitable growth points from lateral spread (side over road & neighbouring property) One Ash (G1 on map) in W1 within TPO 644	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
10 th April 2024	NORTHWOOD POLICE STATION, 2 MURRAY ROAD NORTHWOOD	Change of use from former Police Station (Sui generis) to a Children's day nursery (Class E(f)). Erection of a single storey entrance pavilion on the side (south) elevation.	See objection below. A petition was submitted with 55 accepted signatures

		Erection of an access lift on the rear elevation. Fenestration alterations and removal of plant room rear extension. Widening of the existing crossover and landscaping.	
10 th April 2024	NORTHWOOD POLICE STATION, 2 MURRAY ROAD NORTHWOOD	Erection of a single storey entrance pavilion on the side (south) elevation. Erection of an access lift on the rear elevation. Conservation and restoration of the existing building fabric. Internal layout changes, fenestration alterations, re-servicing and removal of plant room rear extension. Alterations to fencing and landscaping. (Application for Listed Building Consent)	See objection below. A petition was submitted with 55 accepted signatures

Planning Appeals :

Planning Appeals : Decisions

None

Planning Appeals : Submitted

None

Planning Decisions Where Objections / Comments Made:

1A RAVENSWOOD PARK NORTHWOOD

Erection of 2 x two storey side extensions, a two storey rear extension and conversion of roof space in habitable use to include 4 x rear facing roof lights

Decision: Approved

Reasons: the proposed extensions would not result in substantial harm to the nearby occupiers in terms of terms of overdominance, outlook, sense of enclosure, visual intrusion and overbearing impact

The two first-floor side windows to the southern flank elevation serving the two rooms both labelled as 'en-suite 3' and 'en-suite 4' as shown on approved drawing number 5829/PL02_Rev B shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be nonopening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

27 EASTBURY ROAD NORTHWOOD

Proposed replacement dwelling and outbuilding at rear (Retrospective application)

Decision: Refused

Reasons: The proposed replacement dwelling, by reason of its overall design including the use of unsympathetic modern materials and poor fenestration (including excessive proliferation of rooflights) together with the overall scale, siting and poor overall design of the outbuilding, would result in an incongruous, dominant and visually intrusive form of development that would fail to preserve or enhance the appearance and character of the Northwood, Frithwood Conservation Area. The development would lead to less than substantial harm to the significance of the designated heritage asset and would harm the visual amenities of the street scene and the surrounding area.

The development would result in visual intrusion and loss of outlook that would be harmful to the residential amenity of the neighbouring occupiers at No.29, and an unacceptable loss of privacy and overlooking that would be harmful to the residential amenity of the neighbouring occupiers at No.25.

There was a previous appeal and the appeal decision was issued with a compliance condition that exterior material shall match those used in the existing building (condition 3). The works commenced at the site however the original building was substantially demolished. This resulted in the previous householder application being withdrawn and the current full planning application being submitted for effectively a new dwelling. Whilst there are some similarities between the current scheme that has been built out and the appeal scheme there are however several notable material differences. The current scheme has lost its visual charm and represents a materially diminished scheme in relation to the scheme that was allowed on appeal.

Whilst the outbuilding is of limited visibility from the street scene, it can be readily viewed from private view points of the neighbouring properties, a situation worsened through the removal of hedging and trees within the site. Therefore the outbuilding overall design is considered to be out of character with the area and fails to preserve or enhance the Northwood Frithwood Conservation Area.

Enforcement Action By LBH

None

ADDITIONAL NOTES:

None

ACTION POINTS FROM LAST MINUTES:

None

protect the building in this way.

There is reference in the application documents to the building being in disrepair. Those items covered by the Listing should be repaired, but not altered.

The Listing also requires the Call Box and Lamp to be located in its original position outside the property. That is where it should be now, so that the Listing is respected.

The proposed extension is out of character with the remainder of the building, particularly relating to materials, but also because as a Listed Building it should be respected as such and protected as such. (See Page 16 of the Design & Access Statement)

Within the application papers there is a suggestion that this use would provide better public access for the local community than residential use. It should not be forgotten that as a Former Police Station, access by the public was only as far as the Reception area. Equally, if the use were as a nursery that would not permit public access to the interior.

It should also be noted that the Listing includes the Police Lamp, Callbox, Boundary Fence and Gates. All of this should be protected. It is noted that the applicant only wants to place the Police Lamp and Call Box inside the building, rather than placing them in the precisely set positions outside, and proposes making changes to the boundary fence. All of this goes against the Listing.

Whilst altering the fence is to provide in and out access, it still doesn't overcome the significant increase in traffic and air pollution that the change of use would entail.

Conclusion:

On the basis of the above reasons the NRA requests that both applications are refused.

h) Environment

Email written to Cllr Henry Higgins re reports received that the conditions of sale of Haste Hill Golf Course appear too onerous to encourage a sale or to retain this space as green belt land not for development. I have requested investigation and a response.

Street clean-up requests sent re litter in Elgin Drive, Chestnut Avenue and in the Recreation Ground near the children's play area adjacent to the entrance off Chestnut Avenue Northwood

Water is overflowing after heavy rains from a manhole cover set in the pavement opposite the bus stop in Cope Wood Way - image sent with the report to LB Hillingdon.

As I walk around parts of Northwood it is obvious that quite a number of garden owners are failing to keep hedges and tree foliage from over-growth over pavements making it difficult for pedestrians to use pavements. It is time to blitz this anti-social effect and to report matters to the Council.

Andrew Egan

i) Chief Road Steward

As I reported last month, several ARS/RSs expressed having had difficulties in accessing mmjo or downloading and working with their "patch" report data from it, particularly if an RS covered more than one street.

As promised, Vijay Kotecha (db manager), has worked on a series of "scripts" to access the mmjo db centrally on a timed basis (probably every Sunday evening) which will update the data routinely on that separate holding master spreadsheet for every "patch".

RSs will be given a **unique, confidential** link to access that, rather than mmjo, where they will find 2 reports in landscape .pdf format with up-to-date data for their "patch" (as currently entered on mmjo) in directly usable, printable, form.

- One will be "contact" data for every line address in their patch. RSs will be required to routinely advise Membership Secretary of any data that needs to be updated - he will enter those amendments on mmjo to automatically appear in RSs reports.
- The second report will show "payment" data for every line address in their patch, showing the latest current subs payment info for each of their members on mmjo.
- This will have been regularly updated by Treasurer when payments are received by BACS or cheque/cash via RSs, Sharmans or Carter chemists.
- RSs can then chase recalcitrant members whose subs have not been received.

ARSs will be given their own **unique, confidential** links listing those sent to each of their RSs so they will see the current "state of play" for each of their RSs and will be able to encourage them to chase slow subs payers as appropriate.

All pairs of status reports will normally be in directly printable .pdf format, but also available in Excel .xlsx format for those who wish to further process their own patch or area data.

This system extension has been set up and tested on me as an ARS (and RS myself for several streets - including Out-of-Area (and hence non-voting) members.

- we will now extend it to another ARS/RS and 2 separate RSs with multiple road coverage for final testing.
- it will then be released to all RSs / ARSs for it to be in use before distribution of the next Summer (edition #187) Newsletter.

The annual RS reception was held Thurs 9th May, on a balmy spring evening (also barmy at the start since with less than 15 minutes to go we had still not obtained access keys to the St Matthews Church Hall venue!).

- it was attended by some 50 ARSs / RSs / committee members.
- and went with a swing thanks to décor by Ros, bartending by Richard Plume
- the usual excellent food by Sarah Sharman, assisted by RS Maud da Rocha
- and brilliant enthusing speeches by Tony Ellis and Sue Mansfield.
- access to the new system for RS reports was explained, and a summary will go on its release to those RSs not able to attend the reception.

Although we will stay with a basic print run of 1,650 plus 150 spares for the summer Newsletter, we will request a further 300 (at a likely additional cost of some £250) as requested for marketing initiatives by enthusiasts among the attendees.

Paul Barker
NRA CRS & DPO

j) Membership

I have now completed the importing of missing addresses into the MMJO database. I started with 5068 addresses and finished with 5911. I will be starting a reverse search just to check I have not omitted any new blocks or squeezed in residences.

Of the 28 new members in 2023 only 2 never paid even though I emailed both. Of the 17 signed up in 2024, five have not yet paid but two are May signings. The other three have been reminded.

As we grow into the MMJO database more analysis will become available and both the treasurer and I will ensure accurate recording of membership receipts. We are reconciling the bank receipts with the MMJO recordings of members paid.

John King

Membership Secretary

k) Business Membership

Firstly, let me report that Jennifer at the Three Wishes pub was very appreciative of us reimbursing her the costs incurred for using the defibrillator

I have recently been chasing outstanding subscription and currently out of my 80+ business members there are now only 24 in arrears

I have also recently recruited "*Taste of Portugal*" in the old High Street to become a business member. And will continue this month to attempt to enlist further business members.

I have not been able to ascertain precisely what type of restaurant will be opening in the old Barclays bank building. But our lady committee members have no doubt noticed the new Japanese nail bar that has opened next to the post officer. And fortunately the ugly plastic window and door covering on the empty shop near Lamertons now has a more sightly wooden door and window covering

Brian Geminder

END OF REPORTS