

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 11 June 2024, 8pm in the Family Room,
Methodist Church, Oaklands Gate

Present: Tony Ellis, Sue Mansfield, Ros Plume, Jan Harding, Trevor Sherling, Paul Barker, Miles Gillman, John King, Brian Geminder, Peter Lansdown, Hoda Lacey, Rajen Shah, Valerie Mellor
Vikram Chudasama also attended to understand more about the job of Newsletter production.

1. Apologies for Absence: Andrew Egan, Vijay Kotecha, Neha Tanna

2. Minutes of 14 May Meeting
were approved

3. Matters Arising:

From RP:

Quest for Newsletter Editor

Paul sent an email to all members on his database on 7th May. I received emails from two prospective volunteers, both of whom Tony and I have met. Vikram Chudasama is working with me on the current newsletter, I shall do all the admin, chasing contributors, editing the articles etc, and Vik will do the layout. He will be attending the June meeting, following which we can co-opt him to the committee.

4. Correspondence

From RP:

- Thank you email from the Scouts who had a stall at the May Pop-up event.

From TE:

Wrote back to Cllr Jonathan Bianco following his email about traffic. TE pointed out that the traffic problems still have to be handled, that the parking in the Rickmansworth Road opposite the car park is still a problem, as are right turns out of The Avenue onto the Rickmansworth Road.

5. Former Police Station

TS commented that both applications to change the use of the former Police Station have been rejected.

6. TfL Development

The repairs to the roofs of the shops on the bridge are taking a long time as they can only be done when no trains are travelling at night.

7. Pop-up events

MG is awaiting a reply from Ann Lynes about a date for Carols at Costa in December.
RP to invite the Scouts and Lions to the October 19 pop-up event.
HL to tell the police of this date.

**MG
RP
HL**

8. Summer Newsletter

RP to ask Cllr Henry Higgins for an article about a pop-up library during the rebuild of Northwood Hills library.
RP to send BG a copy of the Newsletter article about four years ago on the High Street shops.

**RP
RP**

9. Subcommittee Reports

9a Woods and Open Spaces

MG to take up the points about illegal mowing with Cllr Richard Lewis
MG to prepare an article for the Newsletter on what is available at the Woods, for example, bat walks.

JH received a request for NRA funds to be used to repair boardwalks in the Northwood area of the Woods. MG to get costings of this.

TE suggested more signage in the Woods and a walk to promote the NRA involvement with the Woods. MG to pursue

PL commented that the cattle are due back on the field on June 12.

MG
MG

MG

MG

9b Traffic and Highways

A sink hole has appeared in the Rickmansworth Road between Murray and Maxwell Roads on the golf club side.

9c Communications.

RS noted that emails promote website activity. It was agreed that one email a week was the most we should aim for.

Emails go to approx. 1,700 households and blocks. There are over 5,900 addresses now on the database, which will rise to over 6,000.

9d Police

HL is still querying the source of the publicised crime figures.

HL will remind Inspector Fox of the need for a Police article in the next Newsletter.

9e Business Membership

After discussion about a proposed Bonus scheme Brian agreed to write a summary of his proposal and send it to members who were asked to forward replies by Monday 17th.

BG

9f Health

No further comments

9g Planning

TS gave his planning presentation to the Dene Road Residents group

9h Environment

AE reported more nasty rubbish left outside the Cancer Research shop, and black bags left outside the Michael Sobell shop. BG asked to report rats and rubbish to LBH. By 14 June these had been cleared.

BG

9i Finance

TE reported they are very close to getting the new bank account for SON set up.

9j Chief Road Steward

VK is working hard on producing RS and ARS reports.

Extra Newsletters are being printed to use as promotional material.

9k Membership

No further comments.

10 AOB

There will be an election hustings event on June 24 at Emmanuel Church at 8pm

The meeting ended at 9.48 pm

Next Meeting: Tuesday 9 July 2024

Appendix: REPORTS

APPENDIX: SUBCOMMITTEE REPORTS

a) Woods and Open Spaces

Just as a follow up on the illegal mowing of habitat on the edge of Bayhurst woods.

A member of the Ruislip Woods Trust had a meeting with James Raven from the council who was quite clearly unprepared for the questions and had to be shown where the field was. He had no answer to the questions which were -

- Why was the 3rd field sprayed with weedkiller on 18th April 2024?
- Was a survey carried out before the flailing was done? If so, by who and what were the results?
- Was the person undertaking the cutting aware that the work done was against the law under the Wildlife and Countryside Act 1981 and the Badger Act?
- Have you put in measures to stop a Wildlife Crime being committed again in the future? (No flailing between 1st March and 31st August)
- Are the Council aware that the matter has been referred to the MPS Wildlife unit and that damage to the Badger Sett alone could result in a fine of £10,000?
- Looking ahead, can local groups like the Trust build a dialogue with the Council to provide advice so that these types of mistakes are not repeated?

I understand the press have now been involved so we might get some answers.

Carol Concert date - I have left a voice message with both Ann Lynes and the church sec and also emailed but so far no reply.

On a lighter note here are a couple of events coming up in the woods which some of you might wish to partake in.



b) Traffic and Highways

Very little has happened in the last two months. Some potholes and gas leaks have been fixed.

Northwood Traffic Survey

No further progress.

Hills Lane

A resident has asked for assistance with parking problems in this road. I will follow up this request.

Rickmansworth Road – A404

After heavy rain major flooding sometimes occurs at the county boundary with Hertfordshire. This causes narrowing of the carriageway and difficult traffic conditions and can last for several days. It has been reported to our Councillors with a request to check who is responsible and for the necessary action to be taken. **No response.**

ULEZ – Green Lane Car Park

Our Councillors have twice been asked whether this car park is in the ULEZ area. The answer has been “Yes”. This seems strange as there are no signs or cameras. Indeed no available maps show this either. Still no sensible response.

OTHER ITEMS

HS2

Working hours are being extended in Breakspear Road South from 17 June to 31 December 2024. The consented extended working hours are 7am to 7pm Monday to Friday and 7am to 4pm on Saturdays. A two week closure is planned for this road between 29th July and 11th August.

328 Bus

I believe the new buses started running on Monday 3rd June, when I saw three, two in a westerly direction about 15 minutes apart. So far route 508 timetables remain on the bus stops, dated 08/01/ 2023.

Library

I visited the mobile library in Dene Road (parked on east side near no. 10) on Thursday 2nd May. I assumed it had been there every Thursday since. Very cramped – how temporary is temporary?

Peter Lansdown
traffichighways@northwoodresidents.co.uk

c) Communications

NRA IT Report June 2024

NRA Website Activity

Below is an indication of the activity on the website in terms of the pages visited.

In summary:

- Former Police Station was a hot topic in the last month
- NRA information pages were also visited many times
 - New Planning Applications
 - Minutes of Exec Meetings
 - Planning
 - Useful contacts
 - AGM Minutes
 - The Association
 - Business Members
 - Contact Us

Page title and screen name	Views	Active users	Views per user
	2764	1375	2.01
Mount Vernon Cancer Centre: Review latest – Northwood Residents’ Association	469	369	1.27
Former Police Station: Planning Permission Refused – Northwood Residents’ Association	436	103	4.23
Northwood Residents’ Association – Supporting Local Residents and Businesses	293	179	1.64
NHS Urgent Care Service at Mount Vernon Hospital – Northwood Residents’ Association	175	143	1.22
Northwood’s Former Police Station: new planning applications – Northwood Residents’ Association	173	141	1.23
Shuttle Bus Timetable – Northwood Residents’ Association	151	89	1.70
The Phlebotomy Unit at Mount Vernon Hospital – Northwood Residents’ Association	114	94	1.21
Sale of Haste Hill Golf Course – Northwood Residents’ Association	65	58	1.12
Northwood Gravel Pits – Northwood Residents’ Association	50	37	1.35
Minutes of Exec. Meetings – Northwood Residents’ Association	48	26	1.85
Planning – Northwood Residents’ Association	47	39	1.21
Useful contacts – Northwood Residents’ Association	40	31	1.29
AGM 2024: Minutes now available to read online – Northwood Residents’ Association	38	29	1.31
The Association – Northwood Residents’ Association	32	24	1.33
Business Members – Northwood Residents’ Association	30	22	1.36
Contact us – Northwood Residents’ Association	30	27	1.11
News – Northwood Residents’ Association	30	27	1.11
Charitable – Northwood Residents’ Association	26	24	1.08

Communications.

Website.

- Posted on website since last report:
 - MVCC Review latest
 - AGM minutes
 - Mobile Library back on the road
 - Former Police station: Planning permission refused
 - Northwood Police Ward Survey
 - Update for Emmanuel Church
 - Various local events

Press.

- **Northwood & Ruislip News, May issue.** Two-page article featuring the former NRA member who had to be asked to leave our AGM. He claimed that NRA is not democratic. Our response was printed in full. I have received no feedback, has anyone else?

d) Police

Update:

Inspector Fox has decreed that all local events should be cancelled. She has directed all SNT officers to replace these with patrolling on foot.

Insp. Fox has also directed all neighbourhood police officers to use public transport or bikes to reach their allocated neighbourhoods. As cars are in short supply, these should be used for higher priorities.

Sgt Gareth Blackburn has also had his ward numbers reduced. He is now in charge of Northwood and Northwood Hills only. New Sergeants have been introduced to fill the gaps. This is a positive move as having one sergeant taking responsibility for 3 or more wards was just not feasible.

Both the Safer Neighbourhood Board and the Hillingdon Advisory Group have been notified that there is a gap in the Met Police budget next financial year. There is a £4million funding deficit, which has delayed recruitment and caused a shortfall of 3,500 officers compared to plan. This does not bode well for whoever wins the election.

John Usher has further investigated James Court on Hallowell Road. It now appears that we can make use of their Recreation Room for all our meetings. I will be visiting the premises next week to familiarise myself with the layout etc. If all goes to plan then we will hold our June and September meetings there, with the schools taking it in turn to host December and March. Their rooms have power point facilities which is essential for the students' presentation but is also an excellent facility to have available for other reports etc.

Business Watch:

The number of thefts and ASBs appear to have reduced considerably. I do not have figures but am going with the reduction of complaints on the WhatsApp group, plus John's impression. I have asked for crime figures to include retail theft as a separate entry.

We still do not have a BW operating on the High Street.

School Watch:

St. Helen's have chosen two representatives for the next school term. I will chase up Northwood Girls' College. They do not usually attend June meetings. So, we start in September and they prepare their annual survey for presentation in March.

Ward Crime Survey

Paul is kindly circulating the June survey to our members. It has also been posted on our website, OWL, X and Next Door. The last quarter's results are on our website. Please do complete the survey. Every form counts.

HL
9/6/24

e) **Business Membership**

I continue to chase subscriptions from business members who have not responded to 3 emails for a BACs payment

I have therefore had to stroll the streets of Northwood catching up with the owners. So far success with 7 but it is arduous as either the responsible person is not at the establishment or, in the case of a hairdresser or nail lady, they are busy with a client. But I shall persevere
Only 17 to go!

I am currently trying to recruit as new members Tai Pan, which did entail an expensive meal to get to talk to Fennie, who says she will join. Also working on Nur Smile and Moka

I circulated the email exchange between Forum Insurance and Vogue Kitchens so you could all have a flavour as to what is happening in my “corner” and for you to read for yourselves how appreciative they are of the work the NRA does and is doing

Coming back to the Loyalty Card we discussed at the last meeting progress is being made. Thanks to Paul who got a quote from the printer for batches of 250 cards (£35) per business and Miles’s artistic work for the Loyalty Card itself, I have started speaking to business owners. Progress is slower than I hoped for the same reason as outlined with chasing payments. I need to get hold of the decision maker! To those I have spoken to the response has been positive.

So far Cofix-Impressive Dry Cleaners-Northwood Health shop-Blush-Billion Dollar Barber-Café Casa Mia-Northwood Piazza and Thyme have all come on board with varying offers

Coming back to the initial point of *what’s in it for business members*, Andrews (news agent) when discussing this initiative with him, asked if they could advertise for staff! I am sure the Committee will say no but I was wondering, with the summer holidays coming up, I could get some of our business members to offer 1 or 2 week work experience opportunities for the youth of local family members which we could email to our members. Great for the kids’ CVs

I should also like to propose that in the next NewsLetter we include, at the back, a “Yellow Pages” directory of all business members, see attached, another incentive perhaps to become a business member

f) Health

Mount Vernon Hospital Services Review:

An update was published on 9th May and is now on the NRA website: [Link](#)

There is a plan to go ahead with a public consultation, this financial year, to review moving the cancer services to Watford General Hospital. The documents are still being prepared and further information will be made available here: <https://mvccreview.nhs.uk>

Hillingdon Hospital Update:

The trust is taking part in the Cancer Vaccine Launch Pad (CVLP) - a referral platform and tissue pathway for personalised cancer vaccine trials.

The CVLP will allow patients with cancer in Hillingdon to participate at the earliest possible opportunity in cancer vaccine trials and help accelerate the development of those vaccines. This will first begin with colorectal cancer

The Glaucoma Patient and User Forum will meet on Tuesday 18 June, to bring patients past and present who have experienced this eye condition up to speed with the latest best practice.

On Friday 28 June, there will be a coffee morning with talks, support and advice for AMD patients and their families.

All past and present patients, and family members or friends, are welcome to attend.

Both forums will be held in the Education Centre at Hillingdon Hospital, in Pield Heath Road, Hillingdon UB8

West Herts launches five-year plan to transform services and facilities across the region:

This is a five-year plan which aims to transform services, facilities, and care across the region for more than 600,000 people. The Trust's ambitions include:

- Building a new state-of-art hospital at Watford General Hospital
- A new elective care hub at St Albans for planned operations
- Hemel Hempstead will become a focal point for chronic and complex care treatment.

Building work is expected to get underway in 2025 and the government confirmed last year the rebuilding would be fully funded.

The strategy document can be found through this link [here](#)

Community Health Initiatives

- **Mountwood Surgery:** No smoking day is March 13th 2024, Mountwood have updated their website with [links](#), tips and resources to help patients stop smoking.
- **Eastbury Surgery and North Connect PCN:** The North Primary Care Network, inclusive of several local practices, has launched a new website to enhance patient access to health information and services, with a focus on collaborative care and community health initiatives:
 - **There are Hillingdon Health workshops on various conditions that patients can sign up to here (part of the North Primary Care network):** <https://www.myhealthhillington.co.uk/workshop-calendar>
 - **Ageing Well Clubs:** <https://www.northconnectpcn.nhs.uk/2024/04/04/ageing-well-clubs-in-hillingdon-for-65-years/>

Public Engagement Opportunities

- **NWL Acute Provider Collaborative:** Future Board in Common Public Meetings, the next one is scheduled for 16th July 2024 09:00 -13:00, this public meeting offers a platform for community members to engage directly with healthcare leaders and discuss future plans and initiatives. The link can be found [here](#).

End of report

g) Planning

NRA / LBH Northwood Ward Planning Report : June 2024 (24:06 Planning NRA) Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
13 th May 2024	12 FRINGEWOOD CLOSE NORTHWOOD	To fell to ground level One Swamp Cypress at T36 within TPO 265	Arboricultural Report attached
3 rd May 2024	92A HIGH STREET NORTHWOOD	Conversion of roof space to habitable use to include a side dormer (Application for a Certificate of Lawful Development for a Proposed Development)	
2 nd May 2024	12 HALLOWELL ROAD NORTHWOOD	Conversion of roof space to habitable use to include a rear dormer, and amendments to fenestrations (Application for a Certificate of Lawful Development for a Proposed Development)	
21 st March 2024	12 JACKETS LANE NORTHWOOD	Details pursuant to the discharge of Conditions 7 (Methodology Statement for removal of faux chimney brickwork) and 8 (Methodology Statement for setting out the blocking up of existing door opening) of Listed Building Consent (Ref. 11580/APP/2021/3316, dated 06/04/2022) for the "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."	
3 rd May 2024	NORTHWOOD COMMERCIAL SALES/AUTOCENTRE NORTHWOOD LTD PINNERS ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 19 (sustainability and energy statement) of planning permission ref. 77460/APP/2023/2671, dated 09-01-2024 (Replacement of vacant car sales centre with a 3-storey mixed use 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).)	
1 st May 2024	NORTHWOOD COMMERCIAL SALES/AUTOCENTRE NORTHWOOD LTD PINNERS ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 4 (contamination scheme) of planning permission ref. 77460/APP/2023/2671, dated 09-01-2024 (Replacement of vacant car sales centre with a 3-storey mixed use development comprising of 1 x 1-, 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).)	
9 th May 2024	NORTHWOOD COMMERCIAL SALES/AUTOCENTRE NORTHWOOD LTD PINNERS ROAD NORTHWOOD	Details pursuant to the discharge of Condition 5 (Demolition and Construction Management Plan) of planning permission ref. 77460/APP/2023/2671, dated 09-01-2024 (Replacement of vacant car sales centre with a 3-storey mixed use 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).)	
3 rd May 2024	NORTHWOOD COMMERCIAL SALES/AUTOCENTRE NORTHWOOD LTD PINNERS ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 25 (safeguarding Transport for London infrastructure) of planning permission ref. 77460/APP/2023/2671, dated 09-01-24 (Replacement of vacant car sales centre with a 3-storey mixed use 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)	
10 th May 2024	105 COPSE WOOD WAY NORTHWOOD	Single storey side/rear extension	
29 th April 2024	5 FRINGEWOOD CLOSE NORTHWOOD	Erection of a double storey side and a part single, part double rear extension with infill porch and canopy, amendments to fenestration and raised terrace to rear. Conversion of roof space to habitable use including two rear dormers, raising the ridge and roof lights, following demolition of existing rear extension, garage and conservatory. Alterations to driveway including an additional crossover. (revised description 15.05.24)	
8 th May 2024	36 MOOR PARK ROAD NORTHWOOD	Change of use from residential dwelling (Use Class C3) to children's care home (Use Class C2), to include a bike and bin store.	
16 th May 2024	35 DENE ROAD NORTHWOOD	Erection of a single storey rear/ side extension	
20 th May 2024	Odcot - 19 DUCKS HILL ROAD NORTHWOOD	Erection of a single storey first floor extension to the side, following Conversion of integral garage to habitable accommodation room	
17 th May 2024	45 COPSE WOOD WAY NORTHWOOD	Details pursuant to the discharge of Conditions 3 (Materials) of planning permission ref. 11577/APP/2023/2373, dated 10-11-23 (Erection of part single storey, part two storey rear extensions, two storey front and side extensions and new patio to the rear. AC unit to side elevation. Conversion of roof space into habitable accommodation including a new roof and 2 x rear dormers and 1 x front dormer. Alterations to fenestration, materials and existing access and crossover (revised description))	
3 rd June 2024	GATEHURST GATE END NORTHWOOD	Erection of a single storey extension to the front	

Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
28 th May 2024	100 COPSE WOOD WAY NORTHWOOD	To fell Two Silver Birch (2 & 3 on map) in A1 within TPO 397	The application form states written evidence from an appropriate expert is needed for this level of work. Replacement trees will be required.
4 th June 2024	4A EASTBURY AVENUE NORTHWOOD	To fell to near ground level One Larch at T3 (T1 on map) within TPO 155	There are notes and photographs attached to the application but no detailed Arboricultural Report nor confirmation of a replacement tree
4 th June 2024	74 COPSE WOOD WAY NORTHWOOD	To carry out tree surgery to crown reduce by 3m One Oak (T2 on map). Also to remove One Silver Birch (T1 on map) and One Hornbeam (T3 on map), All in A1 within TPO 399	There are notes and photographs attached to the application but no detailed Arboricultural Report nor confirmation of replacement trees.

Planning Appeals :

Planning Appeals : Decisions

12 AND 12C MURRAY ROAD, NORTHWOOD

Redevelopment of the existing site to form 7 x self-contained residential units - 4 x 2 bed units and 3 x 3 bed units.

Decision: Refused

Reasons: The proposal would have a poor degree of integration with the layout of surrounding buildings and spaces and would largely block views to the rear gardens behind.

Overall, the proposal would fail to preserve or enhance the character of appearance of the Conservation Area and would harm its significance as a whole.

While the proposal would not be unduly harmful to the privacy of occupiers of Tudor Lodge and Copper Beech Court, it would unacceptably affect the living conditions of neighbouring occupiers at Tudor Lodge with regard to noise and light pollution. The proposal would be harmful to the living conditions of future occupiers, with regard to noise, light pollution, daylight/sunlight and private outdoor space.

Planning Appeals : Submitted

WYLDEWOODE, 25 THE AVENUE, NORTHWOOD

Details pursuant to the discharge of Condition 3 (Materials and External Surfaces) of planning permission ref. 13305/APP/2021/1007, dated 07-03-2022 (Four x 2 storey semi-detached dwellings with associated amenity space, parking and 4 x vehicular crossovers.)

126A GREEN LANE NORTHWOOD

The sub-division of No.126A Green Lane into 7 self-contained flats (Application for a Lawful Development Certificate for an Existing Use)

Planning Decisions Where Objections / Comments Made:

25 DENE ROAD NORTHWOOD

Variation of Condition 2 (Approved Plans) of planning permission ref. 46479/APP/2020/3055 dated 29-01-2021 (and as amended under planning ref: 46479/APP/2021/2039) (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.

Decision: Approved

Reasons: Notwithstanding the approved details, the side elevation windows facing Tormead and 25a Dene Road 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 for so long as the development remains in existence. In addition, Notwithstanding the approved drawings, the privacy screens shall be 1.8 metres high for its entire length and permanently obscure glazed to at least scale 4 on the Pilkington scale. The approved privacy screen shall be implemented prior to first occupation of the extension and retained for the lifetime of the development.

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.

Decision: Approved

Reasons: Reasons for refusal of previous application dealt with.

LAND TO SOUTH OF GREENEND 17 DENE ROAD NORTHWOOD

Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking.

Decision: Approved

Reasons: Officers clarified that any future sub-division of the site would require a future planning application.

It was reiterated that there was some additional wording in the addendum relating to details to be submitted, which are required to demonstrate that the access arrangements and parking provision should seek to minimise the impacts on the adjoining highway and neighbouring amenities.

5A THE BROADWALK NORTHWOOD

Construction of a part single, part two-storey rear extension and formation of a terrace, following the demolition of the existing extension and terrace; and alterations to the side elevations.

Decision: Approved

Reasons: The first-floor windows will be obscured glazing. A condition has been included to ensure obscurely glazed privacy screens are installed to the east and west of the garden terrace.

NORTHWOOD POLICE STATION, 2 MURRAY ROAD NORTHWOOD

Two applications:

First Application:

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. 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.

Decision: Refused

Reasons: The application submission fails to fully demonstrate that the proposal would not give rise to adverse impacts upon the highway network to the detriment of traffic congestion, parking stress and highway safety. Based on the information submitted, the proposed development is considered to have an unacceptable impact on highway safety.

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

The proposal does not accord with relevant space standards provided in Paragraph 3.66 of the Ofsted's 'Early years foundation stage statutory framework'. The proposed development provides a substandard amount of floorspace that would fail to meet the needs of intended occupants.

Second Application:

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)

Decision: Refused

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

Enforcement Action By LBH

None

ADDITIONAL NOTES:

None

ACTION POINTS FROM LAST MINUTES:

None

h) Environment

No report this month

i) Chief Road Steward

As I reported last month, 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 to a 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 report for contact info, and a second for payment status per address.
- Excel versions will also be available.

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

- It is now being tested by another ARS/RS (Richard Shave) also with multiple road coverage.
- it will soon be released to all RSs / ARSs for them to use before distribution of the next Summer (edition #187) Newsletter early July.

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 at the RS reception.

Paul Barker
NRA CRS & DPO

j) Membership

Both Jan and I are reconciling the cash recorded in the Bank to the MMJO database and can confirm that we have agreed receipts to the end of May.

There have been 60 new signings since February 2022 as detailed below.

- 2024 19 of which only 14 are recorded as paid to date. I am writing to the 5 not paid.
- 2023 30 of which only 25 are recorded as paid in the year of signing.
- 2022 11 of which only 8 are recorded as paid in the year of signing but 8 paid in 23 of which only 6 were the same as 22.

I will update this analysis in future months

END OF REPORTS