

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 10 December 2024, 8pm in the Family Room,
Methodist Church, Oaklands Gate

Present: Sue Mansfield, Trevor Sherling, Paul Barker, Valerie Mellor post meeting, Ros Plume, Vikram Chudasama, Tony Ellis, John King, Miles Gillman, Andrew Egan, Brian Geminder

1 Apologies for Absence: Hoda Lacey, Vijay Kotecha, Jan Harding, Peter Lansdown, Rajen Shah, Neha Tanna

2. Minutes of 12 November Meeting
were approved

3. Matters Arising:
MG has discussed a presentation at the AGM with Brian Greenan and will further discuss the presentation and ensure it is no more than 20 - 25 minutes long

MG

4. Correspondence

From RP:

- Email from resident requesting details of local Christmas Lights Switch On events
- Email from Maddox Planning inviting us to review and discuss proposed plans for the construction of 6 family homes at Manor Lodge, Rickmansworth Road, Northwood, HA6 2QT. Gave details of public exhibition: **Monday 9th of December at St. Johns United Reformed Church Hallowell Road Northwood HA6 1DN (The Sanctuary)**. It will be a drop in event so please feel free to come at any time between **3:30PM – 6:30PM**. Referred to TS and MG
- Strategic Climate Action Plan – Review. Info from LBH, forwarded to NRA exec.
- Documents from Northwood Methodist Church concerning our licence to hire rooms. Corrected and signed by me, awaiting final doc with NMC signatures.
- Email from someone trying to track down a friend whose parents used to live in Northwood. Not on our database but gave him a few tips re. local FaceBook groups etc.
- Request for info regarding Carols@Costa, via Remembrance Parade organiser.
- Info re. Flooding Review sent by LBH *Head of Environmental Planning Specialists*. Posted on website and included in email alert.
- Email from the Assistant Branch manager at Northwood Hills Library describing some of the services offered there. Posted on NRA website and will pass contacts to VC.

From TE:

David Simmonds MP has said that both the Police and LBH have ruled out shutting Green Lane during any part of the Remembrance Day Service

5. Former Police Station
No further information

6. TfL Development
No further information.

7.	<p>Pop-up events 19 December, Carols at Costa. MG and RP are progressing arrangements. PB to send out alert email near the date. Usual mince pies and non-alcoholic punch.</p>	MG RP PB
8.	<p>Subcommittee Reports</p>	
8a	<p>Woods and Open Spaces MG has photos for the newsletter of Suzanne Gillman and Cllr Henry Higgins planting the bulbs we provided. MG will cover the Waitrose message board to prevent unauthorised use.</p>	MG
8b	<p>Traffic and Highways No further information</p>	
8c	<p>Communications <i>From RP</i> Website. Posted on website since last report:</p> <ul style="list-style-type: none"> ○ Remembrance Sunday Service gallery ○ Waste & Recycling over holidays ○ Green waste collections, and update ○ September Floods Review ○ Services at Northwood Hills Library ○ Various local events 	MG
8d	<p>Police No report presented</p>	
8e	<p>Business Membership No further information. BG to proceed with new ideas for 2025</p>	BG
8f	<p>Health No report presented</p>	
8g	<p>Planning 17A Highfield Crescent: no activity has been observed for a very long time while it is supposed to have building works. TS will investigate whether for example the builders are no longer working. 36 Moor Park Road. The council is now inspecting the site and assessing its suitability for what is proposed, so permission has been deferred</p>	TS
8h	<p>Environment A possible explanation provided for the flooding in Rofant Road was that the sewer fed by the gullies is too small. AE to use Freedom of Information request to find out how many such incidents now occur.</p>	
8i	<p>Finance Ideas for a project to spend money on still needed. MG to get an estimate to replace the circular bench round the tree in Rowland Place and the bench in Maxwell Road.</p>	AE
8j	<p>Chief Road Steward PB still has four boxes of the summer newsletter intended to be used by RSs to attract more members. Take to RS evening next year. Discussion for January meeting about attracting more members to include:</p> <ul style="list-style-type: none"> ● Leaflet drop to whole area ● Telling Eastbury residents they can be our associate members. ● An article in My Northwood News 	

8k Membership
No further information

9 AOB
TE received a letter with information that £16,031 was collected by the Northwood Poppy Day appeal.

The meeting ended at 8.42 pm and was followed by seasonal refreshments at the president's house in Moor Park Road.

Next meeting: Tuesday 14 January 2025, in the family room at Oaklands Gate.

Appendix: REPORTS

a) Woods and Open Spaces

No information this month

Miles Gillman

b) Traffic and Highways

Northwood Roads

Early this month Tony and I met with Cllr. Steve Tuckwell, the Cabinet member who has recently taken over responsibility for traffic, highways, etc., and Cllr. Henry Higgins for an on-site visit to discuss the major items outstanding from the earlier Northwood road survey conducted by the Council (2018). Miles joined us initially and provided a potted history of the accidents and damage caused by vehicles on Rickmansworth road in the area of the junction with Murray Road. We then drove round the other roads and pointed out the major problems highlighted in the report, including the outstanding petition for some form of pedestrian crossing at the junction of Rickmansworth Road with Green Lane. We expect feedback from this meeting early in 2025.

With regard to the petition mentioned above, I have received a response from the council officer named as the contact. The basic section of his reply is as follows:-

The Council has commissioned Transport for London to study the junction, and I have recently been informed that the modelling stage is now complete though the findings have not yet been shared with the Council. If it is shown that it is possible to provide pedestrian facilities, then the Cabinet Member would be informed and asked whether he would support officers working further with Transport for London with a view to having pedestrian facilities provided. As you will appreciate the delivery of the scheme would then be subject to a budget being available and all the necessary financial approvals.

Watch this space!

ULEZ

About three months ago three ULEZ cameras were cut down around the west end of Green Lane – not for the first time. The poles have been replaced, but still no cameras.

Peter Lansdown

traffichighways@northwoodresidents.co.uk

c) Communications

a) Website.

b) Posted on website since last report:

- a. Remembrance Sunday Service gallery
- b. Waste & Recycling over holidays
- c. Green waste collections, and update
- d. September Floods Review
- e. Services at Northwood Hills Library
- f. Various local events

Website Activity

No report this month

d) Police

No report this month.

e) Business Membership

After 6 chaser emails and 3 “site” visits, last Friday I eventually got the subscription from my last remaining unpaid member! So, ending the year on a high.

I have recently emailed all our Business members asking them if they would like to repeat, in January when trade falls off, another promotion month as we did in August.

So far I have received 5 positive responses and shall pursue this as we come to the year’s end.

I shall also be reminding Business members that in 2025 they now have a month’s free access to our 3 NRA Notice Boards.

You may recall from my last report that I had noticed that our Waitrose board had business leaflets attached to it and they were not even from Business members. I said I would be giving the perpetrators a call which I duly did but they were not prepared to sign up!

Pointing out the obvious, in spite of Lamerton’s comment that the scaffolding would be down by now, it is not! Which is a shame as it is spoiling the festive decorations.

I have taken photos to feature local decorations in our next Newsletter when announcing that a competition will be held by us in 2025 to award prizes for the best decorations.

On another “catch-up”, I am disappointed that Cllr Higgins did not come back to me regarding the instant fines levied on Green Lane businesses for having A-Boards on the pavement outside their premises.

Finally the December Committee meeting marks my first anniversary responsible for the Business portfolio. So I should like to thank my fellow Committee members for the support given to me for our various business initiatives and allowing our membership list and website to be used to this end, particularly as this was an avenue not previously travelled by the NRA.

Brian Geminder

f) Health

End of report

g) Planning

NRA / LBH Northwood Ward Planning Report : December 2024

Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
30 th October 2024	10 SANDY LODGE WAY NORTHWOOD	Erection of a single storey extension to the rear following the demolition of existing conservatory	
14 th November 2024	2 TEAL DRIVE NORTHWOOD	To carry out tree surgery, To crown reduce by 1.5m to One Oak T8 and To crown reduce by 2m to One Field Maple T9 both on TPO 140	
28 th October 2024	33 GATEHILL ROAD NORTHWOOD	Variation of Condition 2 (Approved Plans) of planning permission ref. 22910/APP/2022/478, dated 19-04-2022 (Erection of a two storey side extension and a part two storey, part single storey rear extension. Infilling existing covered porch, extending patio and retaining walls following the demolition of existing garage and rear extension.) to reduce the size of the single storey rear extension including associated internal and external works	
20 th November 2024	14 HIGHFIELD CRESCENT NORTHWOOD	Single storey side and rear extension (following demolition of side garage); and conversion of roof space to habitable use to include a rear dormer, three front roof lights and conversion of roof from hipped to gable ends (part retrospective).	
11 th November 2024	44 CHESTER ROAD NORTHWOOD	Erection of a single storey extension to the rear, following the demolition of existing rear outrigger	
4 th November 2024	13 KEWFERRY DRIVE NORTHWOOD	Demolition of the existing two-storey dwelling and erection of a two-storey 5x bed dwelling with a habitable loft; extension of the existing vehicle access and creation of a new vehicle crossing with dropped kerb. with associated landscaping	
8 th November 2024	WYLDEWOODE 25 THE AVENUE NORTHWOOD	Variation of Condition 2 (Approved Plans) of planning permission ref. 13305/APP/2021/1007 dated 07-03-2022 for: Four x 2 storey semi-detached dwellings with associated amenity space, parking and 4 x vehicular crossovers. Amendments seek to to alter the scale and roof position of the front dormers; the roof form on the single storey rear elements from flat roofed to pitched; a reduction in number and re-siting of chimneys; and alteration to main roof form to lower the eaves and alter the width (s73 application for minor material amendments).	
8 th November 2024	DAVID LLOYD NORTHWOOD 18 DUCKS HILL ROAD NORTHWOOD	Conversion of existing tennis courts to two open padel courts, one covered padel court and ancillary social area, floodlighting and associated works.	
30 th October 2024	Northwood Commercial Sales/Autocentre Northwood Ltd PINNER ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 25 (Impact on London Underground Infrastructure) 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).)	

8 th November 2024	42 THE AVENUE NORTHWOOD	To carry out tree surgery, To Reduce by 2m branches identified in IMG2 (property side) and IMG3 (near Lime trees) to One Monterey cypress T1 on TPO 685	
13 th November 2024	14 SANDY LODGE WAY NORTHWOOD	T21 Oak (Quercus robur) Work Required - Crown reduce back to previous T26 x3 Cherry (prunus spp) Work Required - Crown reduce back to previous T6 Plum (prunus spp) Work Required - Crown reduce by removing around 1m from the height, remove around 2-2.5m from the overextending limb and remove around 0.5-1m from the remaining sides to shape T28 Cherry (prunus spp) Work Required - selectively crown reduce by pruning in the 3-4 overextending branches by removing around 0.5m to bring back in line with remaining crown All on TPO 82	
13 th November 2024	62 HALLOWELL ROAD NORTHWOOD	Erection of a single storey rear extension	
18 th November 2024	65 HILLIARD ROAD NORTHWOOD	Erection of a single storey extension to the rear	
13 th November 2024	6C GREENHEYS CLOSE NORTHWOOD	Installation of an Air Source Heat Pump.	
14 th November 2024	6 CULLERA CLOSE NORTHWOOD	Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)	
27 th November 2024	10 RICKMANSWORTH ROAD NORTHWOOD	Erection of a 4m rear extension and conversion from a single dwellinghouse to two flats.	

Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
31 st October 2024	29 NICHOLAS WAY NORTHWOOD	To remove Two Oaks (T1 and T4 on application), Four Hornbeams (T2, T3, T6 and T7 on application) And One Silver Birch (T5 on application) all within Area 1 on TPO 396	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 nor confirmation of replacement trees
18th October 2024	19 ELGOOD AVENUE NORTHWOOD	Erection of a part single storey, part two storey side and rear extension, conversion of roof space into habitable accommodation including raising the ridge, roof lights, amendment to fenestration and removal of chimney, following the demolition of existing garage and rear extensions	We are concerned that the Beech tree previously stated to be within the subject site, and which the applicant applied to fell but was refused, is now stated to be outside the site. We are concerned about the level of protection for this and other trees and ask for a detailed plan to be submitted and approved prior to any construction works starting, to ensure the trees protection. We would also ask for more frequent inspections by the Tree Team.

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 (revised parking plan with tracking and updated management plan 11.11.24)	See second objection below
30 th October 2024	10 SANDY LODGE WAY NORTHWOOD	Change of use from residential dwelling class C3 to Doctors Practice class E	See objection below
22 nd November 2024	68 KNOLL CRESCENT NORTHWOOD	Conversion of existing dwelling to 2x 2 bedroom flats	This will increase traffic in an already busy close. It will also set a precedent for other houses and even more traffic

36 MOOR PARK ROAD NORTHWOOD

We remain concerned, like others who were in the room, that the applicant wouldn't answer possibly the most important question at the committee meeting, of how many carers there would need to be if all four children were highly needy, and the applicants only response was that, it wouldn't happen. However, once planning consent is granted there is nothing stopping them, or a successor company, from housing four highly needy children and the carers that go with that.

We do not believe that the traffic/parking Management Plan is an effective one. It is wholly dependent on staff travelling to and from the property other than by car, but there is no obligation on the applicant or staff to ensure that happens. The applicant is a commercial concern so is there for profit.

The applicant has not responded to the fact that they stated a reason for wanting Northwood as a location is the availability of schools. However, as has been pointed out, there are no state schools in Northwood for children of that age. It actually makes Northwood a relatively poor location, given the supervision needed for these children.

10 SANDY LODGE WAY

The proposed plans under this application show five consulting rooms. The assumption needs to be made that all five will be in use, with support staff in addition. That makes the proposed seven car spaces inadequate for the commercial use of the property, and cars from staff and visitors will need to park in the road, where there is a Parking Management Scheme in place. There is no Traffic Management Plan or Parking Management Plan with the application. There is also a second application for a rear extension to the house. Whilst we have not objected to that as a standalone application, if granted together with the change of use, that means an even larger building for commercial use, and likely to create even more traffic and parking issues. The site plan is incorrect as the site has two dropped kerb entrances. That brings into question how they get four spaces on the side adjacent to 8 Sandy Lodge way, and there would be a lack of turning space on the site for seven cars. Given the error of the site plan, there is concern the trees could be impacted. Whilst there is an ecological check list, there is no Arboriculturist Report.

Planning Appeals : Decisions

None

Planning Appeals : Submitted

None

Planning Decisions Where Objections / Comments Made:

None

Enforcement Action By LBH

None

ADDITIONAL NOTES: None **ACTION POINTS FROM LAST MINUTES:** None

h) Environment

Flooding

Halina from Thames Water has been in touch with me regularly on the issues reported but with very little to say.

One of the two residents in Rofant Road suffering from property flooding has kept in touch re drain gully clearance. Whilst Hillingdon Council has undertaken further drain gully clearance and revisited some or possibly all the locations of concern, there has been no noticeable action by the Three Rivers Council on their part of this shared drains network.

A quick inspection of 3 areas prone to flooding - Rofant Rd., Copsewood Way by the Gravel Pits, and on Rickmansworth Road by Welcome to Northwood sign / roughly opposite the apartment blocks, was undertaken by me on Sunday morning 8 December. On Rickmansworth Road standing water was present for more than 24 hours indicating a blockage in the gullies or the sewer.

This will be followed up with Cllr Henry Higgins, and with Neil Grant + Halina for Thames Water.

A letter from Hillingdon Council to the resident in Rofant Road that attempted to explain the why the flooding is persistent was shown to me – my view is that the explanation was unsatisfactory. Only by regularly hounding both the council & the utility company will there be found a possible resolution. Meanwhile the game of pat-a-cake continues with neither party offering satisfactory solutions.

Article in S.T. magazine on Thames Water in previous week titled, “Up Sh*t Creek’ is interesting!

Residents Can Help (repeated from last month)

- 1) Outside your house, flat or apartment, where you see leaves covering a roadside drain can you brush off the leaves, please. If you see a blocked drain, use the **Report-It** facility on the Council website so that drain gully can be cleaned. Keep a note of the reference number.
- 2) Where you note an area prone to persistent flooding or standing water that fails to drain away quickly can you report that exact location while the flood exists to tel. **0800 316 9800** and take a note of the case number, please, as repeated logged-in complaints particularly with a case reference number get noted for special attention.

Andrew Egan - 9/12/2024

j) Chief Road Steward

Final copies of Autumn #188 Newsletter collected by ARSs for distribution through their RSs, and by my RSs by early November, with many being personally delivered to Associate members (a couple electronically).

I prepared and/or printed Patch reports for many RSs having trouble accessing reports themselves.

Group Alerts were sent out to ARS/RSs asking for confirmation of receipt of their mmjo report access links

Report-access links had been sent by Vijay Kotecha to all ARSs and RSs – worryingly at least 3 RSs reported to me they had not received theirs – being investigated/re-sent.

Alerts were sent out about Flooding and prevention, Met Police survey, and recently about Hillingdon Recycling, General and Garden Waste schedules. A further Alert about results of the flooding investigation is to be sent.

Garden Waste generated many responses – some thanking for the info, but others saying the schedules were incorrect, to which I replied individually. Investigation established that depending on postcode, Garden Waste schedules differed by a week, so a clarification update Alert was prepared (thanks Ros) which I sent the same day!

With Phillip Green finally relinquishing his remaining patch as RS, Alison Lane has taken over and has done a great job getting to know the members there and encouraging subs from a few delinquents!

So, a very busy last few weeks on NRA business
– hopefully quieter over Xmas/New Year – all enjoy!

Paul Barker, NRA CRS & DPO

k) Membership

Jan and I have agreed that the Bank and MMJO receipts are the same to end of November.

END OF REPORTS