

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 11 February 2025, 8pm in the Family Room,
Methodist Church, Oaklands Gate

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

1. **Apologies for Absence:** Brian Geminder, Neha Tanna, Miles Gillman, Vijay Kotecha

2. **Minutes of 14 January Meeting**
were approved

3. **Matters Arising:** all covered later

Correspondence

4. *From RP:*

- Email from resident with issues concerning a dispute with Fit Club gym. Referred to NHRA chairman.
- Email from a resident of Reginald Road re 'the issue of the intermittent high-pitched noise, possibly mechanical/electrical, which comes and goes. Sounds like some sort of frequency/current.' I referred him to the thread on Nextdoor Northwood where residents thought they had traced the noise to a keypad on Ross Haven Place gates. He ruled that out and is now in touch with TfL. He'll keep us posted.
- Email from a Chester Road resident offering the 'Northwood Housing Association' information about his 'pot hole repair company that specialises in long term solutions to potholes.' Explained the NRA's purpose and invited him to join.

From TE:

Cllr Eddie Lavery of LBH informed TE that the Fassnidge Hall library will be formally opened on March 1 with the Mayor in attendance. It will be in use for some time, including the time to demolish and rebuild the Northwood Hills library.

5. **Former Police Station**
No further information

6. **TfL Development**
No further information.

7. **Pop-up events**
May 24 agreed for the next event by Costa.

8. **Spring Newsletter**

Copy date 26th Feb.

Howard has announced he plans to step down after this one, so a new advertisements coordinator will be needed.

Suggestions for topics to be covered by David Simmonds MP included:

Use of empty properties including commercial properties

Blocks of flats should have communal waste bins

Staffing of the Nature reserve, as there is only one ranger now. So volunteers cannot be used.

Cllr Henry Higgins could be asked to comment on drain coverings much

lower than the surrounding road, due to road maintenance. The utility companies are responsible for raising them. An inspection of the drains in this area would show the extent of the problem

9. Subcommittee Reports

9a Traffic and Highways

Signatures are required for the petition to get a comprehensive review of traffic in the Rickmansworth Road. Email forms to TE by Thursday 20 Feb.

ALL

9b Planning

No further information

9c Environment

The litter behind a wire fence by the footpath between the Cottage Hospital bus stop and Northwood Health Centre has been cleared. The litter outside Fauna is only cleared when Jennifer (Three Wishes) complains. To be asked to copy TE with her complaints.

AE

9d Health

No further information.

9e Communications.

No further information

9f Police

PCSO Max Humphries 'floats' between Northwood and Northwood Hills. All to sign up to Neighbourhood Watch Hillingdon, if we have not already done so. Encouragement to our residents could be a talk at the AGM by Dave Ludlow, an article from him in the newsletter and putting the QR code for sign up in the newsletter.

ALL

9g Woods and Open Spaces

No further information

9h Business Membership

The Business Watch WhatsApp group has become a general information channel. Should it be covered under Business in future, rather than Police? To be discussed when BG is present.

BG

9i Finance

No further information

9j Chief Road Steward

A new RS for Gateway Close maybe required. If so, TE will volunteer.

TE

9k Membership

No further information.

10. AOB

- a) A cherry tree in memory of Dennis Cave was agreed, with Hillingdon doing the watering and maintenance, so £320 expenditure was approved.
- b) Maybe spend money on panels on the bridge as in Northwood Hills.
- c) PB to plan RS reception on a Thursday towards the end of May.
- d) Publicity drive for recruitment in a road with few members. JK to identify a suitable road

MG

PB
JK

The meeting ended at 9.38 pm.

Next meeting: Tuesday 11 March 2025, in the family room at Oaklands Gate.

Appendix: REPORTS

a) Traffic and Highways

Northwood Traffic Survey

After several years the Council is now suggesting that the NRA should submit a petition for improvements to Northwood's roads. This in spite of it having a report in 2018 making a number of recommendations, which, as far as I know, have in the main, been accepted (see Agenda).

Potholes

As far as I am aware there are no significant potholes in any major roads in Northwood. I have not had any reports.

OTHER ITEMS

HS2

At present there are no scheduled closures for Breakspear Road South this month. Longer term, one is planned for 5th to 27th April 2025.

Potholes

If driving from Mount Vernon to Rickmansworth or return along London Road (i.e. in Hertfordshire) lookout for significant potholes. There are several along this stretch of road.

Roadworks

I understand that there will be roadworks along Sandy Lane (Watford Road) between the junctions with Batchworth Lane and Sandy Lodge Lane until 28th Feb. (i.e. in Hertfordshire)

Peter Lansdown

b) Planning

NRA / LBH Northwood Ward Planning Report : February 2025 (25:02 Planning NRA)

Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
17 th December 2024	22 THE BROADWALK NORTHWOOD	Variation of condition No. 2 (Approved Plans) of planning permission reference 8230/APP/2015/3601 dated 10/12/2015 to allow changes to the fenestration and roof design of single storey side/rear additions (Two storey, 5-bed, detached dwelling house with habitable roof space and single storey detached garage/bike store to the rear, involving demolition of existing dwelling house) to alter floor plan layout	
6 th January 2025	4 HAWKESWORTH CLOSE NORTHWOOD	Erection of a single storey rear extension and front porch (Application for a Certificate of Lawful Development for a Proposed Development).	
10 th December 2024	ALEXANDER HOUSE 7 OAKLANDS GATE NORTHWOOD	Change of use from offices (Class E) to 2 no. two bedroom residential flats (Class C3) with associated internal alterations	
7 th January 2025	57 COPSE WOOD WAY NORTHWOOD	To carry out a crown reduction to the TPO 398, Oak Tree which is situated at the front of the property (driveway) on the right handside. FRONT: TPO 398 Oak Tree Acer (TPO 398) approx. height (ht.12m) REDUCE HEIGHT by 2m to 8m. Reason: to retain within the garden space & alleviate light	
13 th January 2025	9 LINKSWAY NORTHWOOD	Variation of Condition 2 (Approved Plans) and 3 (Landscaping Details) of Appeal Decision ref. APP/R5510/W/21/3273177 (Hillingdon Council Ref. 51186/APP/2020/4149), dated 23/11/2024, (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) to incorporate formal landscaping design, amend front boundary treatment from wall to railings, amend front gable feature, and to allow pruning and removal of trees to rear of site.	
21 st January 2025	6 WILDWOOD NORTHWOOD	TPO 13 G2: Oak x1 reduce height and lateral spread back to previous points. 1x Oak reduce height by 3-4m and reduce lateral spread by 2m.	
21 st January 2025	CHESHAM COURT FRITHWOOD AVENUE NORTHWOOD	TPO 151: T16 & T17 Lime, T13 Beech & T12 Horse Chestnut all to reduce to previous points approx 2.5m	
20 th January 2025	60 COPSE WOOD WAY NORTHWOOD	Erection of part single storey part two storey front/side/rear extensions	
20 th January 2025	102 GREEN LANE NORTHWOOD	Erection of two storey front bay extension. Conversion of roofspace to habitable use to include rear and side dormers and 2 front roof lights	
23 rd January 2025	ST JOHNS UNITED REFORMED CHURCH HALLOWELL ROAD NORTHWOOD	Variation of Condition 2 (Approved Plans) of planning permission ref. 10494/APP/2024/1634 , dated 29-08-2024 (Erection of new entrance foyer and single storey side extension, including new access path and ramp.) to reduce length of extension and add an additional entrance door.	
21 st January 2025	NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION MAXWELL ROAD NORTHWOOD	To carry out tree surgery To crown reduce back to previous points and remove epicormic up tp 10m One Lime T1, To reduce middle limb by between 3 and 8m One Ash T2 both on TPO 491. The remaining trees are protected by virtue of their location within Northwood, Frithwood Conservation Area: To reduce height by 8m One Ash (T25 on application), To crown reduce back to previous points One Ash (T34 on application), To remove One Ash (T35 on application) and to Monolith to 2m One Sycamore (T37 on application)	
21 st January 2025	UPLANDS COURT, 19 FRITHWOOD AVENUE NORTHWOOD	TPO 156 -T17 (Holly) reduce height by 4m	

21 st January 2025	5 LINKSWAY NORTHWOOD	To carry out tree surgery to reduce road side and driveway side by up to 2.5m to One Oak (T1 on application), To crown reduce by up to 2.5m Two Oaks (T2 and T3 on application) all within Area 1 on TPO 390	
24 th January 2025	9B ROFANT ROAD NORTHWOOD	Conversion of integral garage to habitable accommodation	
9 th January 2025	LAND REAR OF 20-22 HALLOWELL ROAD NORTHWOOD	Partial demolition of existing warehouse buildings and erection of a side extension to create a car repair building.	
30 th January 2025	104 COPSE WOOD WAY NORTHWOOD	Erection of a part single, part two storey side and rear extension, conversion of roof to habitable space to include 2no. rear dormer and 3 roof lights, and amendments to fenestrations.	

Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
18 th December 2024	2 SHERBORNE PLACE NORTHWOOD	TPO 429-T6- to remove	Details of replacement tree required
9 th December 2025	7 BROOKDENE DRIVE NORTHWOOD	Erection of a first floor front extension and front porch. Partial garage conversion and two storey rear extension.	There is no statement regarding whether the rear two-storey extension complies with the 45-degree rule
31 st December 2024	63 NORTHWOOD WAY NORTHWOOD	Proposed change of use from Class C3 dwelling to residential home.	See objection below
31 st January 2025	19 DUCKS HILL ROAD NORTHWOOD	Installation of an air source heat pump	There is insufficient information relating to the noise impact on the neighbouring house given it will be located close to the neighbouring boundary. If located on the back wall to the playroom it would not adversely affect the neighbours to the same extent.

63 NORTHWOOD WAY NORTHWOOD Whilst the proposed use by the applicant does not appear to be C2, the assumption needs to be made that with the intense use that a C2 user creates, the site has inadequate on-site car parking for residents, staff and visitors, and will adversely affect parking and congestion at an already busy junction. There is a junior school close by opposite so some types of C2 residents could create a risk to the children as they are walked to/from the school.

Planning Appeals :

Planning Appeals : Decisions

None

Planning Appeals : Submitted

None

Planning Decisions Where Objections / Comments Made:

32 HALLAND WAY NORTHWOOD

Erection of a part single storey, part double storey extension to the side and rear of the dwelling following demolition of existing garage structure, amendments to fenestration and the erection of front porch.

Reasons: The proposed development is considered to be at the upper limit of acceptability but would sufficiently harmonise with the character and appearance of the street scene as well as the host dwelling, particularly given the surrounding context and larger lawful neighbouring extensions.

Enforcement Action By LBH None

ADDITIONAL NOTES: None

ACTION POINTS FROM LAST MINUTES: None

c) Environment

An Environmental Issue

A concern of mine presently are properties in Northwood where renovation has been commenced then apparently ceased, yet apparently there are stored building materials on-site, often the front of the site is boarded-up in quite unsightly material, and then the site is left in that condition for months and months. On one of my regular walking routes there is a partially renovated house that has not been worked on certainly for 12 months and possible for 24 months. This does not seem right when there is a need to increase available housing stock in both public and private sectors.

Specific

Thames Water - have been unable allocate engineering resources to deal persistent Northwood areas prone to flooding during & after heavy rainfalls, and regularly contact me to apologise for the delay.

Potholes - No road potholes have been reported as serious environmental concerns. Likewise re pavements.

Litter - a resident led suggestion for local litter picking has fizzled out.

FOI – a freedom of information request to the Council re potholes and works to remedy same is in preparation.

Andrew Egan

d) Health

No report this month

e) Communications

From RP

Website.

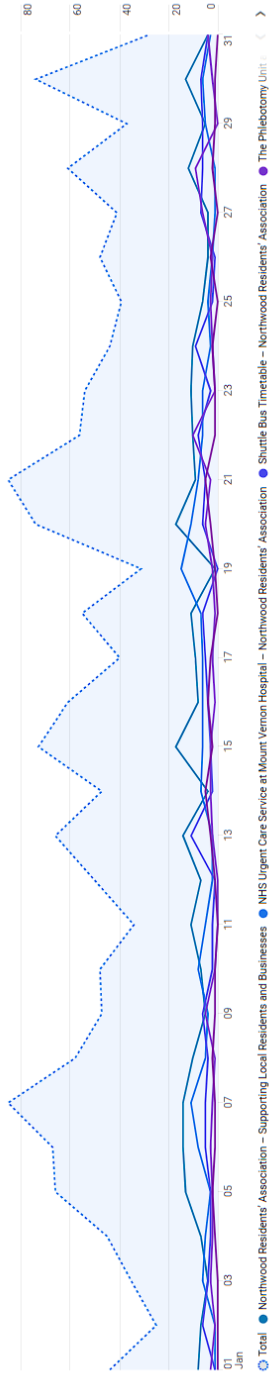
- Posted on website since last report:
 - Hillingdon ASB policy consultation
 - Various notices for local events
 - New business member added
- General reminder to exec members – if you would like anything posted on the website, please send me the details.
- Don't forget to check your area of the website from time to time to make sure it is up to date.

Website Activity

Relatively quiet this month, in terms of NRA pages being viewed.

There are a decent number of clicks on:

- Business Members
- Minutes of Exec. Meetings
- Charitable – Northwood Residents' Association
- Useful Contacts
- Contact Us



Search...

Page title and screen name

Rows per page: 10 Go to: 1 < 1:10 of 120 >

	Views	Active users	Views per active user	Average engagement time per active user
Total	1,618 100% of total	704 100% of total	2.30 Avg 0%	43s Avg 0%
1 Northwood Residents' Association - Supporting Local Residents and Businesses	276	163	1.69	22s
2 NHS Urgent Care Service at Mount Vernon Hospital - Northwood Residents' Association	164	119	1.38	31s
3 Shuttle Bus Timetable - Northwood Residents' Association	137	101	1.36	8s
4 The Phlebotomy Unit at Mount Vernon Hospital - Northwood Residents' Association	84	70	1.20	34s
5 Business Members - Northwood Residents' Association	47	27	1.74	54s
6 Minutes of Exec. Meetings - Northwood Residents' Association	40	22	1.82	11s
7 Charitable - Northwood Residents' Association	39	22	1.77	1m 18s
8 Useful contacts - Northwood Residents' Association	39	36	1.08	11s
9 Contact us - Northwood Residents' Association	35	30	1.17	21s
10 Northwood Gravel Pits - Northwood Residents' Association	35	19	1.84	56s

f) Police

Update:

No change. We are still one officer short. PC Mani Sohal is on full time admin. Therefore, we have one Sergeant, one PCSO, and One PC. I have written to both Inspector Sarah Fox and Gareth Blackburn regarding our understaffing. However, there is a financial and human resource issue in the Met and I don't see this being resolved anytime soon.

Ward Panel Meeting:

Next meeting is on 19 March at St. Helen's School.

The students of both St Helen's and Northwood College will present their annual survey.

The usual crime figures presented at our December meeting covered only two months. I believe our next set of crime figures will cover 4 months.

Business Watch

We delegated the leadership of this group to Jennifer of Three Wishes. She has kept a close communication with our business owners on Green Lane. More work to do on the Old High Street.

I have observed the gradual shift in the Business Group towards one where reporting thieves is only a secondary issue but they discuss many other business- related matters. I would like to discuss the reporting hierarchy at our next meeting.

Neighbourhood Watch

Since the demise of OWL, our Hillingdon Neighbourhood Watch has been very busy trying to build up the previous OWL members. This has been a struggle. In Northwood we had 840 OWL subscribers. That was already relatively low but by end January 25 we had only 324 =38.5%. And that was better than many other wards.

We need to have a real push everywhere to increase take-up. My concern is with Northwood. If residents are not joining, that means that they cannot perceive a direct benefit to themselves. I am currently working with NHW on a wording which will outline the benefits of them joining NHW to help fight crime. We can then discuss using our NRA mailing list to push up numbers. I am also looking at other marketing opportunities. I will cover this in the next Newsletter.

I also think that it would be beneficial to have a presentation by Hillingdon NHW at one of our comm meetings to further explain the position. They would also make an excellent presentation at our AGM.

HL
8/2/25

g) Woods and Open Spaces

- Tree for Dennis Cave

I have contacted 'Trees for Streets', the Government sponsored tree planting scheme.

They have said the price is either £320 or £230 if we water it ourselves, which I am happy to do. (Apparently the true cost is £750 but the rest is subsidised)

The Sandpits area next to Copsewood does not come into their remit as it is designated woodland. However, the grass area next to the Green Lane car park is ok. We have to commit on their website before they then run a survey to check on power lines etc. We don't lose our money if they say no. I would suggest a flowering Cherry but Dennis may have had a favourite. I need committee approval before pressing the button.

- An alternative idea would be to have a bench in that area with a plaque with his name on it. Roughly the same cost. I would have to get permission from LBH but I'm sure that would be fine. This might be more useful and appreciated than another tree.

- Noticeboard

The new protective plastic is on but I noticed someone managed to slip up a small A5 behind it, but that might have been Brian.

- Pop-up
Potential dates for a spring/early summer event when I'm free, could be May 10th, 17th
Or 24th
- Circular bench

The carpenter finally sent over the attached quote (marked invoice) for totally replacing the old bench and mending the newer one. £2100 for oak which I thought was quite high, but as we agreed to just repair both I'm waiting for him to get back to me with an alternative quote.

h) Business Membership

As you are all aware some of our local business participated in the "January Promotion" scheme. I am still awaiting feed back

Pleased to report that a new Business member has joined. *The Doctor's Lounge* which is a private medical practice of a group of doctors headed by Dr Nik Chopra and as you may know they consult from Sharmans our local chemist.

Dr Chopra has also informed me that if we have any events or opportunities that need sponsorship, *The Doctor's Lounge* are happy to consider doing that

At our last meeting I highlighted that some members of Block memberships are not receiving our emails. Primarily I assume because we only have the "Chairs" contact details. We were asked at Committee to consider ways of overcoming this obstacle

I have 3 suggestions

- 1) Tailgating and then dropping in a leaflet to each door, but that means hanging around for access
- 2) A leaflet drop by an outside contractor, but they might just drop a load in the reception area
- 3) Sending a bunch of leaflets to the "Chair" of each block asking for them to drop one in each letter box and pointing out that some block residents have commented to members of the NRA Committee that they are not getting our regular email information updates

I would suggest the wording on the leaflet read something along these lines:

"You are members of the Northwood Residents Association as your apartment block has what we term a "Block Membership". However this means that we do not necessarily have your email address. Please do let us have this so that we can keep you regularly updated with all important local information such as police reports, news from our local Council, discounts from local business and much much more"

Brian
Brian Geminder

j) Chief Road Steward

A group email was prepared and sent 15 Jan via mmjo advising members who received it that '25 subs (minimum £3) were now due - preferably to be paid by BACS. This was also sent in small batches direct to 60 email addresses on mmjo where "unsubscribe from such NRA messages" had been recorded.

A flood of some 52 replies resulted in the next 10 days, all of which I actioned and/or replied to as appropriate.

- 23 confirming they had paid now by BACS – whom I thanked
- 7 asked could they still pay by cash/cheque – I confirmed yes and how!
- 13 confirmed they had left Northwood (one >5 yrs ago!) - so their details removed
- 5 said their unsubscribing was an error – they were re-instated
- 2 (from an old address) asked for their email address to be updated - done
- 1 from a son (power of Attorney) advised his father had died - details removed

To date, over 300 subs for '25 have been recorded – the vast majority by BACS.

Hence a reduced number of subs request letters for '25 need to be printed, to be included with the #189 Spring Newsletter (potentially planned to be with CRS late on Fri 21st March) for all members who had not supplied an email address, or who have not yet paid.

All this activity made up for the "*quiet build-up to Xmas/New-Year*" reported last time!

As requested, Vijay has modified mmjo so '25 amounts, paid dates and payment methods are now being recorded, with historic '24 and '23 amounts/paid-dates only are shown for comparison. (prior member data including subs paid back to 2019 has been archived).

- following the sensible suggestion by MemSec, Vijay will be adding an extra column in mmjo after "House No.": A, B, C etc can be put here to follow the numeric part.
- this will allow a more logical display sequence to result.

3 new RSs are replacing one retiring, one who has moved away and one requesting a reduced patch, in good time before the #189 Spring NRA Newsletter is due for distribution.

Paul Barker
NRA CRS & DPO

END OF REPORTS