

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 11 November 2025, 8pm at Oaklands Gate Church

Present: Trevor Sherling, Tony Ellis, Peter Lansdown, Paul Barker, Jan Harding, Andrew Egan, Richard Shave, Hoda Lacey, Brian Geminder, Rajen Shah, Miles Gillman, John King, Valerie Mellor

In attendance: David Carson who gave a brief bio. David is to take over Traffic and Highways from PL

- 1 Apologies:**
Sue Mansfield, Ros Plume, Neha Tanna
- 2. Minutes of 12 October Meeting**
Were approved
- 3. Matters Arising:**
 - Review of Constitution pending
 - MG discussed options re history noticeboards. A decision to be taken with regard to type of noticeboards and location. MG to talk to local history society re content. A budget of circa £6,000 was suggested which will have to be approved by members at the 2026 AGM
 - The Planning Inspectorate meeting about the Old Police Station appeal will be held at the Civic Centre on 10am on Tuesday, 24th February 2026. Once formal notice has been received from LBH TS will inform members. It may be advisable to hold a briefing session before the hearing.
- 4. Correspondence**
None
- 5. Proposed Closure of MV Minor Injuries Unit**
David Simmonds has written to the Chairman of Northwest London Acute Hospitals Board asking how the effects of the closure has affected patients. TE reported that there is increased pressure on Hillingdon Hospital.
- 6. Autumn Newsletter**
PB reported that all but one ARS had collected for distribution. The copy was well received. Some tweaks to be discussed with the editor.
- 7. Former Police Station**
See 3 (d)
- 8. TfL Development**
No further information
- 9. Pop-Up Events**
Carols at Costa to be held on Thursday 11th December at 6pm. MG to arrange license
- 10. Subcommittee Reports**
 - a) Traffic and Highways.**
TE commented on the many failing manhole covers and pointed out the utility companies are responsible for their maintenance. LBH do not press them. DC to follow up.
 - b) Planning.**
TS to follow up local listing of the shops in Green Lane
 - c) Environment.**
TE to send AE photo of long outstanding water leak on Rickmansworth Road
 - d) Health.**
No report

MG

TS

MG

DC

TS

TE

e) Finance.

JH asked members if they would process payments asap as she will be absent during convalescence

f) Communications. IT; website; noticeboards; press.

No further comment

g) Police.

A member queried an article in My Northwood News which stated that Hillingdon had the second highest crime rates in the country. HL put this to the Met and they replied that the figures included crimes at Heathrow and planes arriving at Heathrow. Excluding Heathrow, Hillingdon figures are comparable to other outer London boroughs. HL pointed this out to the member and the editor of MNN.

h) Woods & Open Spaces

MG reported that LBH have at last made contact with the Ruislip Woods Trust

i) Chief Road Steward.

PB reported that RS is taking over more of his work load.

Vijay Kotecha has submitted his resignation owing to personal commitments.

RS is helping with mmjo

j) Membership.

No further comment

k) Business Membership

BG requested that he be able to offer half-price membership fees to new businesses. The committee approved the request.

BG

11. AOB

VM invited the committee to her house for drinks and nibbles after the December meeting.

The meeting closed at 9.35pm

Next meeting 9th December

Appendix: REPORTS

Traffic & Highways

Proposed additional yellow lines in Rickmansworth Road

Just to confirm that, as suspected, the reference to 10.30pm should have been 10.30am, to the relief of residents and the local school.

Peter Lansdown

Planning

NRA / LBH Northwood Ward Planning Report : November 2025

Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
3rd October 2025	17 FOXFIELD CLOSE NORTHWOOD	TPO 37 T1 1x Oak to reduce height by 3m and lift 2.5m.	
8 th October 2025	10 NICHOLAS WAY NORTHWOOD	Erection of Gates to existing vehicular access points, fencing around front boundary	
13 th October 2025	6 DRAKES DRIVE NORTHWOOD	Conversion of roof space to habitable use, including raising of ridge height, 2 rear dormers, 1 front dormer, 1 rear roof light, 3x front roof lights, and chimney flue following removal of existing external chimney stack.	
13 th October 2025	JAMES HOUSE, 2 SANDY LODGE WAY NORTHWOOD	Details pursuant to the discharge of Condition 3 (Materials), 6 (Step Free Access), 16 (Basement Impact Assessment) and 17 (Construction Management Plan) of planning permission ref. 34035/APP/2024/2175, dated 04/03/2025 (Demolition of the existing care home building and erection of a 2.5 storey building comprising of five flats (3x two-bedroom and 2x three-bedroom) with associated parking, cycle and bin storage, and landscaping.).	
8 th October 2025	10 NICHOLAS WAY NORTHWOOD	Erection of new 1.6m high brick piers and 1.5m high wrought iron railings and sliding gates to the existing vehicular access points.	
14 th October 2025	46 GATEHILL ROAD	Erection of part single part double storey rear extension, and erection of front porch, 2x Juliette balcony at rear, additional side window, following the demolition of rear outbuilding	
14 th October 2025	THE IRON BRIDGE RICKMANSWORTH ROAD	The removal of 1no. 17.64m monopole supporting 3no antennas and replacement with 1no. 20m-high monopole with wraparound cabinet, 9no. antennas, installation of 1no. cabinet, plus ancillary development 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).	
7 th October 2025	ENDYMION FARM ROAD NORTHWOOD	Erection of a First Floor Side Extensions and Conversion of roof space to habitable use, including 2. no rear dormers and increasing the ridge height.	
23 rd October 2025	75 COPSE WOOD WAY NORTHWOOD	Conversion of roof space to habitable use to include crowned roof, front and rear window dormers, and Erection of part single storey part two storey rear extension, and single storey side extension.	
20 th October 2025	52 DENE ROAD NORTHWOOD	Erection of 2no. single storey rear extensions, a first floor side extension, and conversion of existing garages to habitable use including replacement of garage doors with windows.	

17 th October 2025	ARONMORE CARE HOME 64-66 HALLOWELL ROAD NORTHWOOD	Confirmation of continuous use as a Class C2 - residential care home (Application for a Certificate of Lawful Development for an Existing Use).	
27 th October 2025	35 BROOKDENE DRIVE NORTHWOOD	TPO 16 T39 1x Oak reduce back to previous points and reshape (up to 2m).	
31 st October 2025	87 GREEN LANE NORTHWOOD	Variation of Condition 5 (Fencing Details) of planning permission ref. 26068/APP/2023/131, dated 20-03-23 (Erection of single storey front and rear extensions. Alteration to fenestrations.) to remove condition.	
3 rd November 2025	MOUNT VERNON HOSPITAL - MARIE CURIE WARD RICKMANSWORTH RD NORTHWOOD	Localised repair of tiled roof to the Main Building (84) and the repair and repainting of the timber ventilation cupolas, replacement of the non-original skylight to the western pavilion, and replacement of non-original rooflights to the Main Building, replacement of lead and other roofs above the main staircase and eastern pavilion bay window (Application for Listed Building Consent)	

Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
20 th February 2025	78 HIGH STREET NORTHWOOD	Demolition of existing rear workshop buildings (Use Class E) and construction of 2 no. self-contained flats and 1 no. dwellinghouse (Use Class C3) with associated private amenity space, landscaping, cycle and refuse storage, together with alterations and a two-storey rear extension to the existing building, including internal layout changes to the first-floor residential flat above the retail unit and the installation of a rear dormer window (REVISED DESCRIPTION)	Revised plans See Objection below

78 HIGH STREET NORTHWOOD

The previous objections submitted relating to over-development still stand.

The new plans show that the car parking spaces that were previously going to be placed directly in front of the shopfront have now been removed, because the applicant has finally agreed that they do not own the land in front of the shopfront. Clearly, allowing parking on the public pavement would set a precedent across the whole borough.

Also of concern, is that the new plans do not show any car parking on-site. With the bins being at the entrance to the site, no cars can get passed in any case. On-site car parking is a requirement under the Local Plan.

This property is too far from the station to say no on-site car parking is needed, and would set a precedent for all properties that distance from the station, or, indeed, every station throughout the borough. All applications would be able to exclude on-site car parking, as there is nothing that sets this property apart in terms of distance to the stations.

Buses are not an adequate replacement. Just look at the number of cars parked along the High Street and the surrounding streets to see the dependence on cars.

We would suggest that the reason there is no off-street parking to the rear is because of the cramped site for this amount of development.

All the other objections submitted still stand regarding over-development, how the proposals still mean the disabled cannot use the rooftop amenity space without a lift being installed, and parents will need to stay with children on the roof.

It is clearly overdevelopment of the site.

We continue to request that the application is refused.

Planning Appeals :

Planning Appeals : Decisions

68 KNOLL CRESCENT, NORTHWOOD

The conversion of existing dwelling house into 2 no. self contained flats.

Decision: Refused

Reason: The proposal would fail to provide a satisfactory standard of accommodation and amenity space. **Comment by Planning Inspector:** I acknowledge the appellant's point that the proposal would provide an additional dwelling, making a contribution to the supply of homes in the area. However, this must be balanced against any unacceptable effects that the proposal would bring with it. I judge that the schemes shortcomings would significantly outweigh any benefits. I also accept that it may be the appellant's intention to live in the ground floor flat but it has to be accepted that this may not always be the case and it is no reason to accept the unacceptable consequences of the proposal.

32 THIRLMERE GARDENS, NORTHWOOD

Ground Floor- New front porch and front extension/ internal alterations / roof lights.

Decision: Approved

Reasons: Combining its size with the use of matching materials and stepped in position, the proposal would be a recessive addition to the property and would not cause harm to the character and appearance of the area

Planning Appeals : Submitted

31 FRITHWOOD AVENUE NORTHWOOD

Conversion of house (Class C3) into Care Home (Class C2) for 6 number of adults

Planning Decisions Where Objections / Comments Made:

GREENACRE KEWFERRY DRIVE

Conversion of integral garage to habitable accommodation, amendments to fenestration including a front elevation ramp, a front porch canopy and associated landscaping (Description Amended).

Decision: Approved

Reasons: The window(s) facing Mapledurham, Kewferry Drive, Northwood 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.

24 DUCKS HILL ROAD NORTHWOOD

Erection of 4no. semi-detached dwellinghouses with associated landscaping, parking, bin and cycle storage, following the demolition of the existing dwellinghouse.

Decision: Withdrawn

KASHIBA HOUSE NORTHGATE NORTHWOOD

Erection of a part single storey, part double storey extension to the side/rear, installation of rear dormers and roof lights including amendments to fenestration

Decision: Approved

Reasons: The side-facing windows facing High Trees shall be glazed with permanently obscured glass to at least level 4 on the Pilkington scale and shall be non-opening below a height of 1.8 metres taken from internal finished floor level. The windows shall be retained in this condition for so long as the development remains in existence.

ENFORCEMENT ACTION BY LBH

None

ADDITIONAL NOTES:

31 Frithwood Avenue : I submitted an objection to the Planning Inspectorate supporting the refusal of planning permission

Police Station: there will now be a public hearing on Tuesday 24 February 2026.

ACTION POINTS FROM LAST MINUTES: None

NRA Environment Report

London Road

Many Northwood residents will be aware of poor condition of the London Road A404 between Batchworth & Rickmansworth roundabouts and although not in our area, the poor state of repair of this much used road needed elevating to Hertfordshire C.C. Cllr Paula Hiscocks connected me to Cllr Vishal Patel who investigated & responded on the matter, advising that funding had been found to effect repairs.

Household & Commercial Rubbish

Rubbish & dumped items (see picture) continue to be an eyesore in Maxwell Rd particularly when dumped beside the commercial bins. Collection of these bins is often some days after bins put-out. You would have thought put-out and collection times/dates could be co-ordinated. The seat cushions dumped along with bagged household rubbish were collected quickly by LBH Cleansing dept.



Pothole

The pothole opposite the drive-in gates of Waitrose was reported using the LBH Report-it scheme and it remains awaiting attention. Residents – please use Report-it for potholes near you.

A fine tree cut down

A NRA member emailed me to say a mature oak tree in the grounds of the Falcon Court flats in Maxwell Rd opposite Northwood College had been felled though it was disease free. Apparently, there was no Tree Preservation Order present. Sympathy was expressed but without TPO protection present, property owners can have trees removed on their land.

A wider issue here might be suggested as, 'is it up to Northwood residents (home owners/friends/neighbours), LBH or the NRA to initiate action to have TPOs applied'. To identify every tree in need of a TPO would be a mammoth task, but to identify those trees most likely to be at risk might not be so mammoth. Beautiful trees are worth keeping.

Flooding / Water Leaks

An enquiry was made about the past flooding in Rofant Road - most likely due to overwhelmed or blocked drains - background information was supplied. Two water leaks were reported to the Council.

Andrew Egan

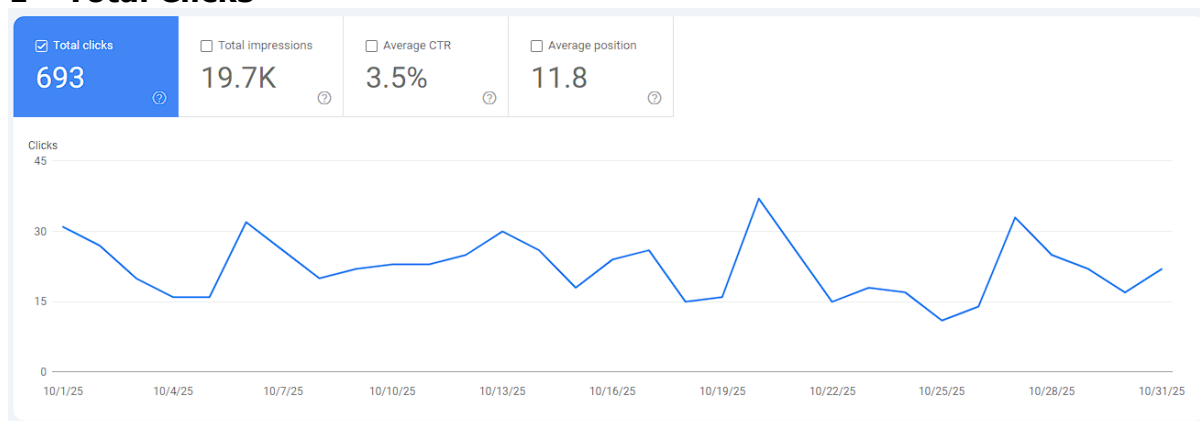
Health Report

No report

Communications

Website Traffic Oct 2025

1 Total Clicks



2 Top Pages

Top pages	Clicks
https://www.northwoodresidents.co.uk/wp-content/uploads/2023/03/Shuttle-bus2023.pdf	98
https://www.northwoodresidents.co.uk/	63
https://www.northwoodresidents.co.uk/2022/08/16/the-phlebotomy-unit-at-mount-vernion-hospital/	46
https://www.northwoodresidents.co.uk/2023/03/22/shuttle-bus-timetable/	34
https://www.northwoodresidents.co.uk/2024/08/09/northwoods-former-police-station-new-planning-applications-2/	20
https://www.northwoodresidents.co.uk/2025/03/01/northwoods-temporary-library/	17
https://www.northwoodresidents.co.uk/2022/08/16/nhs-urgent-care-service-at-mount-vernion-hospital/	15
https://www.northwoodresidents.co.uk/the-gravel-pits/	14
https://www.northwoodresidents.co.uk/2025/08/29/volunteering-opportunities-at-mvcc/	13
https://www.northwoodresidents.co.uk/wp-content/uploads/2021/05/Autumn19.pdf	12
https://www.northwoodresidents.co.uk/local-groups/charitable/	11
https://www.northwoodresidents.co.uk/news/	10
https://www.northwoodresidents.co.uk/wp-content/uploads/2025/02/25-01-NRA-Minutes_web.pdf	10
https://www.northwoodresidents.co.uk/galleries/remembrance-service-2023-2/	10

3 How Do People Find Us? Top Queries

Top queries	Clicks
northwood residents association	56
hillingdon hospital shuttle bus to mount vernon	16
northwood police station	13
northwood library	11
mount vernon minor injuries opening hours	7
mount vernon blood tests opening times	3
mount vernon blood test booking online	3
northwood hills library	2
hillingdon garden waste collection dates	2
mount vernon hospital blood test booking	2
mount vernon hospital blood test	2
mount vernon phlebotomy	2
northwood police	2
mount vernon shuttle	2
haste hill golf course	1
northwood library opening times	1

Police Report

Our SNT:

No change since last month. No news on appointment of our second PC. With the current Met financial situation, we may have to wait a while

Northwood and Ruislip News:

A report was published in the Northwood and Ruislip News claiming that Hillingdon has the second highest crime rate in the country.

Fri 31 Oct

www.calameo.com

Stats reveal borough has second-highest crime rate in the country


News Bulletin
Crime in Hillingdon has increased by 12.94 per cent over the past year, meaning the borough now has the second-highest crime rate in the UK.

The annual crime rate per 1,000 people has been recorded as 96.6, according to security training platform Get Licensed, with robbery and theft offences among the most reported crimes.

The statistics also revealed that other areas had reported a decrease in crime, including Sutton, which was ranked as the safest area in the UK.

While the data highlights an alarming increase in crime for Hillingdon, it also reflects wider conversations regarding public safety, policing resources and preventive measures.

This comes after **NORTHWOOD&RUISLIPNEWS** reported in August that Northwood residents had launched a petition calling for action to be taken to reduce rising crime in the area.



Hillingdon has reported an increase in crime

The petition, which currently has over 1,000 signatures, reads: "These crimes have left many residents feeling unsafe in their own homes." Hillingdon Police have been contacted for comment.

To view the petition, visit www.shorturl.at/UDYOx

I queried this with our senior Hillingdon Met police and received a denial of these allegations from both Inspector Sarah Fox and Chief Inspector Ben Wright.

Inspector Wright states:

***“Thank you for raising this and for your patience while we confirmed the facts.*”**

Is Hillingdon the second highest crime area in the UK?

No. Hillingdon is not near the top nationally and sits mid-range among London boroughs. The latest figures show 30,909 recorded offences per year, giving a rate of 102 per 1,000 population. This is comparable to other outer London boroughs and far below central areas like Westminster. To note, the rate per 1,000 of population is much lower in the north of the borough circa 60 per 1,000 population.

Why do the numbers look higher than they are?

A significant proportion of offences recorded against Hillingdon relate to Heathrow Airport, circa 20%. These are not crimes committed by local residents but are included under Hillingdon following a recent national recording change. When these are excluded, the local figure is closer to 24,700 offences, and the year-on-year increase is 3.6%, not the 11% headline figure. This will be permanently reflected in the figures when administrative changes are made to our Crime Recording system over the coming months.

What does this mean for residents?

Our focus remains on local crime and community safety. Hillingdon continues to achieve one of the

strongest resolution rates in West Area, with 11% of cases resulting in charges, cautions, or other positive outcomes, ahead of neighbouring boroughs.

We work closely with partners and the Safer Neighbourhood Board to keep residents informed and safe. If helpful, we can share a factual summary for your meeting to ensure clarity.”

I have written to the editor of the Northwood and Ruislip News. I await his response.

HL

10/11/25

Business Report

It has been a relatively quiet month on the Business front, until last week when I started delivering our latest NewsLetter

It's always nice to chat and catch up with members and get the feel of the business tempo in the area. They are all so welcoming but at the same time I became very conscious of the fact that there are still a number of businesses, in our defined area, that have still not joined our Business Members section. Some of whom I have tried to reel in previously but failed

I therefore came up with the idea, as we are approaching the end of 2025, of offering a 50% membership discount for 2026, provided they join before the end of this year. So £5 instead of £10

I passed this idea onto our Chair who approved it in principal but has made it dependent on the Committee giving it the “Green Light”. So, I hope I shall have your support for this initiative when it is discussed at Tuesday's Committee meeting

On a totally different aspect, my thoughts, as you see above, have been projecting forward to 2026, which is our Diamond Anniversary year. A tremendous milestone for the NRA and I can only say from my personal experience (coming up to 2 years on the Committee), that whoever I meet locally always mention what an amazing job the NRA are doing. So a big pat on the back to past and present Committees

Brian Geminder

Business Representative to Northwood Residents' Association

Woods and Open Spaces

- On the woods front. Ian Thynne from LBH has finally got back to us after the meeting with English nature and the potential for a grant. He is going to finally propose a new budget for the woods but has been side tracked by HS2.

- Ann Lynes from Holy Trinity has confirmed the carol night to be Dec Thurs 11th.

Miles Gillman

Chief Road Steward

Autumn Newsletters #191

1,850 #191 Newsletters in 29 boxes sorted by ARS, plus a pack of 25 final subs-reminder letters were delivered to me as agreed on Friday 31st October.

These were sorted and, so far, collected by all but 1 ARS (Dene Rd DRRA), and 3 RSs – to be now reminded.

NRA Membermojo (mmjo Membership database)

Vijay Kotecha our mmjo db manager, having apologised for being unable to devote time to mmjo issues, finally tendered his resignation from this role on 4th November. He offered to help with training a replacement when found.

I thanked him for all his efforts in getting us this far with mmjo.

Meanwhile IT manager Rajen Shah has heroically been filling in and has said he will continue to do so until we locate a suitable replacement for Vijay – a process with which Rajen is continuing to assist.

I have asked Rajen if he would consider taking on the dual IT and db manager roles – which he has not discounted!

CRS Role

Richard Shave continues to “shadow” for me, and we have had several extended sessions at my home discussing all that is involved, plus what needs to still be done with mmjo etc.

Richard has kindly agreed that he will take delivery of boxes of #192 '26 Spring Newsletters in March/April and arrange for ARSs to collect from him, as a first step towards fully taking over as CRS from me by the time of the next NRA AGM.

Paul Barker
NRA CRS & DPO

END OF REPORTS