

# NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 12 May 2026,  
8pm in the Family Room  
Methodist Church, Oaklands Gate

**Present:** Sue Mansfield, Trevor Sherling, Tony Ellis, Paul Barker, Hoda Lacey, John King, Ros Plume, Jan Harding, Valerie Mellor

## 1. Apologies for Absence

Miles Gillman, Andrew Egan, David Carson, Chris Duffy, Rajen Shah, Richard Shave, Vik Chudasama

## 2. Minutes of 14 April Meeting were approved

## 3. Matters Arising:

NT has resigned from the committee. It was agreed to leave the position of Health representative in abeyance.

A faulty set of recycling bags had been distributed by the council (LBH).

## 4. Correspondence

*From RP:*

- Email from member wanting to know date of AGM. I referred her to the newsletter.
- Invitation to Colne Connection Forum, shared with exec committee. MG has registered.
- Copied in on email from a resident concerning the phasing of the traffic lights at the junction of Ducks Hill and Rickmansworth Roads. Forwarded to DC – see his Traffic report.
- Email from a resident of Highfield Crescent about newsletter delivery and regarding making their street safer. These matters were dealt with by MG and HL respectively.
- Various enquiries from residents/businesses wishing to use our notice boards. Dealt with by MG who has now posted a note on the boards with his contact details.
- Email from a member regarding fly-tipping on Murray Road. Dealt with by AE – see his report.

*From TE:*

MG will be asked to discuss with the Road Steward who felt she had not had a suitable response when knocking on doors of her new road.

**MG**

## 5. Bursary

Our short-listed candidates were interviewed by a panel of three on Saturday 25th April 2026. The panel's recommendation was then endorsed by two further panellists.

Both candidates have been informed of the result, and the winner has given us permission to announce him by name at the AGM.

It will be said again at the AGM that this is a one-off event and will not be repeated.

## 6. AGM

No further changes to the constitution proposed. CD will give a summary at the AGM.

All to get there by 7.30 and help to put out platform chairs and welcome participants etc. RShave to sit on platform with the rest of the committee.

TS and MG will pass round the roving microphones. TE will ask who suggested the Local History Boards at the last AGM, as it was impossible to make out the name in the recording. TE will also thank Richard Lewis for his 24 years' service as our local councillor.

**CD**

**TE**

Sgt Blackburn plans to come if not required on other police duties. To be asked about the suggestion of more 20mph limits on our roads.  
There will be no news of a new library but Steve Tuckwell, the new Leader of the Council has said he will get back to TE on this.  
Is the disabled loo still not operative?

**7. Local History Boards**

See Woods and Open Spaces report. Also useful information and early photographs received from Brian Greenan.

**8. Closure of MV Minor Injuries Unit**

Nothing more to be said now on this

**9. Former Police Station**

No further information

**10. RS reception**

Disappointing lack of replies to survey question on value of the event from TE to all RS. No general reasons for poor attendance.

A long-standing RS did not register her car in the car park, and received a fine of £100 or if paid directly £60. PB asked to check how she received it, and protest if, as suspected, it was delivered late to her. In future, in addition to this year's member standing in the entrance reminding people and notices in the hall, TE will remind people at the start of the meeting.

PB

**11. TFL Development**

No further information

**12. Pop-up Events**

The date for Summer Pop-Up of 11 July was chosen, RP to tell MG

RP

**13. Subcommittee Reports**

**13a Business Membership**

RP and MG asked to tell BG when a business asks to put a document on our notice boards.

RP,  
MG

**13b Chief Road Steward**

No further information

**13c Communications**

No further information

**13d Environment**

A resident pointed out the bench around the tree by Costa needs attention. It needs a good clean and assessing for other treatment. RP to tell MG

RP

**13e Finance**

No further information

**13f Health**

No information

**13g Membership**

No further information

**13h Planning**

TS will attend a Planning Committee meeting at the Civic Centre on May 28 as they will discuss the application for an alcohol licence for the retail business at the Old Forge in Rickmansworth Road.

**TS**

**13i Police**

No further information

**13j Traffic and Highways**

No further information

**13k Woods and Open Spaces**

No further information

**14. AOB**

- a) Art For Life to be asked to make formal application for money for something specific.
- b) JH to ask the Football Club to send her information on how to pay them

**JH**

**JH**

The meeting ended at 9.30 pm.

Next meeting: Tuesday 9 June 2026, in the Family Room at Oaklands Gate.

## Appendix: REPORTS

### **a) Business Membership**

It has been quiet in my area of responsibility

I have focused on collecting outstanding subs and of my 96 business members 32 still remain unpaid in spite of 3 email chasers

I shall therefore start visiting various establishments in the coming days

I have identified 13 businesses that are not yet members, see below, but it has been difficult to get to the decision makers.

After visiting I follow up with an email and recently when delivering the NewsLetter I attached a note encouraging membership of the NRA Business section but so far no success

*Brian Geminder*

### **b) Chief Road Steward**

#### **NRA Membermojo (mmjo Membership database)**

812 subs for '26 have now been recorded as paid by BACS, with a further 133 by cheque or cash (via Sharmans).

Richard Shave will organise suitable reminders to go with the Summer Newsletter.

#### **RS Reception**

The annual RS reception went ahead as planned by Richard Shave on Thursday evening, 30th April, at St Matthews Church Hall.

In the end only 35 turned up, with 10 no-shows from those who said they would come - a very disappointing turn out on the evening, compared to 60-odd in previous years.

But many thanks go to Sarah Sharman for her excellent catering as usual!  
- and to the Plumes for the bar and decorations.

Paul Barker

## **c) Communications**

### **Website.**

- Posted on website since last report:
  - Northwood Ward Panel Reports
  - NRA AGM notice
  - Could you be a school governor?

Various What's On entries

### **Welcome to NRA Leaflet.**

MG has produced a draft version; we will agree wording when he's back from holiday.

## **Website Activity**

### **Website**

Regular maintenance and security monitoring.

Website Actions

Updated plugins to new versions

Updated to new version of Wordpress

Monitoring security alerts

## **d) Environment**

The Council notified the closure of the issue of pavement unevenness outside the Farm restaurant & Betfred. A local doctor raised the issue of dumped waste & general litter in the service road accessed from Murray Road, and seeking our help. I left a message and sent an email to the doctor and alerted Henry Higgins to look into the issue (when he has time after the local election).

I noticed when driving from Northwood to Rickmansworth on the A404 London Road that on a newly laid section of tarmac that there is a regular flow of clean water in one area that with over time will penetrate the surface and cause damage. It needs attention and though it is not our area of responsibility it might be helpful to alert an appropriate person.

Arts for Life Northwood - This charity is doing valuable work in our neighbourhood and I think we should consider donating to their premises fundraising and materials needs.

Andrew Egan

## e) Membership

During the Area and Road Stewards get together on Thursday last, it was suggested to me that as a means of putting our name and purpose to many non-members we could advertise ourselves on the station platforms. Also we should certainly use our own boards as well. Why not advertise in Northwood and Ruislip News which comes free to Northwood residents. Food for discussion?

My figures agree with Jan's in total only changes to members type receipts needed.

## h) Planning

### NRA / LBH NORTHWOOD WARD PLANNING REPORT : MAY 2026 PLANNING APPLICATIONS – NO OBJECTION / COMMENT

<b>Validati on Date</b>	<b>Address</b>	<b>Application Detail</b>	
25 <sup>th</sup> March 2026	TORMEAD 27 DENE ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 6 (Energy Statement), 7 (Materials) of planning permission ref. 9043/APP/2022/2490, dated 11-05-2023 (Demolition of existing buildings and replacement with up to 2.5 storey extension to main building to provide 4 self-contained flats and redevelopment of existing coach house building to provide 1 maisonette unit with associated parking, cycle and bin storage, and landscape works)	
24 <sup>th</sup> March 2026	1 CHESTER ROAD NORTHWOOD	Installation of PV solar panels to garage roof (Application for a Certificate of Lawful Development for a Proposed Development)	
14 <sup>th</sup> April 2026	HOLLAND AND HOLLAND SHOOTING SCHOOL & ASHBY FARM DUCKS HILL ROAD NORTHWOOD	Demolition of existing site buildings (excluding the retained central timber-framed barn), removal of existing hardstanding including the menage, change of use of part of the land to a workshop use (Use Class E(g)(iii)), and redevelopment of previously developed land to provide a workshop building with associated parking, hard and soft landscaping, formation of a pond, regrading of land levels, improvements to the existing access, sustainable drainage measures, and on-site biodiversity net gain enhancements.	
7 <sup>th</sup> April 2026	5 THE COVERT NORTHWOOD	Variation of Condition 2 (Approved Plans) of planning permission ref. 32093/APP/2026/109 , dated 20-03-26 (Variation of Condition 2 (Approved Plans) of planning permission ref. 32093/APP/2025/2114, dated 17-11-2025 (Erection of two storey side, rear and front extensions, the enlargement and conversion of roof space to habitable use to include 2no. front	

		facing dormer windows and 2no. rear facing dormer windows and formation of a crown roof, and amendments to fenestration) to amend depth of single storey side extension, materials, fenestration, dormers, patio and access/steps (revised description 03.03.26).) to [Increased width and depth of rear extension]	
7 <sup>th</sup> April 2026	9B MURRAY ROAD NORTHWOOD	Roof extension to existing 2nd floor flat	
16 <sup>th</sup> April 2026	36 KEWFERRY ROAD NORTHWOOD	Conversion of integral garage to habitable accommodation (Application for a Certificate of Lawful Development for an Proposed Use)	
15 <sup>th</sup> April 2026	31 CHESTER ROAD NORTHWOOD	Replace roof above existing ground floor rear extension, changes to fenestrations and installation of new external wall insulation (Application for a Certificate of Lawful Development for a Proposed Development).	
7 <sup>th</sup> April 2026	30A DENE ROAD NORTHWOOD	TPO 13 T62 & T63 2x Cypress Lift crown to give around 2m ground clearance all round. Trim annual growth by removing up to 0.3m.	
16 <sup>th</sup> April 2026	BLUEBELL HOUSE 89 DUCKS HILL ROAD NORTHWOOD	TPO 401 G2 2x Oak to remove close to ground level and treat stumps with herbicide to inhibit regrowth.	
16 <sup>th</sup> April 2026	28 MOOR PARK ROAD NORTHWOOD	TPO 141 T60 1x Oak Remove the top 6m of tree back to the crown break. T61 1x Oak - ( Quercus. ) Reduce property overhang by 3m and reduce growth of lateral limb by 60% (2.5m) of all growth.	
22 <sup>nd</sup> April 2026	100 GREEN LANE NORTHWOOD	TPO 57 T33 1x Maple to reduce over extended branches up to 3m reduction. Will apply 2 separate phosphite foliar trunk spray and soil drench treatments to help improve plant health following root injury from neighbouring builders.	
9 <sup>th</sup> April 2026	41 MORGAN CLOSE NORTHWOOD	TPO 155 T31 1x Oak to crown reduce approx up to 6m from all over pruning to suitable growth points.	
21 <sup>st</sup> April 2026	NINE ACRES, ASPREY LANE CAREW ROAD NORTHWOOD	Installation of pitched roof to existing flat roof detached garage to provide a twin car stacker within the garage.	

PLANNING APPLICATIONS – OBJECTIONS / COMMENTS MADE

Validation Date	Address	Application Detail	Comment
27 <sup>th</sup> April 2026	21 CHURCH ROAD NORTHWOOD	Change of use from dwellinghouse (Class C3) to 8-persons HMO (Sui Generis).	See below
1 <sup>st</sup> May 2026	102 GREEN LANE	Erection of 1no. dwellinghouse with	All side windows to be obscured

	NORTHWOOD	associated parking, landscaping, bin and cycle storage, following the demolition of existing dwellinghouse.	glazing and unopenable below 1.8m
13 <sup>th</sup> April 2026	17 WOODSIDE ROAD NORTHWOOD		See below
22 <sup>nd</sup> April 2026	15 WOODSIDE ROAD NORTHWOOD	Erection of a single storey rear extension and creation of basement level, with associated works.	See below

#### 15 WOODSIDE ROAD NORTHWOOD

The flood risk assessment does not refer to the information supplied by the neighbour that No 13 experiences standing water in their garden when it rains which suggests an inadequate impact investigation into the flood risk attached to the proposed basement. Did they contact the neighbour to discuss any known matters?

The eucalyptus tree along the boundary with no 13 is around 100 feet high and said to have a diameter spread of over 10 metres. That suggests the tree roots are likely to be affected by the basement works so close to the roots and could put the tree at risk.

We would also suggest that the tree's significant contribution to the Area of Special Local Character has been understated, hence the concern over the potential risk to the tree.

The objection relates to the proposed basement.

#### 17 WOODSIDE ROAD NORTHWOOD

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

Second objection: Looking back, an Arboricultural Report was submitted in earlier applications by the same Arboriculturist in 2018 and 2022 stating the trees were sound with an anticipated life in excess of 40 years. Now, in 2026, after building works have taken place, they say the trees need to be felled. Is that due to inadequate care during the building works? Surely an Arboricultural Report should make detailed reference to those building works?

#### 21 CHURCH ROAD NORTHWOOD

The establishment of a large HMO for up to eight occupants is inappropriate and incompatible with the character and form of existing residential development in the local area.

There is insufficient on-site car parking. The applicant refers to public car parks in the town centre, but they are quite a walk away for both occupiers and visitors. Of these car parks, the Station Car Park is for commuters, and the Green Lane and Oakland Gate Car Parks are for shoppers. The Waitrose Car Park is privately owned. None of these are suitable for residential parking.

It is also an established principle that applicants cannot rely on public car parks in perpetuity, and there is restricted street parking all around the subject property. The proposal for this high number of potential occupants would result in noise and general disturbance to neighbouring properties alongside a harmful over intensification of the use of the site, detrimental to both the neighbouring properties and the residential amenity of the area.

PLANNING APPEALS :  
PLANNING APPEALS : DECISIONS  
None

PLANNING APPEALS : SUBMITTED  
None

PLANNING DECISIONS WHERE OBJECTIONS / COMMENTS MADE:

25 MURRAY ROAD NORTHWOOD

Erection of a single storey rear extension, following demolition of existing conservatory, and erection of an outbuilding to rear garden with tiled patio space.

Decision: Approved

Reasons: Revised plans were submitted reducing the depth and height of the single storey extension.

7 ROGERS RUFF NORTHWOOD

TPO 95 A1 1x Lawson Cyprus to fell to ground level and grind out stump located in rear garden.

Decision: Refused

Reasons: No arboricultural justification has been provided,

ENFORCEMENT ACTION BY LBH

None

ADDITIONAL NOTES:

The Old Forge, Rickmansworth Road: We have submitted an objection to the application for an Alcohol Licence.

ACTION POINTS FROM LAST MINUTES:

The Pavement 24/38 Green lane: Further information has been submitted relating to the application to Locally List the properties.

Police Station: TE and TS met with the owner of the Police Station but nothing conclusive discussed.

## **i) Police**

### **Ward Panel:**

Following the cancellation of the last Ward Panel, meeting, I met with Sgt. Blackburn and PCSO Max Humphries to evaluate its performance.

We agreed that our SNT would attempt to find a suitable (free) venue to hold a public meeting as required by our Ward Panel Handbook. We have tried and failed before as we need to be in Northwood and near to public parking. However, I left it to them to see if they might have any better luck.

### Highfield Crescent:

Following crime concern from residents in Highfield Crescent, our SNT arranged a street briefing. The Neighbourhood Watch representative wrote to the NRA (Ros) asking what we could do to improve safety. I have replied and invited her to attend our next WP meeting in June.

### Meeting with Harefield RA Chair:

I met with Gerard Barry, who was interested in learning more about our WP. He has also asked to join the Hillingdon SNB.

We had a very interesting meeting and exchange of views. We plan to meet again for further discussions on how to work more closely together to improve crime and safety in both wards. I hope to do the same with Andrew Riley and Graham Mann soon.

HL

## **j) Traffic and Highways**

### **1. Monitoring implementation of agreed traffic improvements**

#### UPDATE:

- Funding for the proposed pedestrian crossing at the Rickmansworth Road/Green Lane junction has been approved by TfL. It will be installed 2026/2027, possibly this Summer.
- Prompted by us, TfL are conducting checks on the signal timings for the Rickmansworth Road/Ducks Hill Road junction in two respects:
  - o our perception that time on green for Rickmansworth Road traffic can be unduly short, and
  - o concerns that all red timings are also too short, creating a collision risk.

### **2. Scrutinising proposed traffic improvements**

#### UPDATE:

- Consultation closed on the proposed footway buildouts and continuous (raised) crossing points at the junctions of: Kewferry Road and Rickmansworth Road, Maxwell Road and Rickmansworth Road, Dene Road and Green Lane, and Oaklands Gate and Green Lane.

- We objected, and this will feature in the resultant report to the Cabinet Member, timing to be determined.
- We have also fed back concerns raised on the impact of the recently completed footway buildout at the junction of Murray and Rickmansworth Roads. The Council will be 'keeping this issue under review'. Any observations of the effectiveness of this, and the impact of identical works at the junctions of Thirlmere Gardens and Rickmansworth Road, and Myrtle Side Road and Rickmansworth Road, welcomed.

3. "Engaging with relevant stakeholders about **speeding**, including the observed lack of adherence to the (two) existing 20mph zones and whether the extension of a 20mph restriction to other areas should be considered"

UPDATE:

- Feedback received on speeding 'hot spots' in the area, noting that excessive speed can be an issue on other roads.
- Focus: ongoing review of appropriateness of existing limits, together with development of strategy to tackle speeding for Committee consideration. Noted that no consensus across the Committee for or against a policy for 20mph zones across Northwood.
- Awaiting timings for speed/traffic volume measurements on Kewferry Road (> 20mph) and Dene Road (>30mph).

4. "Engaging with relevant stakeholders about the (lack of) **enforcement** of existing traffic rules and requirements, notably parking and other violations."

UPDATE:

- Awaiting meeting with Council (Jas Rattu, Parking Infrastructure Manager) to discuss.

5. "Greater oversight over **pothole** detection, reporting, and fixing, to include encouraging the Council to require utility companies to address defects with utility ironworks and covers"

UPDATE:

- The winter rash of potholes has largely been addressed, strategy is to continue to encourage prompt reporting (by members) of unaddressed potholes to DC, together with seeking MI from both Councils on # of reports lodged, potholes fixed, timelines to fix, complaints etc.
- DC waiting on response to request for clarity on Hillingdon's approach to fixing, and recovery of costs, of defective utility ironworks.

## j) Woods and Open Spaces

Not a lot of progress to report on the history boards until the council elections are out of the way. David Simmonds has enquired on our behalf at TFL. After speaking to Andrew Riley from N Hills it took them over a year to get all the various approvals for their mural on the bridge.

## END OF REPORTS