NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting August 11 2026,
8pm in the Family Room
Methodist Church, Oaklands Gate

Present: Sue Mansfield, Trevor Sherling, Tony Ellis, Hoda Lacey, John King, Ros Plume, Jan Harding, Andrew Egan, Richard Shave, Rajen Shah, Chris Duffy

1. **Apologies for Absence** David Carson, Miles Gillman, Vik Chudasama

2. **Minutes of 9 June Meeting and info from July reports** were approved

3. **Matters Arising**:

RP to produce article for next 'My Northwood News' encouraging neighbours to volunteer to cut back hedges etc for their neighbours who are unable to do it for themselves — **RP**

4. **Correspondence**

From RP:

- A suggestion from a RS:
  "*The newsletter often asks readers to trim their hedges so that they don't block pedestrian pathways. I wholeheartedly agree with the request but realised some hedges may be overgrown not because people can't be bothered but because they are physically unable to trim them. Personally, if I knew a neighbour and they gave me permission, I would be more than happy to cut back their hedges (and bag it up in my garden recycling bags) and I am sure other residents would feel the same. We just need to put the incapable neighbours in touch with the willing ones! I can only think of getting the road stewards to drop off some sort of leaflet to the overgrown houses saying if they need assistance please get in touch, and maybe asking for volunteers to do the work via the newsletter. Matching them up would be the issue which I am not sure how to solve."*
  Please can we discuss this idea at the meeting?
- Email from lady awarded BEM in King's Birthday Honours for work with Community Connex (formally Harrow Mencap). She'll send item about Connex for Autumn newsletter.
- Email from resident of Reginald Road concerning an overgrown parcel of land off Barker Close, behind Roy Road. It is owned by the council. It is the perfect breeding ground for rats which they have seen in their garden. Referred to AE who used Report-it and informed Cllr Higgins.
- Email from Trees for Streets. Do we wish to nominate more sites for tree planting?

A newsletter article should ask for suggestions for locations for new trees.

DC reported a contact from David Lieu, complaining about the state of the road in Station Approach. TE will discuss contacting TfL with DC — **TE**

5. **Local History Boards**

MG now has a TfL form to fill in.

6. **Former Police Station**

No further information

7. **TFL Development**

No further information

8. POP-UP Events

From RP:

WoodsFest100 was considered a successful event, the dry sunny weather certainly helped. It was a very long day, but we coped OK – thanks to Richard, Tony, Trevor and Chris for representing NRA on our stand. Thanks to Miles for producing all the information boards and organising our equipment as well as being there for the whole day.

We talked to a lot of people about the NRA and our function. A fair number said they were already members and others took away the Join the NRA leaflet, promising to join. All in all, a good PR exercise.

NRA was thanked in the programme and in some of the Facebook posts.

September 26 is the date for the next event in Green Lane.

An event for all Northwood residents was discussed. BG to try to get a business sponsor to pay for it and possibly provide a location. Drinks and nibbles and an opportunity for residents to get to know each other. **ALL** **BG**

9. Summer Newsletter

Feedback: 'The Best Yet'

The Advertising Manager post for the summer newsletter was covered by Claire working with Barnaby. Barnaby is now ready to take over the role and has asked RS to set him up with the ads@ email account.

10. Subcommittee Reports

10a Business Membership **BG**

BG to invite David Simmonds MP to walk round businesses in the High Street to encourage them to join and pay subscriptions.

10b Chief Road Steward

RShav to progress the proposal for Road Steward - only emails. **RShav**

RSHav to insist that RSs be members and pay a subscription. Some appear to think a newsletter is perk of doing the RS job. **RShav**

10c Communications

No further information

10d Environment

TE to write to the Leader of the Council about concerns of dry dropped material in the woods as a fire risk, particularly for Copsewoods residents. **TE**

Dumping rubbish outside the Tai Pan: TE to take up with Wayne Bridges and AE to ask LBH to enforce adequate provision of bins for the flats in the area. **TE** **AE**

10e Finance

The GoFundMe site for money for defibrillator pads has reached £740 of its £1000 target. NRA has paid £310 for two replacement pads which include batteries.

10f Membership

No further information.

10g Planning

TS will ask that the St Helen's plan for 2 padel courts be changed, on the grounds of noise. He will suggest reduced hours of operation as up to 8pm on week days and Saturday 9 – 6 and Sunday 10 - 4 **TS**

TS will follow up the local listing of Green Lane with Cllr Henry Higgins **TS**

Thanks have been received from Widewater Place protesters for our support. No further action planned until next month.

TE

Mayor Khan's draft London Plan identifies Northwood as a place for a large number of new residential dwellings on green belt land. LBH are objecting to this, and TE will ask David Simmonds MP to oppose it too.

10h Police

No further information, except that the woman hit on a pedestrian crossing in Green Lane by a speeding car was seriously hurt and is in hospital.

10i Traffic and Highways

No further information

10j Woods and Open Spaces

No further information

11. AOB

a) Petition for replacement library. The car park site in Oaklands gate is thought to be a suitable location. Flats could be built above it.

b) LBH council finances: their accounts have not been signed off for two years and unless improvements appear, the council could go under London control

The meeting ended at 9.29 pm.

Next meeting: Tuesday 8 September 2026, in the Family Room at Oaklands Gate.

Appendix: REPORTS

a) Business Membership

I spent considerable time in July circulating emails garnering interest and contributors to the AUGUST SPECIALS. Alas only the usual suspects participated but at least a list got circulated

More immediately since I received the latest Newsletters, I used it as a way to obtain 2026 membership fees from my hard core of 15 non payers

Two days after our Committee meeting the "A" level will be announced (on Thursday) so I assume Ros will catch up with the winner of our £1500 student bursary.

With Christmas not too far away, especially the way time flies, I wonder whether we could consider a "Wine & Nibbles" for our membership . After all the only event at which we meet members is at the AGM at which we don't really have the opportunity to engage.
This may also solicit more ARS coming forward

Brian Geminder

b) Chief Road Steward

The #193 Summer Newsletter was successfully received and distributed to most ARSs on Friday 17th July.

Saturday 18th was devoted to act as multi-ARS and deliver to my own 20 RSs.

Sunday 19th was devoted to act as multi-RS and deliver to 138 addresses in 4 hours, including the 52 addresses inherited from ARS Josefina Pacey. This involved approaching 35 subscribers for their annual payment, and discovering several addresses had changed ownership.

Since then, I have been studying the integrity of the mmjo database for RSs and their function. There are 16 RSs who deliver away from their own street. In such cases, having delivered their newsletters, they may not receive their own copy for two weeks. I propose initially to ensure they receive their copy with their patch, with effect from the next issue #194, and then to analyse the possibility of delivering nearer to home, and perhaps even motivate to deliver to an extra patch.

The best news saved to last – the new 'Join the Northwood Residents' Association' leaflet. Thanks to Ros and Miles, we now have a unique opportunity to recruit new subscribers and, now that the Alerts have been successfully tested to allow me to send them to all NRA subscribers who have submitted their email addresses, I propose to send an Alert just to the 70 Road Stewards to assess any interest in distributing to their own street and even beyond.

Richard Shave
NRA CRS & DPO

c) Communications

From RP:

Website.

- Posted on website since last report:

- Removal of various old poppy appeal posts as organiser has new email address
- August Offers
- Summer newsletter
- No What's On entries – that column is bare!

Environment

In our woods with the tinder dry conditions there is a real fire risk. The very limited care of our woods receive due to loss of Rangers is central to the issue. When trunks and branches drop they are left where they fall if they do not obstruct a path. In well-managed woods space particularly in hot conditions a 'drop and take away' policy limits that fire risk. This has been discussed with Miles.

Email activity
Advice given to resident on petitions and other matters including whom to contact on litter matters.

I was copied in on a complaint by a resident to Jordan Groves Head of Waste and Green Spaces about a rodent activity affecting some properties in Cygnet Close and Ducks Hill Road, and empathised, as he appears to be engaging with the right council people to gain appropriate action.

Other
I noted yet again that several bags of rubbish & containers were deposited outside the Tai Pan restaurant on the pavement near the kerb. Sooner or later the access road to the rear of the retail businesses will have to be improved so waste material disposal can be organised from that area rather than from front of outlets and pavements. Pavements are for use by pedestrians who should not be presented with trip hazards & commercial rubbish.

Andrew Egan

d) Finance
e) Membership

f) Planning

PLANNING APPLICATIONS – NO OBJECTION / COMMENT

Validation Date	Address	Application Detail	
23rd June 2026	25 LINKSWAY NORTHWOOD	Section 96a application for Non-Material Amendment to planning permission ref. 38787/APP/2025/3215 dated 13-04-2026 (Variation of Condition 2 (Approved Drawings) of planning permission ref. 38787/APP/2024/2435, dated 15-11-2024 (Variation of Condition 2 (approved drawings) of planning permission ref. 38787/APP/2022/254 dated 21-04-2022 (Demolition of the existing building and the erection of a 2 storey, 7 bedroom detached dwellinghouse, including the excavation of a basement to provide habitable space and a sunken squash court with associated works) for the construction of a garden building.) to amend the fenestration.	
29th June 2026	GREENHILL COURT 1 DENE ROAD NORTHWOOD	Installation of gas risers to the both sides, front and rear elevations of the building, ancillary underground infrastructure works to include the installation of isolation valves (6x) and Pipeline Isolation valves (PIV's) (2x).	Retrospective application – Cadent switched off the gas supply to the block and then carried out remedial works
8th July 2026	55 KEWFERRY ROAD NORTHWOOD	Erection of a two storey front extension, part single part two storey side extension, single storey rear extension, conversion of loft to habitable space including 2no. rear dormers and 1no. side facing roof light, the formation of 2no. crown roofs, landscaping including new front boundary treatment, following the demolition of existing garage and shed.	
25th June 2026	87 COPSE WOOD WAY NORTHWOOD	Demolition of the existing detached two-storey dwelling and the construction of a detached dwelling with accommodation within the roof space, together with the retention and re-use of the existing vehicular access, new 1m high gate, railings and associated ancillary works.	
11th May 2026	2 KEWFERRY ROAD NORTHWOOD	Erection of a single storey side extension to the rear and amendments to fenestration and side windows	
16th July 2026	14 EASTBURY ROAD NORTHWOOD	Erection of a front porch, part single part double storey wrap around extension to the front, side and rear, single storey front and side extension, rooflights to roof, and amendments to fenestrations.	
7th July 2026	14 THE BROADWALK NORTHWOOD	Erection of a single storey front and side extension.	
6th July 2026	HOLY TRINITY PRIMARY SCHOOL RICKMANSWORTH ROAD NORTHWOOD	Erection of a detached single storey building (nursery)	
19th June 2026	32 LINKSWAY NORTHWOOD	Details pursuant to the discharge of Conditions 5 (Construction Management Plan), 6 (Basement Impact Assessment), and 7 (Sustainable Water Management) of planning permission ref. 35311/APP/2023/2254, dated 13-10-2023	

		(Demolition and replacement of the existing property, with 1 no. detached 6-bed dwelling with basement, including new access, retention of existing access and ancillary works.)	
20th July 2026	34 COPSE WOOD WAY NORTHWOOD	TPO 400 A1 1x Oak reduce branches up to 3m and 15% reduction over entire canopy.	
14th July 2026	HARTFIELD PLACE HIGH STREET NORTHWOOD	Change of use from Class E(g)(i) to Class C3 (2x dwellinghouse and 3x flats), which includes the demolition of the existing single storey commercial office building, and the erection of 3 new flats (1x3 bed and 2x1 bed) and two dwellinghouses (2x2 bed) with associated car parking, cycle and bin storage	
22nd July 2026	45 DENE ROAD NORTHWOOD	Demolition of the existing rear and side extensions, side garage, and two-storey side extension. Erection of a new part single-storey, part two-storey rear extension, two-storey side extension, single-storey front extension, and a new open front porch. Installation of solar panels on the roof and creation of a stepped rear patio area.	
10th July 2026	18 NORTHWOOD WAY NORTHWOOD	Erection of a single storey rear/side wrap around extension and conversion of garage into habitable space	
9th July 2026	20 KNOLL CRESCENT NORTHWOOD	Single storey front extension & garage conversion	
21st July 2026	2A ROFANT ROAD NORTHWOOD	TPO 130 A1 1x Ash and 1x Fir reduce height by up to 3m and lateral spread by up to 2m.1x Lawson Cypress to crown lift to 2.5m above ground all 3 located in the front garden.	
4th August 2026	35 MOOR PARK ROAD NORTHWOOD	Erection of single storey part rear, part side extension with a pitched roof, and an outbuilding to the rear garden, all following the demolition of an existing rear conservatory.	

PLANNING APPLICATIONS – OBJECTIONS / COMMENTS MADE

Validation Date	Address	Application Detail	Comment
29th July 2026	6 WILDWOOD NORTHWOOD	TPO 13 G2 1x Oak Section dismantle tree near ground level and grind stump to approx 200mm below ground level	Whilst reasons are given to remove the tree, there is no formal Arboricultural Report attached to the application justifying the proposed works, nor confirmation of a replacement tree.
29th June 2026	ST HELEN'S SCHOOL EASTBURY ROAD NORTHWOOD	The installation of 2 No. padel courts under a canopy with floodlighting, on an existing Multi-Use Games Area including a small strip of adjoining land.	Padel is a far noisier game than basketball or tennis so the adverse impact on the neighbouring residential properties would be far higher. We therefore request that the application is refused. If, however, the decision is to grant consent, then the permitted hours are not clear. The Planning Statement states the requested hours of use to be: Term-Time Community Use Mon - Fri: 17:30 – 21.00 Sat: 08:00 – 18:00 Sun: 09:00 – 18:00 School Holidays Community Use Mon - Fri: 08:00 – 21:00 Sat: 08:00 – 18:00 Sun: 09:00 – 18:00 We request the permitted hours are stated as a condition, and shortened slightly to: Monday to Friday to end at 8:00 pm instead of 9:00 pm. Saturday 9:00 am to 6:00 pm, Sunday 10:00 am to 4:00 pm. No use be permitted on Bank Holidays

PLANNING APPEALS :
PLANNING APPEALS : DECISIONS
None

PLANNING APPEALS : SUBMITTED
9B MURRAY ROAD, NORTHWOOD
Roof extension to existing 2nd floor flat.

PLANNING DECISIONS WHERE OBJECTIONS / COMMENTS MADE:
8 KILN WAY NORTHWOOD
Conversion of front attached garage to a habitable use, front porch extension, proposed side windows and retention of the existing garage doors
Decision: Approved
Reasons: Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.
31 EASTBURY ROAD NORTHWOOD
Erection of a single storey extension to the rear of the dwelling.
Decision: Approved
Reasons: The extension is not visible from many, if any, viewpoints.
102 GREEN LANE NORTHWOOD
Erection of 1no. dwellinghouse with associated parking, landscaping, bin and cycle storage, following the demolition of existing dwellinghouse.
Decision: Approved
Reasons: the side windows are conditioned to be obscured glazing and unopenable upto 1.7m

ENFORCEMENT ACTION BY LBH
69 COPSE WOOD WAY NORTHWOOD
Unlawful fence, wall or enclosure.
Appeal submitted against the Enforcement Notice after the refusal of the appeal against the retrospective planning application. A comment in support of the Enforcement Notice has been submitted.

ADDITIONAL NOTES:
Petitions Against Planning Applications:
The Council has now voted to change the rules on petitions against planning applications. Previously, 20+ signatures were required.
That has now been increased to 50+ signatures. The change takes effect for petitions submitted after 31st October 2026.

30 Eastbury Avenue Northwood
Demolition of existing buildings; construction of 2no. detached buildings to accommodate 18no. residential apartments with associated access, parking and landscaping works Ref: 26/0959/FUL.
I objected to this application which is in Three Rivers but adversely affects houses in Cullera Close.

ACTION POINTS FROM LAST MINUTES:
None

g) Police

Current Status:

We have a new constable, Dewayne Hamilton. I have not met him yet.

Our inspector Laura Flowers is on a job share with Laura Molyneux. I am arranging to meet them both to assess who does what in the job share.

My next step is to contact both our new Superintendent Jake Albon-Massey, and our CI John Hine to discuss the handover and any matters outstanding.

The SNB is the escalation point for all Hillingdon ward panels. I am also contacting the inspectors of the central and South Hillingdon wards. I need to meet with them in order to assess and discuss the current status of ward panels in their designated areas.

Traffic Incident on Green Lane:
Jan alerted me to this on 2 August. I have requested an update from Sgt. Blackburn. However, it is not the SNT who deal with the incident, although they should be aware of it.

Ward Panel/SNB Review:
I attended a LCP2 meeting at Scotland Yard on 13 July. This was attended by Commander Neerav Patel. We received updates on the progress of the ward panels' review and the results of the SNB chairs' survey,

Neighbourhood Watch:
I work closely with Dave Ludlow and Kevin Mepham of HNHW, together with Malcom Lucas, who takes the minutes at our Northwood Ward Panel, as well as the Hillingdon Independent Advisory Group. He is also good with our crime statistics. We met last week to discuss updates on Hillingdon NHW figures.

Northwood Business Watch:
I am part of the WhatsApp NBW group. This is to keep me informed of any crime reports. Jennifer responds immediately. I rarely need to follow up as Jennifer has her finger on the pulse and reports directly to our SNT. But there are many other issues that arise on the group chat. I am only picking up crime and safety. I imagine Brian deals with the other concerns?

This is an important part of demonstrating that being a member of the NRA is good value for money.

Meeting at Hillingdon Borough Civic Centre:
I met with the deputy head of Community Safety and my SNB vice-chair to discuss updates to SNB and WP matters. This follows on from MOPAC's handover of SNB affairs to the Met Police and subsequent possible implications on the running of both SNBs and WPs.

HL
9/8/26

h) Traffic and Highways

Tony and I are meeting with Cllr. Wayne Bridges, Cabinet Member for Residents Services, on Sunday 16 August. Other than traffic related issues, if there's any topic or issue that you feel should be raised with the Cllr, please let Tony and me know,

David Carson

j) Woods and Open Spaces

- History Boards... after a couple of nudges the lady I have been dealing with has sent me a form to fill in from TFL engineers and to ask for a risk assessment. So things are happening but slowly.

- I contacted 'Towncenters' at the council and have received an application form for a grant for Christmas lights! We will see what we get.

- Sadly despite my optimism and watering, the Cave tree's new shoots are now looking floppy. The only good thing on my last water visit I met the LBH man who waters trees and he said he would give it an extra load. Picture below.

- Station beds...Suzanne, Cerris and I have been watering and putting on new topsoil and they're not looking too bad considering the conditions.

- Woods...Andrew contacted me with a concern that cleared cuttings are being left in the woods and could add fuel to a potential fire. I have passed on his concerns to Jordan Groves, the new Head of Green Spaces. JGroves@hillingdon.gov.uk Still no news as to why LBH have not finalised the contract with the new owner of Haste Hill Golf Club.

- I have not followed up about refurbing the benches round the two town centre trees, yet.

Miles Gillman

END OF REPORTS