NORTHWOOD RESIDENTS' ASSOCIATION

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

Present: Sue Mansfield, Trevor Sherling, John King, Ros Plume, Jan Harding, Andrew Egan, Richard Shave, Rajen Shah

1. **Apologies for Absence** David Carson, Hoda Lacey, Miles Gillman, Vik Chudasama, Chris Duffy, Tony Ellis, Brian Geminder

2. **Minutes of 11 August Meeting**
were approved

3. **Matters Arising**:

Re hedge overhanging the pavement in Murray Road, complaints have been made to the company that owns it and to LBH. If these have no effect, AE will pursue **AE**

RShav sent an email to all members suggesting they offer to help neighbours who are unable to trim their hedges which overhang the pavement. Two responses received, one with a query and the other alerting us to the Murray Road property above.

No petition has yet been created to put a new library on the Oaklands Gate Car Park

4. **Correspondence**
From RP:

- Email from resident enquiring about Youngwood Farm and Holland & holland's plans to take back Ashby farm for a gun workshop. Referred to TS.
- Resident wishing to discuss the building issues near Kewferry Road and the impact, social housing and rats. TS phoned her to discuss.
- Enquiry from a member about current use of Hallowell Community Centre. I informed him that it is owned by EDR Care Ltd.
- Report from a resident about overgrown hedge at 42 Murray Road. AE responded – see his report.
- We have received a very appreciative letter of thanks from the winner of our bursary.

There are now 1700 signatures on the petition to stop development on the Joel Street Farm land. TS has asked David Simmonds MP for a meeting at his surgery to discuss plans for housing including provision of schools, surgeries and NHS dentists that will also be required. The potential developer has put up a web site explaining their plans. **TS**

5. **Local History Boards**
No further information.

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

7. **TFL Development**
No further information

8. **POP-UP Events, Saturday 26th September 11am to 1pm**
From RP:
We will be joined by Northwood Lions and probably 6th Northwood Scout Group. It was considered that the History Display panels should be used again.
We'll need plenty of Join NRA leaflets, old newsletters etc. Miles will need help setting up at 10:30 am

9. Meeting with Wayne Bridges
See DC report

10. Subcommittee Reports

10a Business Membership
The tour of businesses by BG and David Simmonds MP should try to contrast a successful area, Green Lane, with a less successful one, the High Street. Maybe limit the number of places visited to ensure enough time is available for each, and try to find out which ones David Simmonds MP already knows well. **BG**

10b Chief Road Steward
No further information

10c Communications
No further information

10d Environment
Rubbish at the back of Waitrose and on Maxwell Road continues to be problem. AE to contact Wayne Bridges to try to get more influence in these areas. **AE**

10e Finance
No further information

10f Membership
No further information.

10g Planning
TS said Cllr Henry Higgins will try to progress the Local Listing application.

10h Police
No further information

10i Traffic and Highways
No further information

10j Woods and Open Spaces
From Miles:
Woods. I have submitted to the new head of Green Spaces, photos of bags of beer cans in the field behind Mad Bess woods. This is clear evidence that the illegal bikers are still active.
Gravel Pits Sign. Dragona from LBH has commissioned a company to repair the sign. They have contacted me and I have found the broken sign dragged into some undergrowth. They will pick it up in the next couple of days.
The Cave tree is not looking good despite the extra water bag and the rain. Maybe it will revive next year. I have noticed in the woods, it is the Silver Birches that have suffered the most in the heat.

11. AOB
a) AGM 2027 – Possibly April 15
b) RS Reception 2027. RShav to look at dates after the AGM as Easter and Passover stop many dates before the AGM **RShav**
c) Carols at Costa are confirmed as Thursday 17 December
d) The new Health Centre on Pinner Road is due to open on Monday 14th September

The meeting ended at 9.27 pm. Next meeting: Tuesday 13 October 2026, in the Family Room at Oaklands Gate.

Appendix: REPORTS

a) Business Membership

I am looking for your input, comments and or suggestions for both events, the first being our local MP's visit. You may recall (and also Minuted) Tony instructed me to invite **David Simmonds** to visit local businesses. This I have duly done and David shall be with us for an hour on Friday 18th September

I am meeting him at **Bubbles 'n Brownies** as he often goes there with his family.
I then intend popping in to **Olimera** (Omar does so much for us with the electricity supply at his other enterprise, Costa Coffee)
Then popping over the road to the **Station kiosk** to meet the cousins Hajid & Mandip and show him what they have achieved
up to **Estamira** representing one of our long standing retailers in Northwood
over to Rowlands place to see Pryianka at **Urban Baristas** (our very latest addition) showing David there is plenty of commercial life blood in Northwood

Then into my car to drive to the High Street with its totally different profile, to visit:
Arun in **Brew T Way** café (a sort of workman's café)
Northwood Cars next door, a long time feature in the area as he has a gripe about all the property opposite being taken over by the Council as emergency housing
Then up to **Express Mobile** where Mark & John also have a gripe about the back-land flats being built behind the shops and Council tenants being installed
I also thought of asking Donna from **Canterbury Travel** as they have such a unique business promoting Lapland and Father Christmas's grotto

The other possibilities are
Taste of Portugal affectionately known as the local Portuguese employment agency & Kate at
Wylde Thyme Eatery famous for her own baked cakes

This is quite a schedule, but presumably after your deliberations and perhaps counter suggestions the schedule will change

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Brian Geminder

b) Chief Road Steward

An NRA Alert to Road Stewards was sent out today, appealing for volunteers to deliver the new 'Join the NRA' bifold leaflet. And initially the Alert was rejected.
Apparently, the Chief Road Steward was unauthorised to send to RSs and ARSs, but only authorised to send to all subscribers!
Without the expert assistance of Rajen, after much effort I was able to analyse membermojo and solve the problem, by simply adding the CRS email address to the list of Administrators.
It still remains to remove the personal email addresses of Paul Barker and myself to safeguard data protection within the NRA website and domain.

10.30pm update – within the first hour, already six Road Stewards have volunteered.
Hoping for a good response from the other 65.

I anticipate September and October to be devoted to recruitment before the next issue.

For the benefit of Committee members who are NOT Road Stewards, please see below the content of the NRA Alert sent this evening.

Dear fellow Road Steward,

This is my first email to you all in my new role as CRS – some of you already know me, but most do not, and I would welcome the chance to meet up, and address any concerns or receive feedback.

It has become a growing concern that the membership is definitely well under half of the addresses in Northwood, and I suspect that the majority of residents are still unaware of the great interest and usefulness of the NRA newsletter, as well as its great value for the quality of the presentation.

We have just revised the 'Join the NRA' leaflet (see below a copy of the front of the bifold leaflet), which offers an excellent opportunity to begin a recruitment exercise throughout Northwood. No door-knocking, but just a simple deposit through the letter-box, mindful to respect any notices not to receive flyers and unsolicited mail.

If you are willing to participate, please advise whether you can help deliver to your own patch, or even further, and I can supply the required number of leaflets, together with the addresses currently not subscribing. Even if you are a block Road Steward, there is still opportunity to reach out to a neighbouring street. Simply hit Reply, and you should reach me at chiefroadsteward@northwoodresidents.co.uk.

There are currently 33 roads in Northwood with no subscribers, representing a total of 510 addresses. Also, 24 roads in Northwood have just one subscriber in the whole street, representing a total of a further 460 addresses.

I wish to play a part also in this recruitment exercise, and know firsthand the effort it takes, having been a Road Steward for the past four years.

Let's do this together.

Best regards,

Richard Shave
NRA CRS & DPO

c) Communications

From RP:

Website.

- Posted on website since last report:
  - Good Neighbours
  - Save Joel Street Farmlands ePetition
  - Deleted some incorrect info regarding SNT contacts
  - Various What's On entries
- A reminder to ALL to review your static pages on the website. I do my best to keep the site fresh and up to date, but I do need your input as well. Thanks

Website Activity

From Rshah:

Nothing significant to report this month. Various plugins updated on the website.

d) Environment

Posters that appeared near the iron railway bridge reported as possibly 'fly posting' material by a resident who was encouraged to use the Council's Report-it facility to request removal.
A resident commented on the overgrown hedge at 42 Murray Road where half the paving slabs are covered by the hedge, and mentioned that the site is owned by developers called Gavacan Homes. Some internet research enabled identification of that company as operating from Pinner. On their website a convenient response page was used to advise them to reduced the size of their hedge and to cut it back from invading the pavement. The resident concerned was advised to use the Report it facility to advise the Council.
I met with Cllr Henry Higgins to show him the rear access situation behind the retail premises and flats adjacent to the Waitrose loading/unloading bays. In that area there is constant litter and irregular vehicle parking that makes it impossible for waste collection vehicles to use the access driveway to collect rubbish (both commercial & residential types). The poor state of that rear access – many potholes – was commented on in addition. If the access surface were to be improved with cars not allowed to park against the rear wall of the Dental premises and there was a general tidy up of the area, there is an even chance that the location will no longer look run down and dirty. HH promised to look into the matter.
Cllr Henry Higgins and I went to look at a set of radically overgrown fir trees in the rear garden of 5 Drysdale Close where there have been complaints about the invasive nature of these trees. A mature tree in the pavement area outside 4 Drysdale Close was also looked at where pollarding is required as branches are reported to be in danger of falling.
It is understood that Hillingdon Council is short of money due to a sustained period of over expenditure and many Northwood residents will have noted that this year that it appears that no verge and pavement weed spraying has occurred. Also, few trees have had their base shoots cut back.
To help the Council and to be a good neighbour, if you have a tree outside your home or apartment with base shoots growth present, could you give them a trim please? Likewise, if there are weeds in the pavement outside you home boundaries could you or your gardener remove them?
A little bit of 'good citizen action' here will help brighten up Northwood. If one person does that in your street, several will soon follow that lead, and you may get to know more of your neighbours as a bonus!

Andrew Egan

e) Membership

f) Planning

PLANNING APPLICATIONS – NO OBJECTION / COMMENT

Validation Date	Address	Application Detail	
21st July 2026	26a-28a HIGH STREET NORTHWOOD	Use of two self-contained flats as two small Houses in Multiple Occupation (Use Class C4).	
21st July 2026	1 COPSE CLOSE NORTHWOOD	Details pursuant to the discharge of Conditions 10 (Accessible Housing) of planning permission ref. 78325/APP/2023/2889, dated 19-01-2024 (Erection of a two storey detached dwelling with associated access, parking and amenity space following demolition of existing dwelling.)	
22nd July 2026	MOUNT VERNON HOSPITAL RICKMANSWORTH RD NORTHWOOD	Installation of an Air Handling Unit to the roof space of Building 82.	
3rd August 2026	34 MURRAY ROAD NORTHWOOD	Installation of a heat pump.	
4th August 2026	DAINTRY LODGE, 1 WATFORD ROAD	TPO 163 T9 1x Ash selectively reduce height and spread by up to 3m	
4th August 2026	NORTHWOOD LAWN TENNIS CLUB 20 PINES CLOSE NORTHWOOD	TPO 150 T118 1x Oak to remove all growth overhanging tennis court.	
4th August 2026	LAND TO REAR OF 18 MOOR PARK ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 4 (Materials),5 (Construction Management Plan),7 (Landscaping),8 (Habitat Management Plan), and 9 (Step Free Access) of planning permission ref. 74971/APP/2025/780, dated 14-11-25 (Erection of 1no. detached bungalow, with associated parking (including installation of new vehicular crossover), landscaping, cycle parking and refuse storage.)	
18th August 2026	DENVILLE HALL DUCKS HILL ROAD NORTHWOOD	Details pursuant to the discharge of Conditions 9 (Bat Mitigation Plan) and 13 (Contamination Verification Report) of planning permission ref. 924/APP/2022/3603, dated 24-11-2023 (Demolition of no. 48 and no. 60 Ducks Hill Road, garage and wooden storage unit and the erection of three new buildings comprising of 12 assisted-living units (Class C2), proposed ancillary communal space, including cafe and restaurant, external connecting link building, landscaping and external works).	
17th July 2026	DENVILLE HALL 62 DUCKS HILL ROAD NORTHWOOD	Non-material amendment to planning permission ref. 924/APP/2022/3603, dated 24-11-23 (Demolition of no. 48 and no. 60 Ducks Hill Road, garage and wooden storage unit and the erection of three new buildings comprising of 12 assisted-living units (Class C2), proposed ancillary communal space, including cafe and restaurant, external connecting link building, landscaping and external works) to address technical amendments arising from a review of the Fire Safety London Plan Guidance (LPG) 2022.	
31st July 2026	2 LANGTON GROVE NORTHWOOD	TPO 114 T13-T20 8x Plum Tree to crown lift and remove limb. T10 & T11 2x Cyprus Tree to fell. T8 1x Conifer to remove dieback and T9 1x conifer to remove extending limb	
17th August 2026	96 GREEN LANE NORTHWOOD	TPO 57 T25 1x Quercus robur - Reduce crown by up to 2.25 m. TPO 653 A1 1x Ailanthus altissima (T2 on application) and 1x Fraxinus excelsior (T3 on application) to reduce crown by up to 2.5m.	
28th August 2026	15 WOODSIDE ROAD NORTHWOOD	TPO 164 T24 1x Eucalyptus to reduce back to previous points up to 2.5m.	

PLANNING APPLICATIONS – OBJECTIONS / COMMENTS MADE

Validation Date	Address	Application Detail	Comment
27th April 2026	21 CHURCH ROAD NORTHWOOD	Change of use from dwellinghouse (Class C3) to 7-persons HMO (Sui Generis), including extensions and alterations	Second Objection following submission of a Parking Survey – See below
7th July 2026	44 MURRAY ROAD NORTHWOOD	Demolition of existing dwellinghouse, and erection of two storey building containing 5no. self-contained flats with associated landscaping, parking, cycle and bin storage (revisions 19.06.26)	Second Objection: The latest daylight/sunlight assessment does not override the objections made to the application and the previously submitted reasons to object still stand.
29th July 2026	49 NICHOLAS WAY NORTHWOOD	Demolition of the existing detached 2 storey dwelling with a habitable roof space and buildings in the rear garden, and the construction of a 2 storey detached dwelling with a habitable roof space, PV panels to roof, fencing, amendments to driveway material, associated ancillary works and landscaping	See objection below
20th August 2026	5 MOOR PARK ROAD NORTHWOOD	Erection of a double storey rear and side extension, first floor front porch, conversion of roof space to habitable use to include rear dormers, roof lights, and the removal of the chimney, and amendments to fenestrations.	All new side windows should be obscured glazing and unopenable below 1.8m to avoid overlooking of the neighbours' properties.
10th August 2026	5 HILLSIDE ROAD NORTHWOOD	Erection of a purpose-built, removable, standalone outbuilding for specialist cat boarding facility	If granted, conditions should be made that confirm, cats only and no dogs as stated in para 13 of the Supporting Statement, the hours as stated in Para 30 , no external lighting as stated in para 50, and the building details in paras 17 and 18.

49 NICHOLAS WAY

On the Proposed Site Plan, there is a number that looks like 180 at the front corner of the property, being the distance from the boundary. However, on Page 7 of the Design & Access Statement, they say it is 1.18m. The Local Plan states a 1.5m gap between a building and the side boundary for properties in Copse Wood Estate. 1.18m is below the required distance of 1.5m

All first-floor side windows on both sides, so including those on the Copse Wood Road side, should be obscured glazing, including habitable rooms, to prevent overlooking.

The side window on the ground floor on the Copse Wood Road side is large so should be obscured glazing as well.

DMHD 1 A1.22 of the Local Plan states, 'If windows are located on a side wall, they should be at a high level, non-opening below 1.8m above internal finished floor level and fitted with obscured glass.'

21 CHURCH ROAD NORTHWOOD

Second Objection following submission of a Parking Survey – we assume this property would not be entitled to residents' parking permits as it is a new use. At the times of the survey, lots of residents will have driven to work. Hence the spaces. The applicant had previously claimed occupiers could park in the car parks in the centre of Northwood, but we pointed out why that was wrong. Now they are claiming spaces are available in the surrounding roads, and that is not the case either. It also goes against the precedent set by the decision at 78 High Street. Whilst we did argue against that decision, it was made on the basis that where there were no on-site car parking spaces provided, they would be occupied by those not intending to drive. This revised case by the applicant clearly shows they know the potential occupiers will drive.

Therefore, the Local Plan takes precedence, and several on-site car spaces are therefore required. We still request for these reasons, and the reasons previously given, that the application is refused.

PLANNING APPEALS :
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

g) Police

Current SNT Status

We have a new constable - PC Dewayne Hamilton. That completes the SNT allocation of 2 PCs and 2 PCSOs (although John appears to cover both Northwood and Northwood Hills).

This month's Activities

I have had meetings with various officials. I met with Laura Flowers, our North Hillingdon inspector, Dave McCarthy, Hillingdon Central Inspector and Paul Whitcomb, Sergeant allocated to liaise with Hillingdon ward panel chairs.

I have a meeting with our new superintendent, Jake Albon-Massey, next week. I have not yet met our new CI, John Hine. There are two inspectors Laura Molyneux (job share with Laura Flowers in North Hillingdon) and Pavendeep Dhaliwal (Hillingdon South) as both are on AL.

Our next SNB meeting is on 15 Sep and next ward panel is on 30 September. If any of you wish to attend the ward panel, just let me know.

The purpose of the above meetings is to fulfil my responsibility as SNB chair to work with police and partners to ensure every ward has a working ward panel.

Hoda Lacey

h) Traffic and Highways

- . Agreed Traffic Improvements
- **Rickmansworth Road/Green Lane pedestrian crossing:** TfL funding approved; installation scheduled for 2026/27.
- **Rickmansworth Road/Ducks Hill junction:** Concerns raised with TfL over both short green phases for Rickmansworth Road traffic and insufficient all-red time, with several near misses reported/observed. TfL advises that the dynamic signalling is operating as intended but has now referred the matter to a Specialist Team for investigation.
- 2. Proposed Traffic Improvements
- TE/DC reiterated to Cllr Bridges our objections to proposed **footway buildouts** and raised crossings at:
    - Kewferry Road/Rickmansworth Road
    - Maxwell Road/Rickmansworth Road
    - Dene Road/Green Lane
    - Oaklands Gate/Green Lane
- Concerns were also reiterated regarding the completed Murray Road/ Rickmansworth Road buildout. The Council's observations have not identified a congestion issue.
- Members' observations on Murray Road and the similar schemes at Thirlmere Gardens and Myrtleside Road would be welcomed.
- 3. Speeding and 20mph Zones

TE/DC discussed speeding generally and a number of specific hotspots with Cllr Bridges:

- **Dene Road/Kewferry Road:** Speed survey results awaited. The Kewferry Road survey is to be repeated following concerns over the location of the original monitoring equipment.
- **Ducks Hill Road and Old High Street area:** Residents have raised specific speeding concerns, including Emmanuel Road and Hilliard Road.
- Further issues have been raised with Cllr Bridges/Council for consideration.

Next step: Continue reviewing existing speed limits and develop a broader speeding strategy for Committee consideration. There is currently no Committee consensus on a Northwood-wide 20mph policy. The Council's position remains that 20mph limits are appropriate near schools, with other locations considered following local resident petitions.

- 4. Traffic and Parking Enforcement
- Meeting awaited with Jas Rattu, Parking Infrastructure Manager, to discuss enforcement of existing parking and traffic restrictions.
- 5. Potholes and Highway Defects
- Awaiting clarification from Hillingdon on its approach to repairing defective utility ironworks and recovering costs from utility companies. Also raised with Cllr Bridges.
- Following a resident complaint about potholes and the general condition of **Station Approach**, the matter has been raised directly with TfL, which is responsible for the highway.

David Carson

j) Woods and Open Spaces
No woods report
Miles Gillman

END OF REPORTS