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## NORTHWOOD HILLS RESIDENTS' ASSOCIATION

### Minutes of the Committee Meeting held on WEDNESDAY 22<sup>nd</sup> October 2014 at 7.30 pm

#### Present

Andrew Riley (ARly)	Chairman
Leo Mindell (LM)	Vice-chairman
Maxine Goswell (MG)	Minutes Secretary
Alan Lester (AL)	Editor, Hills Echo
Pauline Sherman (PS)	Road Steward
Jane Clayfield (JC)	Road Steward
Anila Hashim (AH)	Planning
Lynne Halse (LH)	Events Organiser
Tony Lane (TL)	President
Trevor Dixon (TD)	Secretary
Joan Butfield (JB)	Co-opted Committee Member
Andrew Retter (AR)	Committee Member
Graham Mann (GM)	Police Rep
Cllr Jonathan Bianco (JB)	Ward Councillor
Cllr John Morgan (JM)	Ward Councillor
Cllr Duncan Flynn (DF)	Ward Councillor
David Bishop (DB)	Resident
Fiona Morgan (FM)	Treasurer
Lucy Hall (LHI)	Committee Member
Paul Bushell (PB)	Resident
Helen Spedding (HS)	Resident
Gordon Heath (GH)	Resident
Mary Heath (MH)	Resident
Michael Rosenberg (MR)	Resident
Keith Blunden (KB)	Resident
Dean Winkworth (DW)	Resident
Heidi Rao (HR)	Resident
Shaun Knowles (SK)	Haydon School

**1. Apologies for Absence received from:**

Herbert Levinger	Transport
Lesley Crowcroft	Planning and Environment
Chris Bushell	Events & Health

**2. Minutes of Meeting held on 24<sup>th</sup> September 2014: approved.**

**3. Matters Arising: None**

**4. Chairman's Report:**

The Chairman opened the meeting by reporting the Head of Haydon School had hoped to make a brief appearance to talk about a Planning Application for an all-weather pitch at the school but was unwell, so Shaun Knowles was welcomed in his place. The request for attendance by Haydon School had also been prompted following dialogue with the school regarding a parking issue and noise late into the evening from people leaving from an external hire of the school's facilities. Other first time attendees at the meeting were also welcomed. These issues would be covered later in the meeting.

The Chairman also thanked everyone who had taken part in the recent clean-up day particularly DF and TD who had organized the equipment and logistics.

During the month the Chairman had attended various meetings:

**a) Northwood & Pinner Cottage hospital**

The site had been declared surplus to requirements by the Hillingdon CCG, pending vague promises of a new "hub" on the Mount Vernon site. In effect the site has been passed to NHS Property Services who have to review how to get best value for it. It is clear from the meeting that Nick Hurd and the Chairman attended with senior regional management that if we do nothing, this process will result in a sale of the site for a block of flats. We have made it clear to the NHS that the community will favour a development that delivers some community value, and honours previous commitments to retain some health services on the site. Nick has written to Ministers to alert them to the situation, and to ask what flexibility there is for the NHS to consider a broader view on 'best value' rather than just maximising short term cash for NHS Central.

We are now engaging with the GPS and other stakeholders to identify who might be interested in working together to construct an alternative to a block of flats on the sites. LBH are engaged as they have an interest in providing more accommodation with extra care, although this site could prove too expensive for that purpose.

The current aim is to come up with a plan, which can be shared wider by the end of the year. All of this is encouraging but the Chairman is conscious that we may, at an appropriate time, have to make a noise to the NHS about the Community's wishes.

## **b) Rebuilding of Northwood School**

The Chairman had been due to meet informally with the Head and a representative from LBH yesterday but the meeting was cancelled at the last minute, no reason given.

## **c) Arens Bar**

The Chairman attended a meeting at Arens Bar at the end of September. Quarterly meetings are being held between the Management and Local Residents but it is clear there are a number of issues and disputed minutes. To give the meetings more structure, at the suggestion of JM, the Chairman has agreed to chair the next meeting in December. There had been further problems for residents last weekend.

## **d) Other**

The Chairman and LC attended the 2<sup>nd</sup> part of Joel Street Farm Planning Application. He also attended the Christmas Lights event sub-Committee meeting.

## **5. Events:**

### **Christmas Lights Switch-On: (Saturday 15<sup>th</sup> November)**

Details of this event were discussed at length, and a separate Task List was circulated by LH. It would be important for the stewards to ensure that the aisles were kept clear.

**Carol Singing:** Date tbc, to be discussed at the next meeting, but it will be inside the William Jolle.

### **Thank-You Supper: (Tuesday 3<sup>rd</sup> March)**

## **6. Planning and Environment:**

### **Conservation:**

1. The application for the change of use of **Joel Street Farm** was approved by the North Planning Committee. 3 Councillors including 2 from Northwood Hills abstained from voting.

The Chairman again represented the petitioners, but it was noticeable that none of the petitioners were able to attend for various reasons.

2. **10 Hillside Crescent.** Objections have been made against this application for a loft conversion. The application was to change the shape of the roof from hip to gable. However the resulting configuration has a gable at one end, but at the other, a section of roof rising above a hip.

The Hillside Area of Special Local Character, is for a development of bungalows with hipped roofs. To allow changes to the roof shape will eventually negate the ASLC status.

3. The consultation on the **Hillingdon Plan Part 2** is currently underway. Copies of this document are in all Public Libraries. LC, AH and ARly have all now reviewed the 3 volume document published by the Council.

It is proposed that Ruislip Woods Nature Conservation area be extended to include the two fields in Fore Street to the south of Ruislip Park Stables (formerly Jack's Stables) together with Haste Hill Golf Club, Haste Hill, the Cemetery and the cricket club fields which border Northwood Hills Ward. This extension is welcomed. LC has also raised two queries with the Council:

1) The River Pinn Corridor near Eastcote. This area is noted for an extension, however, the area shown as the extension is exactly the same as the extension area designated in 1988 with a boundary change in 2005 and so is the current status.

2) The Hogsback and part of the grounds of St. John's School are shown on the large Borough wide map, but are not mentioned within any of the 3 volumes of the Local Plan so she has requested that the designation be confirmed.

LC is also requesting consideration be given to upping the status of Haydon Hall Meadows to a Special Interest Nature Conservation Area (SINC) at a future point. Within the timescales that LBH are working on the proposed plan, this is not practical at this moment in time, due to the number of surveys and other work that would need to be done, but may be considered for inclusion at a future date.

The Chairman commented on the wide knowledge LC has on various environmental and planning laws and in her absence thanked her for all her hard work and reported that she is a great asset to Northwood Hills. Any comments on behalf of NHRA are to be made in conjunction with the Chairman.

## **Planning:**

### **Astro turf at Haydon School:**

ARly was looking to meet Mr. Jones with regards to this application and is awaiting response. Local residents are getting together a petition against the proposal. Their concerns are noise, light pollution and ground water contamination, together with an increased access/exit time window, more parking problems for the evenings and weekends as well as school days and a general disappointment in the level of engagement the school had shown to the residents before submitting the proposal. A visit to the Eastcote Hockey club might be considered by the NHRA. A wide-ranging and occasionally heated discussion took place and it was clear that a number of residents were extremely concerned about this proposal. Although the school was hoping for financial support through Sport England and Middlesex Rugby, this would not be forthcoming until planning permission had been granted, hence the school's application. ARly suggested that SK take back to Haydon the suggestion that the proposal was withdrawn until a much more detailed environmental impact assessment, (for such things as potential flooding consequences to local houses) and a more measured consultation with the residents could take place. SK agreed to do so and to liaise further with ARly. Any other questions that members had for the school should be given in writing to the Chairman.

### **92 Catlins Lane:**

GH & MH of 90 Catlins Lane brought to the attention of the Committee that the next door property to them had originally converted the garage into an office but subsequently let it out as a separate dwelling. Retrospective planning permission for this was sought and refused in August this year. The owners have now applied (on the advice of the Enforcement Officer) for a Certificate of Lawful Use. It appears that mis-information and perhaps incorrect planning acceptance has caused this situation, which now needed to be resolved as to whether or not the Certificate of Lawful Use is a legal way forward or not. A petition by residents would not have the impact that it would do normally for a planning application submitted in the usual way. It was very concerning that this position had arisen at all, and certainly the idea of this becoming a precedent that would allow future separate dwellings in this way was most disturbing. JB reported however, that for this particular situation, the planning response from James Roger of LBH had to be awaited. NHRA expressed in strongest terms the concern that this should be allowed to happen, or be allowed to happen again in the future.

### **Dominos Pizza Site:**

An application for an extension has gone in. Our objections, if any, can be on the grounds of over development of a tight site and the parking issues, as only one car parking space is being provided for 3 extra dwellings. The neighbouring shops weren't informed of the proposed application.

### **169 Joel Street:**

The retrospective application was refused, (boundary wall with iron railings and electronic gate).

### **45 Potter Street:**

This development which has not followed the approved plans is to be reported on by the Enforcement Officers.

### **7. Health:**

No further report.

### **8. Transport:**

No further report.

### **9. Police:**

The new Inspector, Rob Bryan is hoping to attend a future NHRA meeting and Inspector George is now working in the south of the borough.

### **10. Treasurer's Report:**

- The treasurer reported that the expenditure on Independents Day was £1160 and LH also still had expenditure of £1241. The Chamber of Commerce sponsorship of the event to the sum of £1,500 was gratefully accepted and **FM**

agreed to send a breakdown of the expenses to **ARly** so he could forward this to the Chamber of Commerce.

- Agreed to move the NHRA bank account away from the Nationwide.
- Currently the expenditure for the Christmas Lights switch on event was £250 for the Santa's Grotto presents.

Pledges were:

St John's School: £500

Namaste Lounge: £750

Argyle House: £50

Tesco: £50

Programme Printing costs were to be met by Bennett Holmes Estate agents.

Various shops had also made pledges.

**11. Secretary's Report:** A database of Road Stewards and membership numbers had been compiled with the dual purpose of accurately forecasting the number of copies of The Echo needed and of identifying those roads in need of targeting in the future. There were also a few individual members not currently allocated to a Road Steward.

The Road Stewards list was now more up to date than for some considerable time but some new members from the Independents Day were not in roads with Stewards already. **TD** and **PA** to liaise to resolve this. **TD** had kindly distributed the last Echo edition to the Road Stewards when **PA** had been unable to do so and thanked those Committee members who had helped. Also several roads had received blanket coverage in an effort to increase our membership.

## **12. The Hills Echo:**

The Autumn Edition Echo advertising income was now coming in, £600 out of £1600 invoiced. The printing costs are £1495, so it is now self-funding. **AL** was thanked for all his hard work on this, his 10<sup>th</sup> issue. **AL** was also working with Haydon School on the design of the Christmas lights switch on programme.

## **13. Councillors' Report:**

Three roads were to be resurfaced before Christmas: Ferndown, Middleton Drive and Waller Drive. They were all graded at Level 9 in terms of their need to be redone.

Northwood Way's recent deterioration to a very poor surface had been reported.

Hillside speed restrictions were still under consideration.

**DF** reported that the Anti-social Behaviour at Salisbury Road shops was being monitored by the police. The hedges by the shops needed to be pruned more vigorously to improve visibility and **DF** agreed to progress this.

All were urged to inform **LBH** via their Street Champion or the website if any lampposts were unlit.

Once again, any registration numbers or features of motorbikes/riders to be reported if any anti-social behaviour was taking place.

The Joel Street work had resulted in the following which JM agreed to raise with David Knowles at LBH:

- Concerns over the lighting on the zebra crossing outside the station not being bright enough. Perhaps another light was needed.
- Concerns that the chevrons at the zebra crossings were short and do not comply with legal standards.
- Concerns that the road markings in Pinner Road have reduced the flow of traffic from two lanes to one, resulting in traffic backing up to Pinner Green at peak periods.
- Concerns that the road width at the Joel Street exit onto the roundabout has been reduced from two lanes to one lane resulting in traffic backing up to Wentworth Drive at peak periods.
- The slow moving traffic at peak periods could be of real concern should emergency vehicles need access.

The businesses in Joel St were to receive a 5% reduction in their business rates after the disruption to their businesses during the summer refurbishment work.

Noted that the bus stop outside Haven Funeral Directors in Joel St is unusually long and more parking slots could be provided if it was shorter. However, this is the TfL approved length, in case two buses were to be at the stop at the same time.

The surface outside Northwood Hills tube station is anti-slip and it is the same as used on TfL platforms. Any incidents to be reported.

#### **14. Any other business:**

Posters explaining refuse collection days were seen as un-necessary. AH to request them to be removed via the LBH website.

It was suggested that PS write to Hillingdon People about fly tipping reporting if the procedure was not straightforward.

Lucy Hall reported that this was likely to be her last meeting before moving away. She was thanked for all her hard work and the committee sent her all their good wishes.

#### **15. Dates for Next Meetings:**

Sunday 9<sup>th</sup> November - Remembrance Sunday

Saturday 15<sup>th</sup> November - Christmas Lights Switch-On

**Wednesday 26<sup>th</sup> November**

Sunday xx December - Evening of Community Carols

December - no meeting

**2015**

**Wednesday 21<sup>st</sup> January 2015**

Monday 9<sup>th</sup> February - Hills Echo cut-off date

**Wednesday 18<sup>th</sup> February** (Half Term week & Ash Wednesday)

Tuesday 3<sup>rd</sup> March - Thank You Supper

**Wednesday 18<sup>th</sup> March**

**Wednesday 15<sup>th</sup> April**

Saturday 25<sup>th</sup> April - Northwood Hills Clean-Up Day  
(Thursday 7<sup>th</sup> May - General Election)

**Wednesday 20<sup>th</sup> May - AGM**

Sunday 7<sup>th</sup> June - The Big Lunch

**Wednesday 17<sup>th</sup> June**

Saturday 20<sup>th</sup> June - Independents' Day

**Wednesday 15<sup>th</sup> July**

August - no meeting

Monday 14<sup>th</sup> September - Hills Echo cut-off date

**Wednesday 16<sup>th</sup> September**

Saturday 10<sup>th</sup> October - Northwood Hills Clean-Up Day

**Wednesday 21<sup>st</sup> October**

Sunday 8<sup>th</sup> November - Remembrance Sunday

Saturday 14<sup>th</sup> November - Christmas Lights Switch-On

**Wednesday 18<sup>th</sup> November**

Sunday xx December - Evening of Community Carols

December - no meeting

**Meeting closed at 9:30 pm**