



# TOWN CRIER

Town Crier  
May 2007

## RUISLIP FLATTENED

The planning report (page 3) records the increasing number of approved or proposed developments involving the demolition of houses and their replacement with flats.

So far only three roads have been affected but, given the pressure for more housing and the shortage of land, such developments are likely in other roads, particularly those close to Ruislip town centre.

You may share our concern at this trend and wonder how it can happen.

Why does the Council permit it? Why is the Association not able to stop it?

The fact is that the Council has to observe the Government's planning guidance with its implicit presumption that 'brownfield' developments should be encouraged. The Council also has to meet the requirements of the Mayor of London's London Plan which sets targets for new developments and establishes maxima densities.

Each planning application has to be considered against the policies set out

in the Council's Unitary Development Plan amplified by detailed supplementary guidance. One policy is that 'new development within residential areas complements or improves the amenity or character of the area'. This calls for a subjective judgment open to widely different interpretations.

The Council has recognised this. In a Design and Accessibility Statement, it has stated that it 'will have regard to the need to balance any increase in residential density against the possible impact on the capacity, character and amenity of the area as a whole'. In particular, it states that 'the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable'. Note the weasel word. In any event, the guidance in the Statement does not have the same prescriptive force as the UDP policies or the Government's rules.

We can, and do, object to planning applications which in our view do not comply

with the Council's objective criteria. But often we have to rely on a subjective assessment of the impact of a development on the character of the area. Developers seek to argue that the existence of a small number of flats in a road, even less than 10% of the properties, characterises the road as a mix of houses and flats. They have used this argument with regard to Kingsend and Wood Lane. So far, the validity of the '10% criterion' has not been tested. It will be when the Council considers the latest applications for developments in Kingsend.

But there is another twist in the saga. If the Council were to decide to refuse the applications, it is almost certain that the developers will appeal to the Planning Inspectorate. Past experience has shown that the Inspectorate are only too ready to allow appeals.

In the planning process, the cards are stacked against the wishes of local residents. We must campaign for a new deck!

Lewis Hawken

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### Annual General Meeting

MONDAY 11 JUNE  
WINSTON CHURCHILL  
HALL  
8.00 PM

Your opportunity to raise the issues which concern you.

With guest speaker,  
**Stuart Hunt**  
"The Future of Pinn Meadows"

Full details on back page

## YOUR HEALTH MATTERS!

### Save Mount Vernon Cancer Services Campaign

This campaign got off to a good start in March with endorsement from four MPs – Nick Hurd, John McDonnell, John Randall and Gareth Thomas. Ruislip Residents gives this campaign its full support and thanks all its members who are already responding to its call to collect signatures.

Two petitions are underway – one set up on-line by Nick Hurd MP, at [www.savemountvernon.com](http://www.savemountvernon.com), plus the paper petition set up by the Community Voice. For technical reasons these two petitions cannot be combined, so please sign them both – one will go to the House of Commons later in the year and the other to the Department of Health.

Copies of the paper petition can be obtained in any quantity by phoning Joan Davis on the number below. Completed forms are returned to her too, at the address on the petition form. She can also provide fact sheets and

small posters about the petition, as well as answering any queries. Forms should be returned by 1<sup>st</sup> June if possible, but late returns will be accepted for a least a further month.

Please distribute the petition as widely as possible, anywhere in the area which uses Mount Vernon for cancer services - Hillingdon, Harrow, SW Herts, parts of Bucks and Berks. Many shops, offices, dentists, opticians, clubs and so on are willing to display the petition if asked to do so.

At the time of writing almost 16,000 signatures have been returned, but our target is 70,000 or more, so there is still a lot of work ahead. Please do all you can to help.

### Northwood and Pinner Community Hospital

Three months public consultation on the future of this hospital have now ended. Hillingdon Primary Care Trust will receive reports on all the submissions received, including the response

of our own association. The PCT is expected to make decisions at its June Board meeting.

Our response called for re-instatement of the 12 respite beds lost in the transfer to Mount Vernon Hospital from Northwood & Pinner Community Hospital. We also called for early replacement of the unsuitable accommodation in which the transferred beds are now housed. We support Hillingdon Hospital's long-term hopes for new purpose-built accommodation for elderly care on the Mount Vernon site.

Tacitly we accepted that the Northwood & Pinner Community Hospital will not re-open as a hospital. However, we called for it to be used to provide a range of modern services for local people, possibly including the transfer of the Northwood Health Centre into up-to-date accommodation on the hospital site.

*Copies of our response to this public consultation are available on request*

*Joan Davis Tel: 01895 636095*

## KINGS COLLEGE PAVILION RE-OCCUPIED

The transformation of Kings College Pavilion from sad neglected ruin into smartly renovated building is a great achievement. In the last year its use has slowly grown. This has been given a great boost by the recent opening of a café.

The Kings Café serves breakfasts, lunches and drinks. It is reasonably priced, comfortable inside and has an outside seating area. Open weekdays 8-4, Sat 8-2, Sun 9-2.

Currently the building is used regularly by a dance club and a young people's church group. There have also been numerous one-off bookings including children's parties, a funeral wake,

christening parties, and a spiritual day. There is still plenty of availability so if



your group or club is looking for a bright, clean, good value location, contact the LBH Green Spaces Team. There are two community rooms one large and one small for, hire from £15 to £30 per hour.

*LBH Green Spaces Team  
01895 250 635.*

*Kings College Pavilion & Kings Café,  
Kings College Road  
HA4 7JZ.*

*Sue Seagroat*

## SIDMOUTH DRIVE FENCE

The Association have been working with Council Officers to have the fence adjacent to the playing fields repaired/replaced. The Council have now put out to tender. The fence will have official access points on to the field at either end.

*Ivor John*

# PLANNING MATTERS TOO!

## New Developments

Proposals for the redevelopment of sites with new blocks of flats continue to be the issue causing most concern to residents. In **Kingsend** permission has recently been given at **No 41** to replace the existing house with a three storey block of 14 flats. Applications are currently under consideration for 9 flats at **28-28a** and a further 14 at **43-45**. Together with the previous approval at No 30 these would constitute a significant change in the character of the road.

Another scheme currently under consideration is for 10 flats on land at the rear of **Park House, 69-83 Park Way**. The various occupants of Park House, including the Romany Bathroom Centre and HGB Motor Cycles previously

used the land for parking. We have expressed concern to the Council that the loss of this site could affect the viability of these and other businesses in Park House.



Demolition of the large family house at 41 Kingsend is already underway

The Appeal by Bellway Homes, on behalf of Ruislip Conservative Club, for a new Clubhouse and Residential block of 20 flats at **54-60 Ickenham Road** has been refused. The reasons

be concentrating on other parts of London for the next couple of years. We also understand the Council are reviewing their policy which currently prevents masts being installed on their property.

*John Williams/Mike Hodge*

were given as noise, design and bulk and scale of the development. We understand the Club has decided to take no further action for the time being.

There have also been two smaller redevelopment schemes. At **2 Warrender Way** approval has been given to replace the bungalow with 4 flats. And at **2 Windmill Hill** a proposal to replace the house with 3 houses has been refused.

An application has just been submitted for the redevelopment of **RAF West Ruislip** with 495 new homes.

*John Williams/Mike Hodge*

## Mobile Phone Masts

We reported in the last issue we were expecting to meet with Orange Telecommunications to discuss their plans for the district. At the meeting they informed us they are reviewing their network requirements and expect to

## DID YOU KNOW?

### Be Safe & Sound

The London Fire Brigade carries out free home fire safety checks. They also fit a free smoke alarm where needed. If you or someone you know wants a home fire safety check, call free on 08000 284428 or email:

[smokealarms@london-fire.gov.uk](mailto:smokealarms@london-fire.gov.uk)

### Crime Stoppers

This is anonymous and free method of reporting crime and is used by the police to gather intelligence to help solve crime. Tel: 0800 555 111

*Ivor John*

### RAF Northolt Photocall 2007

RAF Northolt is holding another Photocall event on Sunday 10<sup>th</sup> June 2007. This event raises money for charity and to go to the event you must register prior due to security reasons. The idea is for various aircraft types to fly in to permit individuals to photograph them. There is a registration fee. Further details [www.landair.pwp.blueyonder.co.uk](http://www.landair.pwp.blueyonder.co.uk)

*Ivor John*

**Your Residents Association needs volunteers. Find out how you can help at the Ruislip Residents Association AGM or email [feedback@ruislipresidents.org.uk](mailto:feedback@ruislipresidents.org.uk)**



## MANOR FARM HERITAGE SITE

Restoration works have begun, The first phase, stripping out Manor Farm House, is well underway.

A cellar has been discovered in the original kitchen area. The Museum of London Archaeology Society has determined that it is a later addition, probably late Victorian. The cart sheds in the courtyard of the Great Barn have been stripped out and work to refurbish the roofs started. Work to

repair the roof of the Little Barn ( Ruislip Library ) has started and work on the interior is planned for June.

The Association successfully bid for a grant from the Chrysalis Fund to bring the 'Pram Shed' next to the Manor Farm House up to standard so it can be used to display some of the farming implements owned by the Council.

*Elma Hutton*

# POLICING OUR COMMUNITY

## Contacting the Police

It may seem at times that contacting the Police does not produce action, however all information received helps build up information and at times helps solve crimes.

## Contacting your local Safer Neighbourhood Team (SNT)

West Ruislip –

Tel: 020 8721 2547 Mobile: 07909 883037

email: [WestRuislip.snt@met.police.uk](mailto:WestRuislip.snt@met.police.uk)

Eastcote/East Ruislip –

Tel: 020 8721 2548 Mobile: 07909 890957

Email: [Eastcote.Ruislip.snt@met.police.uk](mailto:Eastcote.Ruislip.snt@met.police.uk)

Ruislip Manor - Tel: 020 8721 2549 Mobile: 07909 896437

email: [Manorward.snt@met.police.uk](mailto:Manorward.snt@met.police.uk)

**Crime Stoppers:** 0800 555 111

## Crime on the Underground

The British Transport Police (BTP) covers crime committed on the Tube. For local policing, stations are put into Groups. To contact BTP regarding the following stations then email.

West Ruislip/Ruislip Gardens – email:

[lu-greenford@btp.pnn.police.uk](mailto:lu-greenford@btp.pnn.police.uk)

PCs Jo Drake and Kate Smerdon

Ruislip/Ruislip Manor – email:

[lu-harrow-on-the-hill@btp.pnn.police.uk](mailto:lu-harrow-on-the-hill@btp.pnn.police.uk)

PCs Mark Flitt, Steve Pearce and Mark Tipper.

24 hour phone (can be on answer): 0800 405040

*Ivor John*



## Ruislip Residents Association ANNUAL GENERAL MEETING

Talk: The Future of Pinn Meadows by Stuart Hunt

8.00 pm Monday 11 June 2007

Winston Churchill hall

### Agenda

The Future of Pinn Meadows

Talk by Stuart Hunt of the Green Spaces Team

Treasurer's Report

Open Forum

Election of Officers and Committee

The Open Forum is your opportunity to raise the local issues which concern you.

It would be helpful if you would let me know what topic you would like to raise by contacting me, Lewis Hawken, at:

21 Sherleys Court, Wood Lane, Ruislip, HA4 6DD

email: [feedback@ruislipresidents.org.uk](mailto:feedback@ruislipresidents.org.uk)

Telephone: 01895 632 405

### Officers

Chairman: Lewis Hawken

Vice-Chairman: Joan Davis

Treasurer: John Perkins

Chief Road Steward: Brian Cowley

Secretary: Emma Bush

### Committee

Janice Andrews Sue Seagroatt

Nick Gaywood Mike Hodge

Elma Hutton Ivor John

Rosemary Stevens Peter Lansdown

Ian Cantley John Williams

Keith Allsopp