

Ruislip Residents' Association **TOWN CRIER**

September 2024

www.ruislipresidents.org.uk



Our Community Orchard Bears Fruit!

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RUISLIP RESIDENTS' ASSOCIATION
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Editorial

Update Time

This issue contains updates on some local issues, including HS2 (page 16) and the Barn Hotel (page 11). The Chairman's Message on page 5 contains news on new shops, cafés and restaurants in Ruislip High Street and on our community orchard.

We have advice on protecting your home on page 18 and on precautions to take before making changes if you live in one of our conservation areas on page 21.

If you like musicals you have three to choose from in the near future, and the RAF is giving its season of three concerts at Winston Churchill Hall. See the listings on page 4 for more information.

We are still in need of a town planning officer to help Susan Browne, a person to report on health, and someone for the Ruislip retail area, so please let me know if you are interested.

Graham Bartram

Graham Bartram, Editor Pro Tem

Please note that the views expressed in articles in the Town Crier are those of their authors and do not necessarily reflect the position of the Ruislip Residents' Association.

COMMUNITY ACTIVITIES

Syeda Malik

POLICE LIAISON

Mark Eidem

CONSERVATION & PLANNING

Susan Browne

PUBLIC TRANSPORT

Graham Bartram

EDUCATION

Susan Midgley

RAF NORTHOLT LIAISON

Alan Wenman

WOODLANDS & ENVIRONMENT

Graeme Shaw

RUISLIP LIDO

Peter Lansdown

HEALTH

Vacant

RUISLIP RETAIL AREA

Vacant

MANOR RETAIL AREA

John Hawley

SOCIAL ACTIVITIES

Vivien Alcorn

MEMBERSHIP

Alan Wenman

TRAFFIC & PARKING

Mark Eidem

HS2

Phil Taylor

WEBSITE & IT

John Swindells

PLANNING ASSISTANT

Vacant

FRIENDS OF EASTCOTE HOUSE GARDEN

www.eastcotehousegardens.org.uk

Gardening sessions take place every Tuesday and Thursday throughout the year starting at 9.30am, with occasional conservation sessions in Long Meadow as required.

Tools, refreshments and good company are provided – no previous gardening experience necessary. Meet in the car park at Eastcote House Gardens.

The Gardens Café is now open daily from 9.00am until 4.00pm.

RUISLIP, NORTHWOOD & EASTCOTE LOCAL HISTORY SOCIETY

3rd Tuesday of each month from September to April at 8.00pm at St Martin's Church Hall, High Street, Ruislip. Visitors are welcome (£3 admission). We also organise walks and outings for members during the summer months. For further information please visit our website www.rnelhs.org.uk.

17 September	Lord Mayors of the City of London	Julie Chandler City of London Guide
15 October	The Tudor Mint at the Tower of London	Dr Justine Bayley, UCL Inst. of Archaeology
19 November	Harefield: An Industrial Village	Keith Piercy Harefield History Society

WHAT'S ON AT THE LOCAL THEATRES

Some of the upcoming events at the Winston Churchill* and Compass† Theatres, which are once again open for theatrical productions - check out www.hillingdontheatres.uk for more information and to book.

25-28 Sep	<i>Dear Diary</i> (Musical)*	Hillingdon Musical Society
2-5 Oct	<i>Bonnie and Clyde</i> (Musical)*	Ruislip Operatic Society
10-12 Oct	<i>Musical Mashup</i> (Music and Opera)†	Pastiche Musical Theatre
12 Oct	<i>Legendary Classics</i> (Music)*	Hillingdon Philharmonic Orchestra
18 Oct, 15 Nov, 6 Dec	<i>RAF Esprit de Corps</i> (Music)*	RAF Squadronaires, Central Band & Regiment Band
30 Oct-2 Nov	<i>The Wind in the Willows</i> (Musical)*	Wembley Operatic Society

Chairman's Message



The Community Orchard on Ruislip Common that Ruislip Residents' Association planted along with Hillingdon Council is starting to bear fruit.

You can see one of the trees on the front cover. We are looking for a site in Ruislip Manor for a similar orchard. The land needs to be owned by the Council, but if you have any ideas please let us know.

Britain has seen a rash of riots this Summer and many of them seemed to have a racial basis. Fortunately Ruislip has been spared these events (so far!) but very worrying messages have been circulating on social media, many with an anti-immigrant theme and spreading rumours that are just not true! We have an article on the Barn Hotel on page 11, where we make it clear that the hotel is *not* being used as an asylum hostel, and the families living there are just normal Londoners on Ealing's housing list. If you receive a worrying message on social media, please try and check its veracity before sharing it further. Ruislip is a peaceful town and let's work together to keep it that way.

More signs of life returning to Ruislip High Street with the announcements that Gail's is opening in the old NatWest building,

and restoring its façade, and Gregg's has applied for permission to change the old Vodaphone shop into a bakery/café. We have a vegetarian restaurant, *Caffe Chennai*, opening in the medieval building that was the old Zaza's and a new Indian café called *Chai Bisket* where Jenny's was.

On sadder news there has been a major fire at Waitrose, and the ice cream parlour, *Dolce Vita*, has been ram-raided! The thieves did not get anything as the tills were all empty and left open to show it.

We've been having higher than usual traffic levels on the High Street whilst HS2 closes Breakspear Road South - again! You can read an update on how it's all going on page 16.

If you haven't paid your subscription this year, we would appreciate it if you did – use our website and click the yellow tab in the menu bar: www.ruislipresidents.org.uk

We need your subscriptions to pay for the running of the association, including printing the *Town Crier*.

I hope to see as many of you as possible at our meeting in October. ♦

Graham Bartram, Chairman, ☎ 07941 295248

Education News

Susan Midgley

BISHOP RAMSEY SCHOOL'S ANNUAL PRIZE GIVING

The school's Annual Prize Giving 2023-2024 was held on Wednesday, June 26 at the Winston Churchill Hall. The Head Teacher, **Dr Hilary Macaulay**, explained in her Introduction that this larger venue had been chosen as future such events would incorporate awards to students from the whole school rather than having, as they have been holding in the past, two separate events for lower and upper school students. This decision had been taken as she believed it illustrated one of the great aspects of Bishop Ramsey – their genuine community unity. She continued by stressing that the school's role was far broader than preparing its students for exams but preparing them to become good citizens and also to enable them to be able to go out in the world and make a difference for good.

During the course of her speech Dr Macaulay informed the audience that this year had been a “truly exceptional” one in terms of co- and extra-curricular opportunities for the students. As well as including many trips to art galleries, lectures and the theatre, there have been different

subject related trips to New York, Krakow, Naples and a Physics trip to the large Hadron collider at CERN in Geneva.

Drawing to a close she told the students that they were in charge of their own destiny. Although they have already achieved much there was more to be done. In conclusion she praised the parents for their support and encouragement as well as the support of the school's dedicated teaching staff.

Before the presentation of prizes the audience was delightfully entertained by a Musical Item presented by **Noah Morris**, who gave an enchanting solo piano performance of *Clair de Lune* by Debussy. It was no surprise later that he was the recipient of one of the Special Prizes, the St Cecilia Shield for Musicianship KS4/KS5.

Next followed the Presentation of Prizes awarded by Reverend Christine Britton. Prizes were awarded in all subject faculties and each recipient was introduced by the relevant Head of Faculty. This enabled members of the audience to hear the reasons each student had been nominated and also gave an insight into their per-

sonality which made the whole experience more personal. The final group to be awarded were the Special Prizes which highlighted what Dr Macaulay stated earlier – that the school does not solely concentrate on academic achievement. Among these were a prize for Courage and Determination awarded to **Nedum Nkenke**, Championing Diversity and Inclusion awarded to **Chiezutem Ugwu** and Services to the Community awarded to **Safiya Roberts**. Drama and Sport are also of a high standard at the school and the shield for Performance in a School Production KS3 was awarded to **Emily McGregor** and the Michael Udall Prize for Outstanding Sporting Performance was presented to **Markus Heymer Legg**. Mr Udall, after whom the prize is named, was Headteacher at the school from 1992 until 2002, presented the shield to Markus.

Following the presentations the audience was once again musically entertained with a beautiful rendition of *Hallelujah* performed by **Miranda Baxter** and accompanied on the piano by **Maressa de Paula**.

Finally it was the turn of the Guest of Honour, **Reverend Christine Britton**, to address the audience. She began by saying that she had loved to hear about all the students' achievements. The whole tone of her speech was quite personal as she explained how in her life the main things that have always motivated her



Emily McGregor



Noah Morris



Mr Udall and Markus Heymer Legg

have brought her to the stage in her life that she has now reached. She also spoke of making important decisions and said that her prayer for all the young people present was that they would gain the wisdom to make the best decisions for their futures. Her warmth and enthusiasm was well received by everyone present.

LADY BANKES PRIMARY SCHOOL'S LEAVERS' SHOW

The school presented its Year 6 Leavers' Show, **Go For Gold**, on Thursday, July 11th. The theme was particularly topical as the Paris Olympics are due to begin soon. As well as being entertaining the show gave the audience an insight into the history of the competition as well as delivering an important message at the end.

The show began with the whole cast enthusiastically singing *Go For Gold*. In the opening scene there was a television newflash from Air Olympic Studios reporting the shock announcement that Suzie Swift was withdrawing from the Olympics over a row with her sponsors. This was followed by a scene in the Swift family sitting room where Suzie, played by **Mollie**, and her Trainer, played by **Mati**, are deep in discussion about Suzie's withdrawal from the Games. Her Dad, played by **Marwan**, is trying to listen but is distracted by the rest of the family – Mum, played by **Pallchin**, who keeps popping out of the kitchen with a teapot, her sister, played

by **Jess**, who is slapping on makeup and her brother, played by **David**, who is playing on a games console. They are all then transported back in time to understand where the Olympics began.

We are then introduced to a group of Athenians who are sitting and discussing philosophy when they are interrupted by a group of rowdy Spartans who march in dressed in military gear and chanting at the top of their voices. Messengers announce that, by the order of Zeus, king of the gods, all fighting must come to a stop while the Olympic Games are taking place.

Back at the Swift home Suzie's Trainer discusses the Greek Gods and their importance during the time. The family listens intently as they are taken back in time to meet the Gods who are introduced by a herald reading from a scroll. Zeus, played by **Antony**, loses his temper when he learns that Hades, God of the Underworld, is planning to put up a rival to his champion, Milo. Hades, played by **Nicola** (who also designed the attractive programme cover) sets out to take control of the situation. We then meet Milo, played by **James**, whose family is watching him train by lifting his cow. Back at the Swift home Phil teaches the family all about the different sports and athletes that were famous during the time of the Ancient Greeks.

We then return to the past and learn that

the athletes are annoyed that the games are to be cancelled when they have trained so hard to perform well. Hades is spreading rumours to the Athenians and Spartans about one another. The Spartans try to fight the Athenians who are defended by the athletes. Zeus breaks up the fight and reveals the source of the information. Hades apologises for his mistakes and explains how devastated he feels about losing all the time. Zeus describes the true meaning of the Games and invites Hades to celebrate with the athletes and the other gods. Interspersed with the action there are songs performed by the cast relating to the characters and situation.

The action finally returns to the present and we discover that from what she has learnt about the history of the Games, Suzie has decided to compete, irrespective of any sponsorship, as money is not the main objective but that it is taking part that is important. The whole cast then perform the final joyful song, *Time To Celebrate*.

This excellent show could not have happened without the dedicated effort of the Year 6 team. At the end of the performance Mrs Needs, Head Teacher, thanked Mrs Ellmore, Mrs Fox, Ms Wilson and Mrs Collinson for all their hard work. This Leavers' Show will leave all the young people who took part with fond memories of their time spent at the school. Wishing them all success at their Secondary Schools. ♦



The Swift Family and Trainer



Zeus and Hades

Primary Care Networks

John Scrivens & Helen Steward

Primary Care Networks were established in 2019 under a five year framework which is due to be reviewed in 2024/25. They comprise local networks of GP practices, working together to enhance and deliver patient care.

The aim is to build on existing primary care services and enable greater provision of proactive, personalised, coordinated and more integrated health and social care for people close to home. Clinicians describe this as a change from reactively providing appointments to proactively caring for the people and communities they serve. Since the NHS was created in 1948, the population has grown and people are living longer. Many people are living with long term conditions such as diabetes and heart disease or suffer with mental health issues and may need to access their local health services more often.

The PCNs have recruited a growing workforce of pharmacists, mental health workers, health and wellbeing coaches, social prescribers, physiotherapists and other clinical roles that will deliver services for

patients across the neighbourhood and help them if they need to access other health or social services if needed.

Each GP practice has a Patient Participation Group (PPG) which is a group of volunteer patients who work together to improve services and patient experience. PPGs are often looking for new members and some practices have a PPG application form on their web site if you want to join. Alternatively, contact the Practice Manager at your local practice to find out how to get involved in your local PPG.

Information on your PCN as it develops will be sent out through your GP practice so watch their websites and communications for updates and information.

The local PCNs are Celandine Health and MetroCare PCN (mainly covering Ruislip, Eastcote and Ickenham) and North Connect PCN (mainly covering Harefield, Northwood and Northwood Hills). The later has a new website at: www.northconnectpcn.nhs.uk/ ♦

The Barn Hotel

Patricia Wardle & Graham Bartram

Ruislip Residents' Association has been asked by Residents for an update on the Barn Hotel. Many of you will know that the site, which is owned by property developers, has been subject to a Planning Application. This was refused, but a new application is expected in the near future.

We were informed by the Councillors and also former MP for Uxbridge and South Ruislip, Steve Tuckwell, who elicited an assurance from the Home Office that the Barn wasn't being used to house illegal migrants/asylum seekers and in the event it was ever to happen the LBH would be contacted and consulted well in advance.

Below is a statement that Manor Councillors circulated on the subject:

The hotel site is owned by a property developer who is working on submitting an application to develop the site, maintaining that part of the building which is listed as protected. In the short term they have leased out the building and reemployed previous senior members of staff, so that families urgently requiring housing are given a safe and secure place to live.

The hotel is not being used to house economic migrants or failed asylum seekers.

We have urged the developer to improve their communication with the wider Ruislip community and in particular engage openly when the time comes to seek comments on the proposals for the future of this key site within our location.

It is understood that the leasing for this purpose was by the London Borough of Ealing. Unfortunately they failed to engage with LBH over this. The Manor Councillors are staying close to developments. They have been talking to residents in the area and are not picking up any concerns so far.

The Barn is not an asylum hotel. The people staying there require temporary housing via Ealing Council, who have an agreement with the developers. There is a receptionist/concierge at the desk so there is monitoring of the space by the owner/developer.

RRA is trying to ensure that the owners and Hillingdon Council are following proper procedures in this matter. ♦

Friends of Ruislip Woods

Mark Morgan

Ruislip Woods, the largest single area of Ancient Woodland in Greater London was designated a National Nature Reserve (NNR) in 1997 and is visited by over 200,000 people each year. In 2006 it was awarded Green Flag and Green Heritage status.

The “Friends” are run by Ruislip Woods Trust which is a charity set up in May 1997 to develop the educational and monitoring aspects of the Woods – all designed to ensure that our members understand what changes are occurring (both natural and man-made) and provide accurate information and news via our newsletter which we publish three times per year. We raise money for projects and provide support where we can for the volunteer groups in the Woods.

Himalayan Balsam is an invasive species which shades out our natural plants along some of the streams in the National Nature Reserve and is a big problem in Copse Wood and the Local Nature Reserve. Having obtained funding from Affinity Water to purchase battery operated hedge trimmers and associated equip-

ment, the Trust advertised nine Balsam removal mornings in Copse Wood during the summers of 2023 and 2024 which were attended by more than 130 people, some of whom were the regular woods volunteers. Large areas of Balsam were cleared and on the far-right column are photos of the task: before, after and some of the volunteers taking part.

In addition to the above, Ruislip Woods Trust has:

- ◆ Developed descriptive, coloured way-marked trails covering all the woods.
- ◆ Organised guided walks including Bat Walks each year.
- ◆ Set up the Classroom in the Woods which is now run by Diana Williams under supervision from Hillingdon Council. For more details and for schools to book please contact Diana on: [✉ dianawmail@btinternet.com](mailto:dianawmail@btinternet.com)
- ◆ Negotiated the successful purchase of the remaining 30 acres of Copse Wood in October 2020 which has now been incorporated into the NNR.
- ◆ Raised the funding and arranged the refurbishment of the Woodland Centre at Ruislip Lido which is owned by Hill-

ingdon Council and was opened by the Mayor in September 2021. If you would like to visit or volunteer to help extend the opening times, then contact Lucy on:

✉ craftylucy@gmail.com

- ◆ In 2023 launched our new website which provides more information about the National Nature Reserve. Please visit us at:

🌐 ruislipwoodstrust.org.uk

Please do consider joining the Friends of Ruislip Woods and help our work to protect the Woods and enhance visitors' knowledge of this precious, fragile site. There is strength in numbers and every additional member adds weight to our campaigns and makes a difference, plus you get to learn more about these magnificent Woods and the species that live there.

Membership is £8 per annum; it includes three newsletters a year and we run bat and other walks during the summer months all of which are free to members.

For further details please contact the Trust Secretary on:

✉ secretary@ruislipwoodstrust.org.uk

or visit our website at the address above to download a membership application form. ◆



Copse Wood Before Balsam Removal



Copse Wood After Balsam Removal



Staff and Volunteers Balsam Pulling

Councillors' Comments

Ruislip Ward – Philip Corthorne, John Riley, Peter Smallwood
Ruislip Manor Ward – Douglas Mills, Susan O'Brien



Philip
Corthorne



John
Riley



Peter
Smallwood



Douglas
Mills



Susan
O'Brien

Since you last heard from us in the *Town Crier* we have been very busy across a number of local issues and activities. One of the pleasures of being a councillor is simply being out and about in our ward, talking to our residents and businesses picking up on local issues and what our residents are interested in or need help with. In this regard issues in and around Ruislip High Street have featured prominently recently.

We have been working on ways to manage the delivery drivers in the High Street. While local consumer choice drives demand for these services, for some residents, large numbers of these can feel menacing and can create a hazardous environment for motorists and pedestrians, taking up parking spaces too. We have been in discussions with senior decision makers in Hillingdon over bringing in a charging regime for food-

delivery drivers and exploring with other London local authorities the powers we can draw upon to effectively manage this, and we expect to see new arrangements introduced to mitigate the number and effect of these drivers in the near future.

The recent planning consent for the former *Linen Chest* building will see the McDonalds delivery collections transfer from the High Street to the Kingsgend North car park to the rear in due course.

Similarly, the visual impact of some pavement displays have also caused concerns. We have raised this with Hillingdon's enforcement teams to good effect, and pressed for a review of pavement licensing arrangements which will help us retain something of the "look and feel" of the High Street for the future, from which we

expect to have more to share soon.

Local policing is a vital service in our community. The structure of the Met Police enables residents to influence priorities and put forward issues for consideration by our local officers of the Safer Neighbourhood Team, for which a Ward Panel meets quarterly and is informed by updates via OWL (Online Watch Link) and a survey of resident concerns and issues. We'd encourage residents to register free for OWL, for regular updates and the opportunity to participate in the quarterly survey. For more details contact Cllr Corthorne, whose email is:

 pcorthorne@hillingdon.gov.uk

Sadly, unrest in parts of the country have

been topical of late, much of which has been fuelled by misinformation and ill-informed comment about certain issues or events. Social media can be a force for good and of local benefit but some content can also be misleading and divisive. We all need to be careful about being accurate, getting the facts right as it can otherwise have consequences in the community.

Finally on a more positive note, we've been delighted to work with and support some of our wonderfully public spirited volunteers from the Friends of Pinn Meadows and the Ruislip Woods Trust. Our thanks to them all! Also congratulations to the Ruislip Central Horticultural Society who are to be featured on the BBC's *Gardeners' Question Time!* ♦



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HS2 Update

Phil Taylor

HS2 seems to have been with us for ages, disrupting the lives of residents and people who work in the area, as well as destroying the countryside.

The first main phase of the project has been the civil engineering works. This includes digging the tunnels, making cuttings and building bridges. This first phase is coming to the end. HS2 hope that the tunnelling work, along with the 24-hour conveyor belts and spoil dumping on the green belt, will be complete by the end of 2025.

The next phase will be the rail systems which includes installing the track beds, rails, overhead gantries and cables plus the power and signalling systems. This was due to start early next year. However the contractors for that phase have still not been appointed (should have been September 2023), and we won't know the impact on the community of that phase until they are appointed.

We also expect to get a lot more detail about the remediation for the community during this phase, which will hopefully in-

clude new footpaths, wildlife and relaxing open space areas, and a new 9-hole golf course.

Due to efforts by the RRA, helped enormously by the council, we have managed to get one of the fields on the golf course at West Ruislip reopened for use by the residents.

The current end date of the project has slipped several years to being estimated as 2032 to 2033.

The RRA will continue to actively engage with the project and the Council to ensure impact on residents and the environment is kept to the least possible, and we try to get what benefits we can for the community in what has been an extremely disruptive project. ♦



©HS2 Ltd

**Building the HS2 Colne Valley Viaduct
Across the Grand Union Canal**

General Meeting

7.45pm, Tuesday, 8th October 2024

Winston Churchill Hall, Pinn Way, Ruislip HA4 7QL

On October 8th, we will be holding a traditional in-person public meeting, in our usual location, the Winston Churchill Hall.

Doors will open at 7.30pm, with the meeting starting at 7.45pm. We were going to have a talk by Inspector Sarah Fox of the Metropolitan Police Service about policing in the Ruislip area, but sadly operational requirements mean she is no longer able to join us. We will put a notice on our website when we know who the guest speaker will be.

This will be followed by an open forum for questions from our members. These will



be answered by RRA representatives and we hope to have some of the local Councillors as well. If you have a question you wish to ask it can be helpful to send it to us in advance so we and the Councillors can try and obtain answers for you.

Wine, fruit juice & nibbles will be provided.

AGENDA

1. Welcome and Apologies
2. Guest Speaker
3. Open Forum - with questions to a panel of RRA representatives
4. Any Other Business
5. Close of Business

The meeting will end at 10pm.

Please send any items for the Open Forum to the Secretary by Tuesday, 1st October ◆

Crime & Punishment

Mark Eidem & Patricia Wardle

BURGLARIES

Statistics show that more than a quarter of Summer burglaries happen when people leave keys in locks or within reach of open windows, doors unlocked, or windows ajar when they leave the room or go out.

- ◆ Burglars target homes that they think will contain valuables. A sure giveaway is leaving packaging from expensive items outside your front door.
- ◆ Burglars often look for homes with windows or doors left open or with vulnerable features that they can exploit.
- ◆ Burglars are aware of the times when someone is expected to be away from their house such as during the school run or holidays. Don't advertise that you are going to be away on social media.
- ◆ Burglars typically do not want to be seen or heard and if they see crime prevention technology like CCTV cameras or video doorbells, they are more likely to move on.
- ◆ Sheds and garages are often vulnerable as they are not that secure and contain tools which the burglar can use to assist them to gain entry to a home. Make

sure they're locked and nothing of significant value is inside them.

- ◆ If you want to leave windows open while you sleep, fit window restrictors so they cannot be fully opened, or make sure they are not large enough to allow access to a burglar.
- ◆ Ensure that all barbecue and garden equipment and tools are securely locked up in a shed and out of sight. Tools can be used by the potential offender to break in to your home.

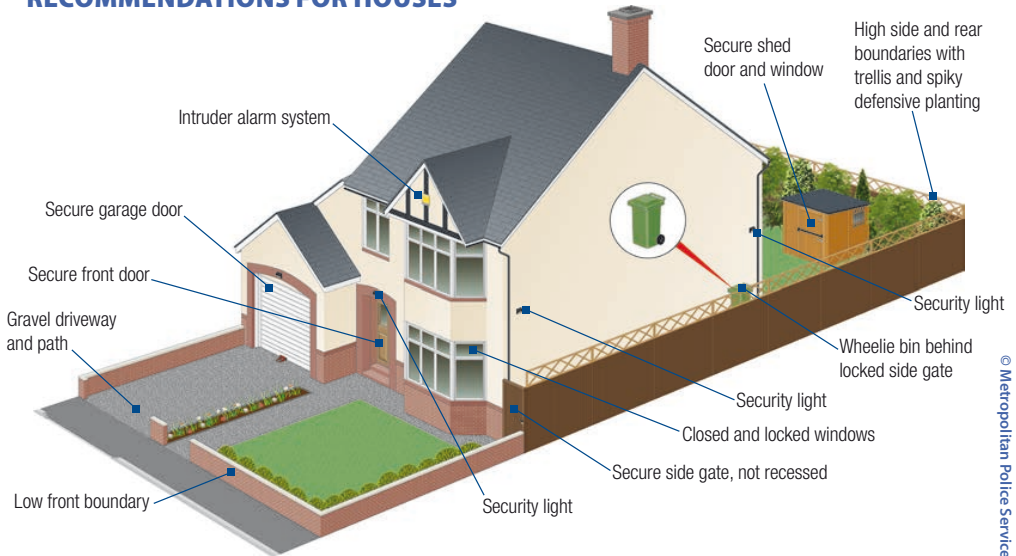
OWL provides the public in London with the latest local crime alerts sent by email. It's an effective and proven solution for police and communities to manage Neighbourhood Watch, Business Watch, CCTV Watch and many other schemes.

OWL is used by the Metropolitan Police Service and London councils, including Hillingdon, to communicate with residents and businesses. It's done in partnership with local Neighbourhood Watch coordinators, where applicable.

Why don't you sign up for regular alerts?

🌐 www.owl.co.uk/met/#:text=OWL

CRIME PREVENTION RECOMMENDATIONS FOR HOUSES



© Metropolitan Police Service

RECENT INCIDENTS

Police were alerted to a fire at Waitrose, Kingsend, Ruislip on August 9th. Officers attended the scene alongside the London Fire Brigade who contained the fire to the walkway alongside the building. There were no reports of any injuries, but damage to the store has forced its closure. A 55-year-old local man has been arrested on suspicion of arson and is in custody.

August 13th, La Dolce Vita, High Street, Ruislip, the ice cream parlour, became the third ram-raid target, following similar raids in Rayners Lane and Hatch End. Police recovered a stolen BMW linked to the earlier crimes; however the burglars used a similar vehicle in this latest attack. A fourth business in Harrow has since been hit.

RUISLIP SNT WARD PANEL

The Ruislip Safer Neighbourhood Team Ward Panel meets four times a year with our Metropolitan Police officers, to discuss local crime issues, crime prevention and local policing priorities. If as a resident you are interested in getting involved in ward panel meetings, or simply want to find out more, please email Cllr Philip Corthorne:

pcorthorne@hillingdon.gov.uk

Ruislip Safer Neighbourhood Team:

Inspector Sarah Fox, Sgt Althea Thomas, PCSO Max Humphries

Ruislip Manor Safer Neighbourhood Team:

Inspector Sarah Fox, Sgt David Thomson, PC Ajay Shah, PC Andy Phillips, PCSO Gurbinder Sandhu ♦

Treasurer's Corner

Nick Potter

It's time to renew your subscription to Ruislip Residents' Association. Of course, these are essential for the RRA to continue to represent the interests of local residents. The RRA relies on your continued support to be able to produce the *Town Crier* and fund our other work.

Subscriptions remain at £5, but please continue with your generous donations which are a very necessary part of our funding.

You can pay your subscription online at:

 www.ruislipresidents.org.uk

and click on the yellow "Pay Your Subs" button in the menu bar. Alternatively, you can fill in the form below and post/deliver in a sealed envelope it to RRA, Box No. 231, Mail Boxes Etc., Rye House, 161 High St, Ruislip HA4 8JY or drop it in to Mail Boxes Etc., (near Ruislip Station) or Chimsons Chemist, 29 Victoria Road (near to Ruislip Manor Station). ♦

Please detach and return this form if you wish to pay your RRA subscription by cash or cheque:



Post to: RRA, Box No. 231, Mail Boxes Etc., 161 High Street, Ruislip, Middlesex HA4 8JY or hand deliver to Mail Boxes Etc. or Chimsons Chemist (Ruislip Manor) in an envelope.

Please find enclosed £5.00 for the 2024 subscription and a donation of £ giving a total of £ which is paid by cash*/cheque* (* please circle method chosen)

Cheques should be made payable to 'Ruislip Residents' Association'. Please do not send coins by post, and avoid using staples or sellotape. The cashing of your cheque is proof of its receipt.

Name(s):

Address:

..... Post Code:

Please supply your email address if you are interested in helping to deliver the *Town Crier*.

Email address:

Planning Update

Susan Browne

PLANNING APPLICATIONS

Within our area a total of 147 plans were received between 1st January and 30th June 2024. Within Ruislip Ward 110 plans were received. Of the 79 plans decided by end June 2014, 60 (76%) were approved and 16 (20%) were refused. In Ruislip Manor Ward, 37 plans were received. Of the 28 plans decided by 30 June 2024, 21 (75%) were approved and 7 (25%) were refused.

WITHIN CONSERVATION AREAS

Within Ruislip the two Conservation Areas, "Ruislip Village" and "Manor Way" and the two Areas of Special Local Interest (ASLCs), Midcroft and Moat Drive a total of 38 planning applications (included above) were received in the period. The 10 plans submitted during May and June had not been decided by 30 June. Out of the remaining 28 plans, 2 plans were withdrawn by the applicant and 2 were still undecided. Of the 24 plans decided, 19 (78%) plans were approved and 5 (21%) were refused. 2 of the refusals were concerning tree works, 1 was for shop front advertising, 1 was for a roof extension and 1 was for extension to a house.

It should be noted that typical reasons for

refusal of applications by the Council are:

- ◆ the development would be harmful to the character and appearance of the Conservation Area,
- ◆ the development would be overbearing, visually intrusive, and dominant in relation to neighbouring properties and the local street scene,
- ◆ there would be insufficient amenity space
- ◆ it includes sub-standard accommodation (eg. lack of outlook, lack of natural light, low ceilings).

For details of plans submitted and decided in CAs refer to: www.ruislipresidents.org.uk/about-ruislip/planning/

CHECK PLANNING RULES BEFORE YOU START MAKING CHANGES TO YOUR PROPERTY

There has been an increase in the number of planning enforcement cases within the RRA with respect to new driveways. Rather than spend time and money having works completed and then be forced by the Council to make changes – please check first!

Front Boundaries

Planning permission is not required for

the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, if the following conditions are met in regard to its height:

- ◆ it is next to a highway used by vehicles (or the footpath of such a highway) and it would not exceed one metre in height (from ground level); or
- ◆ it would not exceed two metres in height (from ground level) if elsewhere; or
- ◆ if an existing fence, wall or gate already exceeds the limits above, that its height would not be increased.

Planning permission is required for a front boundary wall next to a pavement if it is over a metre. If a resident builds a wall over a metre high, the Council will request the owner to submit a retrospective Planning Application to retain the current wall. There are many cases locally where the owner has had their application refused and been forced to remove it or reduce its height.

Driveways

Householders benefit from permitted development rights for the laying of a hard surface over a front garden. The conditions are that a new or replacement driveway covering an area greater than five square meters must be made of permeable (or porous) material or have provision to allow water run-off to drain naturally within the curtilage of the property into a permeable areas such as soil bed or soak-away.

Should a driveway fail to be completed in accordance with these rules, then consideration will be given to formal enforcement action to resolve the matter.

If it's completely hard surfaced, paving your front garden is not permitted development. For more guidance on how to comply with requirements refer to the useful leaflet in the PDF file entitled "a leaflet on paving front gardens" in the link below:

www.hillingdon.gov.uk/suds

Report It

If you see new driveways which do not comply, please report them to the Council through the Contact Centre (☎ 01895 556000) or email:

enforcement@hillingdon.gov.uk

DO YOU LIVE WITHIN A CONSERVATION AREA?

If you live in a CA there are some additional restrictions. It is important to check what works you can do without applying for planning permission. New house owners are informed about the Conservation Area when they buy their property and if the property has any Tree preservation orders (TPOs). TPOs and conservation area designations show up in the land charge searches when someone buys a property. This year the Council has taken enforcement action with some householders in RRA because no permission was sought before tree works were carried out. Please

refer to Hillingdon website link here:

www.hillingdon.gov.uk/trees-conservation-area

If a tree is protected, then a resident will be committing an offence if they remove that tree! The duty to replace a protected tree is set in law. Section 206 of the *Town and Country Planning Act 1990* requires that if a tree is removed, uprooted or destroyed in contravention of an Order (or within a Conservation Area) it shall be the duty of the owner of the land to plant another tree of an appropriate size and species.

There are also potential penalties:

- ◆ If a protected tree (subject to a TPO or within a conservation area) is topped,

lopped, wilfully damaged, destroyed, removed or uprooted without consent, the owner is guilty of an offence. If convicted, the landowner, is liable for a fine of up to £20,000.

- ◆ If the offence relates to the removal of a protected tree, the landowner is also placed under a duty to plant another tree of an appropriate size and species in the same place, which can be enforced with a Tree Replacement Notice.

Anyone who carries out work in a way that is not likely to destroy the tree is liable to a fine in the Magistrates' Court of up to £2,500.

So, before you consider doing any works, please check with the Council first! ◆



HARROW CHORAL SOCIETY

Draw on, sweet night

works by Elgar, Wilbye, Brahms and Dvořák

Conductor : Sam Evans Organ and piano : **Paul Ayres**

Saturday 19th October 2024
5.30 - 6.30 pm
St Alban's Church
North Harrow
HA2 7PF

Tickets £15
under 18s £2

online: www.harrowchoral.org.uk
email: boxoffice@harrowchoral.org.uk
tel: 07794 253463

Photo: Levi Bare at Unsplash
Registered Charity 202070

RUISLIP RESIDENTS' ASSOCIATION GENERAL MEETING

7.45pm, Tuesday, 8th October 2024

Winston Churchill Hall, Pinn Way, Ruislip HA4 7QL

Doors open at 7.30pm

The Guest Speaker will be announced on the RRA website shortly.
They will be followed by an Open forum, with questions to a panel
of RRA representatives.

The meeting will end at 10pm. Wine, fruit juices and snacks will be served.

Open Forum items to the Secretary by Tuesday, 1st October 2024.



RUISLIP MANOR