



Mill Hill Park Residents' Association Newsletter



November 2016

Dates for your diary

23 November, 7pm-9pm

MHPRA Social

Cherryl West has offered to host our next social.

21 December, 7pm-9pm

Christmas Drinks Party

Rosie Ivison and Helen Moore will host the Christmas Party.

A big thank you to our hosts. For both events, bring your own bottle and glass.

For more information on these social events email us at millhillparkra@gmail.com

27 November, 10.30am

Pocket Garden Autumn Tidy-Up

For more details, go to page 4.

Welcome to our autumn 2016 newsletter. We report on a range of our activities as well as on developments affecting our area.

In the summer, three of us on the committee attended a reception at the House of Commons, arranged by our MP Rupa Huq. We were pleased to have the opportunity to meet the new Chief Executive of Ealing Council and the Police Borough Commander, who were also guests, to discuss local issues and matters of concern.

We submitted comments on the Licensing Act 2003 in response to the House of Lords Select Committee call for evidence on the effectiveness of the Act. I would like to thank Ann Brennan for

her excellent [submission](#) on behalf of the MHPRA. It detailed the problems experienced in Acton and made recommendations as to how these could be addressed.

Different committee members are taking on the role of Chair for set periods in the year. Ray Batchelor will be our Chair in December and January.

We hope you find this newsletter of interest and welcome your feedback. Please email us at millhillparkra@gmail.com.

Corinna Stowell
Chair

AGM Report

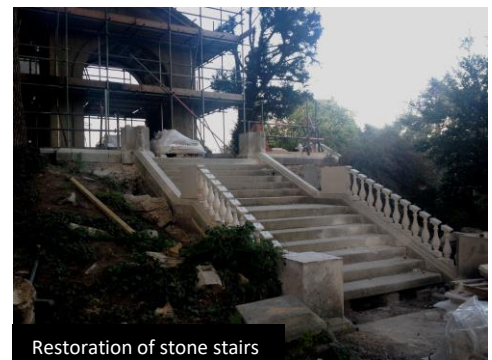
The 2016 MHPRA AGM was held on 12 July. The presentation is available on the [MHPRA website](#).

James Wisdom, Chairman of the [Friends of Gunnersbury Park & Museum](#), gave an update on the Gunnersbury Park and Mansion restoration scheme, further details of which can be found on their website.

Social Events

Since the last newsletter we have had a number of drinks parties, the August opening of their gardens by Anna Dargavel and Marcia Hurst under the National Gardens Scheme, a joint Putt in the Park evening with the Churchfield Community Association at Acton Park and a quiz night at the Aeronaut pub. For details of upcoming drinks parties see the Dates for your diary item.

We use the MHPRA [Facebook](#) and [Twitter](#) pages to keep you updated on any events or attractions that we are aware of in Acton. Please follow us!



Restoration of stone stairs



Commenting on Planning Applications: MHPRA Policy

Planning: The basics

Notifications

Since June 2015, Ealing Council has displayed site notices close to the application site. It no longer notifies adjoining residents by letter.

View planning documents

You may see further details of the application, plans and other documents on the Council's website at <https://pam.ealing.gov.uk/online-applications/>

How to comment

Anyone can submit comments on an application but it is important that they are relevant. You may find the following guidance useful: <http://planninglawblog.blogspot.co.uk/p/how-to-object.html>

You need to comment online using the online comments button on the above link. The timeframe for response is generally 21 days unless the site notice specifies otherwise.

Conservation issues

You will find useful guidance on the Mill Hill Park Conservation Area in our CA [Appraisal](#) and [Management Plan](#).

A number of members have recently queried our policy, asking why we object to certain planning applications but not to others which they feel strongly about. Our primary concern is the impact of any proposal on the architectural character of the conservation area (CA), and particularly features which affect parts of buildings fronting the street, a 'threat' identified in the Mill Hill Park Conservation Management Plan, or are highly visible from the street. We will also object, if necessary, to proposed developments which may technically be outside the CA, but are directly adjacent to it.

Some applicants seek pre-application advice from the Council's Planning Department and modify their plans accordingly to meet conditions for approval. In these cases, there is no point in submitting an objection as advance approval has effectively been granted, although we may comment on minor details.

We will be issuing a more detailed statement on our policy, with examples to illustrate our approach, in due course. But this doesn't mean that you shouldn't contact us if you have concerns about particular applications. We are always happy to discuss them with you.

Ark/Acton College Site Redevelopment

The Ark education charity that runs a network of 35 Academy Schools will open the Ark Soane Academy, a new secondary school and Sixth Form, on the site of Acton College - just north of Mill Hill Road. The site will be home to residential units and the school.

MHPRA met with the site owners this month. Here's what we found out:

- The Acton College site has been sold to the Education Funding Agency, but the College has leased back the site for two years.
- The school will open in 2019 and a planning application for the site will be submitted in Spring 2017.
- The Woodlands Building, the older attractive building, leased by the National Autistic Society, will remain and it is not part of the plans.

- A local consultation exercise will begin in early 2017.
- The main entrance to the school will be on Gunnersbury Lane.

The Academy could be a significant asset for Acton but MHPRA is keen to ensure that the plans do not have adverse implications for our area. We will keep working with the developers and the Council and pass on any information about the proposals that we receive.





Acton 20mph speed limit trial

A 20mph speed limit trial was launched in Acton on 5 September. The trial will last approximately a year. If successful, there will be a further consultation on whether to extend the speed limit across the borough. See the Council website for more details.

Parking bays in Mill Hill Road

Parking orders have been issued to convert the old Mill Hill Pub loading bays into resident parking bays which MHPRA supported. In addition, the 30 minute 'park and shop' bays just below will also be turned into regular resident parking bays.

Conservation Area Panel Forum Update

Ealing's Conservation Forum met in September. The Council's planning and conservation managers met with members of Ealing Borough's 29 Conservation Area (CA) panels. These panels are made up of interested local residents who work to support the Council's statutory aim of preserving and enhancing the CAs and resisting inappropriate developments. The CAs themselves comprise a rich assortment of 19th and early 20^h century residential developments, treasured open spaces, industrial and transport heritage and the remnants of ancient villages.

At the Forum, Ealing Council's Head of Planning, David Scourfield, updated the group on steps taken to overcome

problems with Ealing's Planning Portal. Mr Scourfield said that many of the issues had been caused by migrating data from the Council's old system and should now rapidly diminish.

Ealing's Planning Team has started to review and update the Management Plans of all Ealing CAs. This will be completed by the end of 2017. Each CA has a Management Plan designed to guide council officers on the character and tone of the CA aesthetically and architecturally so that they can reach the best possible planning decisions. The CA Panels will be fully consulted in the redrafting of the Plans.

Nigel Middlemiss

Overcrowded Properties

The current situation regarding the three local problem properties is that:

- **116 Avenue Road** has been vacated and the planning application to build flats there has now been withdrawn.
- The appeal against the enforcement orders for **144 Avenue Road** will be reviewed by the Planning Inspectorate in December. This property has recently had a considerable amount of work done to it.
- **19 Heathfield Road** has been vacated.

The Council and our local councillors have been apprised of these developments.

Landlords of HMOs

Ealing Council will introduce two new licensing schemes in the New Year to help improve standards in the borough's private rented sector. This will make it a legal requirement for landlords to obtain a licence to operate any house in multiple occupation (HMO) anywhere in Ealing, or to let a home in five selected wards of the borough, one of which is our ward, South Acton.

Under the new proposals, a licensed landlord will have to comply with several conditions relating to the management and condition of the property, including gas, electrical, fire safety and other facilities provided. A written tenancy agreement would be required and anti-social behaviour by tenants would not be permitted.

The specifics of the schemes are quite complex and you should refer to the Council's [website](#) for more information.



Replacement trees

The Council will be replacing four damaged trees in Gunnersbury Lane and three in Crown Street in the next few weeks.

Pocket garden tidy-up

Come and help with the late autumn weeding of the pocket garden, at the corner of Crown Street and Mill Hill Road, on Sunday, 27 November. We also have some spring bulbs to plant.

Coffee, croissants, tools, and gloves will be provided (but if you have your own tools and gloves, do bring them).

If you would like to come and help, please email us at millhillparkra@gmail.com

Planning Decisions

We were successful in objecting to an application by Acton College to install a large advertisement on the façade of a building facing Mill Hill Road, a few feet from the pavement, and facing residential property opposite. We also objected to an application to raise the roof of one of a row of ten identical 1860s Victorian houses in Mill Hill Road and to install a roof terrace,

which would have been visible from the street. The application was refused.

We also reviewed a number of applications relating to properties in Avenue Gardens but felt that the proposals would not have had an adverse impact on the street scene or detracted from the character of the CA.

Environment

The bad news is that street cleaning schedules for Mill Hill Park have been reduced to once a week. The good news is that our street cleaner, Janusz, is back albeit on a much reduced rota.

The Council is reviewing street cleansing across the borough and we have asked for an increase in the cleaning schedules for the following roads: Gunnersbury Lane, Avenue Road, Mill Hill Road and nearby Langley Drive and Crown Street, which are often litter strewn.



MHPRA secured funds from the ward forum to produce information leaflets on fly-tipping. We also hope to include information on wheelie bins to tackle any outstanding problems such as residents leaving their bins on the pavement or leaving out black bags for excess waste.

Neighbourhood Watch/Police Matters

In September, our Safer Neighbourhoods Sergeant, Sean Snaith, left Acton for Dorset. His replacement is Sergeant Shaz Shah, who has had policing experience in Hounslow and Ealing.

Burglaries have shown a small fall. But to put this more in perspective, in each of the cases of robbery, the culprits have been arrested; most of the thefts from motor vehicles have been of high value items left in full view and over half the thefts of motor vehicles relate to mopeds and motorcycles.

The last three months have seen small rises in robbery, theft from motor vehicles and theft of motor vehicles in South Acton ward as compared with the previous quarter.

Visit the MHPRA website:
millhillparkacton.org

