



Mill Hill Park Residents' Association Newsletter

July 2017



Dates for your diary

19 July, 7pm

MHPRA AGM

The 2017 AGM will be held at the Centre for Armenian Information and Advice, 105A Mill Hill Road, W3 8JF

13 August, 2pm – 6pm

Open Gardens

Another chance to view the gardens at 41 and 65 Mill Hill Road under the National Gardens Scheme. Entry fee: £5. Teas and homemade cakes will be available at 41 Mill Hill Road.

Welcome to the summer 2017 newsletter. It provides an overview of our activities since the last issue in November 2016, news on developments affecting our community and information on our forthcoming AGM.

In the last year, as you know, we have operated without a permanent Chair and various committee members agreed to take on the role for a set period of time. We feel that this approach has worked well and we hope that you do too. I would like to thank Ray Batchelor,

Ann Brennan, Marcia Hurst and Sandy Nicol who all served as Chair during the course of the year.

We were supported by our fellow committee members as well as by our former Chair, Tatiana Collins, who followed up assiduously on a number of issues on our behalf.

We hope you find this newsletter interesting and welcome your feedback.

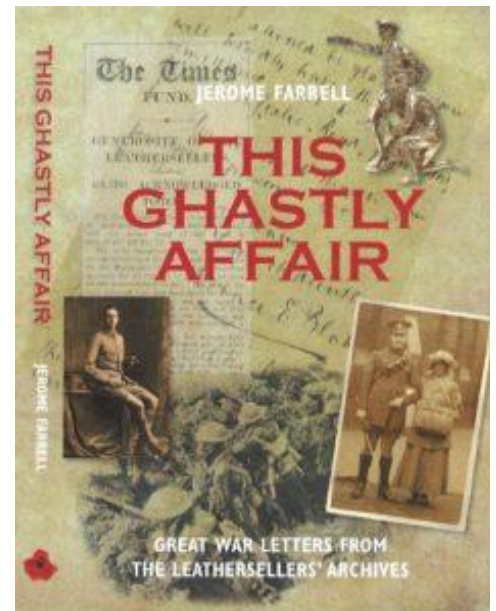
Corinna Stowell
Chair

AGM

We are holding our AGM at 7pm on Wednesday 19 July at the Centre for Armenian Information and Advice, 105A Mill Hill Road, W3 8JF.

We have invited two guest speakers to talk to us after the formal business of the AGM: MHPRA member and author, Jerome Farrell, and a member of the Police Safer Neighbourhoods Team, who will update us on local issues.

Jerome will be speaking about the Centenary of the First World War and his recently published book: *This Ghastly Affair: Great War letters from the Leathersellers' Archive*. Based on a surprise cache of letters, discovered in the Leathersellers' Company archives, the book gives an insight into the experiences of three young Londoners caught up in what one of them refers to as 'this ghastly affair'. Jerome is the Livery Company's Archivist.



We will be serving food, wine and soft drinks after the meeting, so please put the date in your diary and come along to meet fellow members and other local residents.



Planning Matters

Our Website

In March, we issued a statement to clarify [our policy](#) on commenting on planning applications. To illustrate our approach, it includes examples of planning applications we have commented on.

At the same time, we published a new page on [Planning](#) on our website. It featured our policy, along with a list of valid grounds for objecting to planning applications. Since then, we have updated it, adding more information about [Mill Hill Park](#) and conservation areas, and the rules for the conservation of properties and privately owned trees. We have also included some useful links. We are grateful to Nigel Middlemiss for his help with this.

Planning Comments

We reviewed and commented on a number of planning applications in Mill Hill Park in the first half of this year. We were successful in objecting to a proposal to increase the number of flats in an Avenue Gardens property. We pointed out that no details had been submitted about refuse storage on the site and that the site failed to accommodate the number of bins for the existing flats, which spilled onto the street, and that an additional flat would exacerbate the problem.

The application was refused for several reasons, including the lack of refuse storage provision. The planning officer's report referred to our submission, agreeing that the proposal failed to comply with refuse and servicing requirements.

We also objected to an application to redevelop a property in Heathfield Road as the proposal contravened in many respects guidelines for the Conservation Area, and those set out in Ealing's Local Plan and The London Plan. There was also insufficient information provided on various aspects of the proposal. The application was refused.

Planning Enforcement

We reported a breach of planning conditions where a developer in Mill Hill Road installed PVCu casement windows, instead of wooden sash windows, at the front of the property.

Planning Enforcement visited the site and have given the developer 28 days to change the windows to conservation appropriate windows as outlined in their conditions. The Council may consider an extension of the deadline should there be a valid justification.

Redevelopment of 30-44 Crown Street

The planning application to build a block of flats and a house to replace the single storey row of small commercial units was approved unanimously by the Planning Committee in January. From a design perspective, we had hoped for better although we welcomed plans to redevelop that part of Crown Street.

You may have noticed that scaffolding has gone up at the site. There are several applications relating to the discharge of conditions for the approved planning application so we hope work will start soon.

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

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

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>

conservation issues

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



Gunnersbury Lane Improvements

Ealing Council Cabinet has approved a budget of £260,000 for improvements to Gunnersbury Lane in the 2017-2018 year. Work will be carried out on the pavement on the eastern side of Gunnersbury Lane between Avenue Road and Bollo Lane and on the carriageway between Uxbridge Road and Bollo Lane.

Have Your Say about Empty Properties in Ealing

Ealing Council will be developing a new strategy to deal with empty properties in the borough. Prior to drafting the new strategy, they would like to know what you think about the Council's current approach to empty properties and use this information to inform and influence the new strategy.

The Council is therefore running a public survey to seek your views on its approach. Further details including the questionnaire can be found at www.ealing.gov.uk/emptyproperties. This survey will close on 23 July 2017.

Planning and Regeneration

Ark/Acton College Site Redevelopment

In the last issue of our newsletter we reported that the Acton College site had been sold to the Education Funding Agency for redevelopment. The plan is to build an Ark Academy secondary school and sixth form college and residential units. We had been told that a local consultation exercise would begin in early 2017. In March, however, we were advised that the consultation had been delayed as the design team was still working on the proposals.

HMO Appeal

The long-running matter of the HMO (house in multiple occupancy) at 144 Avenue Road was concluded in April when HM Inspector dismissed an appeal by the property owner against Ealing Council's enforcement orders. In consequence, all eight flats on the ground floor were to be removed and the three flats on the first floor converted back to two flats with compliance by mid-July.

Sandy Nicol represented MHPRA and affected residents at the Appeal Inquiry which was held at Ealing Town Hall in December.

Acton Town Team

The Acton Town Team continues to meet every two months. A Town Team has representatives from the local community who are brought together to (a) shape and agree a specific plan to action for an area; and (b) lead on a number of projects to bring about positive change for the local community.

- Acton Community Forum successfully bid for funds to coordinate the Town Team for one year.
- Businesses with forecourts (private or otherwise) will need to apply for a licence to use this area.
- Beechwood/Jeffries House (40-48 High Street) granted planning permission for commercial units on ground floor with residential above.
- Town Hall Tower and Clock: the developer has confirmed it is in their interest to have it working and a specialist is looking a pricing options (fix on site, remove to fix or replace clock).
- Curzon Cinema in old library site: planning application must be submitted by 9 August.
- Lidl and M&S Simply Food confirmed as key retailers in The Oaks. Third large retailer to be confirmed.
- MHPRA have suggested that empty shop units should have a vinyl sticker covering the entire shopfront to improve the look of the town centre and provide commercial agent's details to interested businesses.
- Street cleaning of The Mount after Acton Market to be discussed at next meeting.

Social Activities

Our drinks parties have continued and another Putt in the Park evening was held in collaboration with the Churchfield Community Association. Pub quiz evenings will resume when we find a suitable venue to take the place of the Aeronaut, sadly closed since the devastating fire last New Year's Eve.



App to Report Envirocrime

The Council's free app, Ealing 24/7 now allows you to report street environmental issues quickly and easily using your smartphone

The big advantage with reporting via the app is that you will receive an email once the case is closed so you know that your issue has been dealt with.

If you use location services it will automatically fill in the location of the case and you can submit a photo.

Some of the issues that can be reported include fly-tipping, street cleaning, street lighting, trees, litter bins, road/pavement problems, problems in parks and graffiti.

To download the app, search for "Ealing 24/7" and download from your phone's app store.

Visit the MHPRA website:
millhillparkacton.org



Environment

Mill Hill Gardens

The [London Parks & Gardens Trust](http://londonparksandgardens.org) is in the process of registering Mill Hill Gardens (off Avenue Road) for inclusion in its inventory of historic green spaces. Our aim in registering Mill Hill Gardens with the Trust is to protect our local park should there ever be a proposal to sell it for development. We are grateful to Leana Pooley and Tatiana Collins for their work on this project. Leana suggested we take this step and provided the historical background for the Trust. Tatiana then pursued it on behalf of the MHPRA.

At the request of the MHPRA, some ward funding has been allocated to install a new entrance way and sign in Mill Hill Gardens and to rebuild and replant the run-down beds outside the existing gate. The Council will undertake the work but has yet to consider the plans in detail.

Crown Street Pocket Garden

Following the Mill Hill Park Spring Clean (see article opposite), a small group got together in April for a pruning and weeding session at the Pocket Garden. A passer-by stopped and thanked us for our work and donated some money on the spot for us to buy some additional plants. We hope to plant some more evergreen shrubs to help form a screen along the short stretch of wire fencing (with a car park behind it) at the northern boundary of the Pocket Garden.

Trees in Our Area

The vandalised trees on Gunnersbury Lane, Mill Hill Road and Crown Street

were replaced by the Council in April, largely due to the efforts of Tatiana Collins. She sent a list of all the damaged trees and their locations to the Council's Trees Officer and kept in touch with him to ensure the trees were replaced.

In March, at the request of MHPRA, the basal growth of lime trees on Avenue Gardens, Avenue Crescent and Heathfield Road was removed.

Mill Hill Park Spring Clean

With the Council's assistance, we joined in the national Great British Spring Clean on Sunday 5 March. Fifteen volunteers, including a child, turned out to clean the five streets in Mill Hill Park, the Pocket Garden in Crown Street and Langley Drive. We distributed brooms, bags and litter grabbers and our volunteers got to work. A couple of hours later they had filled numerous rubbish bags. One volunteer also removed all the lapsed planning application notifications and cable ties from lamp posts in the area.

