



Mill Hill Park Residents' Association Newsletter



May 2016

Dates for your diary

23 May, 7pm-9pm

MHPRA Social

Helen and Keith Moore are kindly hosting the next drinks party. Please bring your own bottle and glass. For more information email us at millhillparkra@gmail.com

Every Saturday, 10am-3pm

Acton Central Food Market
Derwentwater Primary School
Shakespeare Road, W3 6SA

20 August, 12pm-4pm

Acton Fire Station Open Day

Family open day to celebrate 150 years of London Fire Brigade, supported by Playmobil.

Dear Members

Welcome to the latest issue of the MHPRA newsletter. We have a lot of new and exciting developments to report. Several popular social events were held throughout the winter and spring, hosted by residents, including a wine tasting and a musical evening.

In this issue we have reports on our recent achievements, progress on Acton Town Centre regeneration and updates on issues that matter to you, such as overcrowded properties, planning and envirocrime.

MHPRA Achievements

New trees on Gunnersbury Lane

After nearly three years of working with Ealing Council, over 30 trees were planted on Gunnersbury Lane with the help of £20,000 funding from South Acton Ward.

Some residents have even planted flowers around the new trees. Any damage to the trees should be reported via fixmystreet.com or directly via the [Council's website](#).

More plants for the Pocket Garden

Ealing Council gave us extra bulbs and plants for our community garden on Crown Street, known as the Pocket Garden. Some residents also donated plants and helped to plant them. Eight residents came to tidy up and weed the garden on May Day. Thanks to all volunteers and to Marcia Hurst and

I hope you find this newsletter interesting and useful. You can find more up-to-date information from MHPRA on Twitter [@millhillpark](https://twitter.com/millhillpark), on our [Facebook](#) page and on our regularly updated website millhillparkacton.org.

We always welcome feedback. Email us at millhillparkra@gmail.com.

Tatiana Collins
Chair

Anna Dargaval for their continuous efforts.

Funding for Mill Hill and Heathfield Nature Gardens

A proposal for further improvements at Mill Hill and Heathfield Nature Gardens, including refurbishing benches, paths and the playground equipment, was put forward by Tatiana Collins and Nigel Middlemiss.

Councillor Yvonne Johnson praised the MHPRA for our "excellent work at Heathfield Nature Garden" at the ward forum meeting in March, and indicated that our proposal would be favourably considered. Park maintenance budgets are being cut across London, so it is important to keep up the pressure to stop parks within and near Mill Hill Park falling into disrepair.



Planning Matters

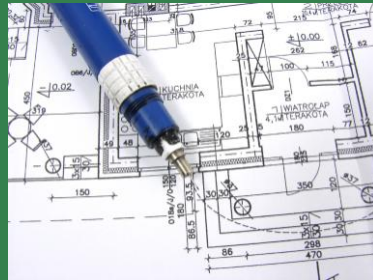
We objected to applications to add extensions to two properties: one in **Heathfield Road** and the other in **Avenue Gardens**. In both cases, the proposals contravened standards and guidelines set out in the [MHP Conservation Area Appraisal](#) and [Management Plan](#). Despite this, the application for the extension in the Avenue Gardens property was approved. We also objected to an application relating to **116 Avenue Road** (see Overcrowded Properties below).

We were successful in objecting to an application to extend the boundary around the former **Mill Hill Pub**. The extension would have resulted in a significant loss of pavement, in public use for many years, at the corner of Mill Hill Road and Gunnersbury Lane. We are pursuing the issue of a number of planning breaches in relation to this development. The developer has installed Juliet balconies, used

inappropriate finishing materials and removed all of the chimneys. The units are ready for sale so we have asked for this to be urgently reviewed.

Last August, we objected to the proposal to construct a three-storey building (with nine flats) on the car park/ bungalow site at **79 Gunnersbury Lane** (on the corner of Avenue Road). The developer subsequently modified the plans and then appealed when a decision was not made within the statutory time period. We mounted a campaign in February to alert residents to the appeal and submitted an objection to the Planning Inspectorate on the grounds that the proposed block of flats still represented a gross over-development of the site and because of the poor quality of the design.

We are currently awaiting a decision on the above appeal and on the application relating to the property in Heathfield Road.



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 Mill Hill Park Conservation Area in our [CA Appraisal](#) and [Management Plan](#).

Overcrowded Properties

Since we updated members in early April on the actions we were taking to address the issue of overcrowded properties, we were notified of a planning application to demolish the warehouse buildings at the rear of **116 Avenue Road** and replace them with a four-storey block of eight flats.

We submitted an objection because of the design and scale of the proposed development and the negative impact it would have on neighbouring properties and the Conservation Area. The application has now been withdrawn.

With the help of members, we collected 138 signatures for a petition in response to the appeal against the enforcement order at **144 Avenue Road** – operating illegally as an HMO (house in multiple occupation).

Although Tatiana Collins contacted our MP Rupa Huq, Councillor Blacker and the Planning Inspectorate directly to ask if the date of the public inquiry could be brought forward, we have now heard that a decision is unlikely before December 2016.



Wheelie bins are coming

We will get black (rubbish) and blue (recycling) bins and the alternate weekly collections will replace the weekly ones from the week starting 6 June.

The new bins will be sealed and come with a leaflet of explanation and a stencil for residents to mark them with their house numbers.

Green food waste bins will continue to be collected every week. Residents that require a replacement food waste bin can order one free of charge at www.ealing.gov.uk/reportit

The last weekly rubbish and recycling collection using the old green boxes, white sacks and black bags will take place during the week commencing 30 May.

Monday, 30 May is a bank holiday, but collections will take place normally that week with no change to dates to help with the switch over in the following week.



Regenerating Acton Town Centre

The Acton Town Team has now met on two occasions (20 April and 18 May). 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.

Ann Brennan, Nigel Middlemiss and Corinna Stowell attended the meetings. Other attendees included representatives from the Council, businesses and other residents' and community groups. The following topics and actions were discussed:

- 29 vacant units on the High Street. The Town Team could influence the development of the High Street by placing restrictions on the type of shops opening in them, e.g. by limiting further fast food premises or bookmakers.
- A Business Improvement District for Acton, to support independent business and shops.
- Waste collection, fly-tipping, street cleaning issues, licensing, street drinking, anti-social behaviour from Acton High Street students and policing issues.
- Most attendees agreed that work needed to be done in small sections to have the most impact - e.g. shop frontages improved in a targeted section of the High Street.
- Several attendees commented on the importance of improving The Mount, the Town Square outside St Mary's Church and Morrisons, and supported the proposal

recently submitted by MHPRA to the Council.

- Work on the former Oaks Shopping Centre had started. Council representatives confirmed that Waitrose had recently decided not to take space in The Oaks as it was now focusing on opening smaller stores and would be looking for another more suitable site.
- A representative from the West London College in Acton advised that the site has been sold and is likely to become a secondary school.
- Murray Smith of Untitled Practice (Architect) and Sally Williams of Retail Revival had been appointed by Ealing Council to undertake an economic assessment and develop a strategy for the town centre to ensure the funding we have, and any future funding, is invested in the best way and part of a longer-term strategy for the town centre.
- A Town Centre Team police constable will start work on 6 June.
- Shop front guidance to be distributed to local estate agents.

The Town Team meetings will be held monthly. If you have any questions or suggestions, please contact Tatiana Collins, Ann Brennan or Nigel Middlemiss.

Envirocrime

Marcia Hurst attended a meeting with Head of Envirocrime Enforcement, Lorien Nash, to raise fly-tipping and street cleaning issues in our area. Several representatives from other residents' associations also attended. Please continue to report issues via fixmystreet.com or directly to the [council](#).



Special offer for members

Costa from [Genuine Italiano](#), our fantastic local Italian restaurant, has made a special offer for all MHPRA members and guests:

- Monday to Friday
Lunch
2 course set menu £8
- Monday to Thursday
Dinner
3 course set menu £18
- Children's menu from
£5.00

Set menus change daily and please don't forget to mention 'Mill Hill Park RA offer' before you order.

To book a table, call 020 8992 2002 . Address is 307 Uxbridge Road, W3 9QU.

For reviews go to :

https://www.tripadvisor.co.uk/Restaurant_Review-g186338-d8072180-Reviews-Genuine_Italiano-London_England.html

Visit the MHPRA website:
millhillparkacton.org



Licensing in Acton

Twelve premises applied for an alcohol licence and we objected to ten of these where we had concerns. Many applicants reduced their hours and added conditions to address street drinking such as no single cans or miniatures or high strength beer/lager/cider.

Mini Biedronka, on Horn Lane withdrew their application after the police, Churchfield Community Association (CCA) and MHPRA asked for the licence to be refused on the grounds of cumulative impact. We have a disproportionate number of off licences in Acton so this was a great result.

Posh Dogs near North Acton tube station applied for a licence to sell hot food until 5am. Because of the residential nature of the area, the licensing panel reduced their hours down to core hours: midnight Sunday-Thursday and 1am on Saturday and Sunday.

The police, CCA and MHPRA opposed a new application for an off licence at 17 Churchfield Road for **HM Food & Wine**. The current owner had their licence revoked (see PM Food & Wine below). The new applicant was refused a licence as the Licensing Panel had no confidence they would promote the licensing objectives.

Finally, the Police Licensing Team have been busy reviewing the licences of poorly run premises:

The Windmill Pub 50 High Street

Concerns about an alleged assault. Conditions added to the licence including the removal of a member of staff.

Duke of York Pub

86 Steyne Road

Concerns about serious crime and disorder. Case is still pending.

Ghanaphathy Food & Wine (Londis)

8-10 Churchfield Road

Concerns relating to crime & disorder and public safety. Licence suspended for three months. New premises supervisor and conditions added.

PM Food & Wine

17 Churchfield Road

Concerns relating to crime & disorder and public safety. Three month licence suspension. New premises supervisor and conditions added. Owners have appealed and are able to trade until the outcome of the appeal.

Grapevines Off Licence

37 Churchfield Road

Concerns relating to serious crime & disorder. Application pending.

Social Activities

At the heart of the Residents' Association is a sense of community. We're a group of volunteers, living in the Mill Hill Park area, wanting to improve our little corner of London. The regular drinks parties in members' homes are a good way to get to know our neighbours better. We've also organised a group visit to the George and Dragon quiz night . Members have sung or played in local concerts, and this summer, gardens on Mill Hill Road will be open as part of the National Garden Scheme. Even working on the Pocket Garden is also a good opportunity to chat, as well as helping tidy up our area.

Acton is on the move. We try and publicise new initiatives, but please pass on any tips or suggestions for new places you've enjoyed or activities to join to millhillparkra@gmail.com so that we can help spread the word. It's a little thing that could make a big difference.