HAREFIELD TENANTS' AND RESIDENTS' ASSOCIATION

Chair: Gerard Barry Secretary: Paul Daniels Treasurer: Helen Conchar

MINUTES OF THE HAREFIELD TENANTS' AND RESIDENTS MONTHLY MEETING

Held on Monday 14th September 2026 7:00pm

Harefield Social Club, High Street, Harefield

PRESENT

Current committee members

Chair- Gerard Barry (Planning & HMO's)
Vice Chair- Lisa Whicker (HMO's)
Secretary Paul Daniels (Secretary & Infrastructure)
Treasurer Helen Conchar (Finance)
Derek Kent (Planning)
Howard Dini (Infrastructure, Environment, Greenbelt)
Ian Costard (Police & ASB)
Jane Newman (Police & Environment)
Tracey Blake (Health & PPG)
Will Baker (Police)

APOLOGIES: Ian Costard, Will Baker, Helen Conchar, Howard Dini

ATTENDANCE: 41 members signed the book

WELCOME

Minutes of the last AGM meeting on Monday 13th July 2026

All had received the minutes and they were agreed as a true copy proposed by Jane Newman & seconded by Gillian Kent and approved.

MATTERS ARISING FROM THE MINUTES

Actions

PD- Cllr Wayne Bridges contacted me regarding the missing yellow lines on Moorhall Road opposite the park, this was due to go to consultation in July but then there were resident objections to them being reinstated due to parking limitation.

I advised that those parking limitation were there previously and the issue of people parking inconsiderately which can & has stopped vehicles getting through means they have to drive on the other side of the road to get past which is a safety hazard and should take priority over parking convenience.
Cllr Bridges will report back once he has had sight of the highways report & recommendations.
Action remains open

GB- to invite 2 members from the local police to attend an upcoming meeting to do a short presentation
Action remains open

Cllr Tommy Balaam - to advise on contact points for housing matters at the council

Cllr Tommy Balaam advised he would send a link to make a complaint and the more people who complain the more is likely it sis that things will get done as it builds a report on the issues concerned.
This list as at the end of the minutes.
Action closed

Chairman's comments & Update

GB made his introductions and introduced the new committee that was inducted at the AGM in July 2026.

GB mentioned that we have HTRA flyers which we are asking for volunteers to help distribute those through letter boxes, leave at some shops in the village & surrounding areas to highlight our meetings, what we do & to try and get more participants to our monthly meetings.

PLANNING

42197/APP/2026/1330
HARE/D VILLAGES 2022
WEYBEARDS FARM HILL END ROAD HAREFIELD
Details pursuant to the discharge of Conditions 4 (Land Contamination) of planning permission ref. 42197/APP/2024/2782, dated 29-01-2025(Variation of Condition 2 (Approved Plans) and Condition 8 (Landscaping (car parking & refuse/cycle storage)) of planning permission reference 42197/APP/2023/1670, dated 03-07-2024, for the 'Redevelopment of the existing barns to create 5no. (2 x 3-bedroom, 2 x 2-bedroom and 1 x 1-bedroom) residential units (alternative scheme to planning permission ref. 42197/APP/2022/1124).' Amendments seeking to lower the finished floor levels, extend the first-floor level, amend internal unit layouts, increase the maximum building height, include additional glazing and rooflights, and alter the landscaping.

9011/APP/2026/1319
HARE/D VILLAGES 2022
HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX
Extension of the Cardiac Catheterisation Laboratory and replacement of roof plant together with associated and ancillary works.

80109/APP/2026/1365
HARE/D VILLAGES 2022
19 BARRINGTON DRIVE HAREFIELD
Conversion of roof to habitable room with rear dormer, gable end and skylight to front.

2078/APP/2026/1407
HARE/D VILLAGES 2022
CRIPPS FIELD SPRINGWELL LANE HAREFIELD
Permission in Principle for the erection of up to 2 no. dwellinghouses.

76765/APP/2026/521
HARE/D VILLAGES 2022
97 NEWDIGATE ROAD EAST HAREFIELD
Formation of a vehicular crossover, and the removal of grass verges to create a driveway

76641/APP/2026/1411
ICK/HAM & S HF/D 22
CHAPLIN HOUSE MOORHALL ROAD HAREFIELD
Conversion of 5 office car parking spaces into hand car wash, including the installation of a canopy on Moorhall Road.

223/APP/2026/1521
HARE/D VILLAGES 2022
146 NORTHWOOD ROAD HAREFIELD
Conversion of roof space to habitable use to include rear dormer, enlargement, rear dormer, rooflights to front and top, and the conversion of the integral garage to habitable use, following the removal of one of the existing chimneys.

47425/APP/2026/1543
HARE/D VILLAGES 2022
44 ASH GROVE HAREFIELD
Change of use from Class C3 dwelling to a small House in Multiple Occupation (Class C4) incorporating single-storey rear extension and rear dormer

55926/APP/2026/1307
HARE/D VILLAGES 2022
39 MORSE CLOSE HAREFIELD MIDDLESEX
Erection of single storey rear and side/rear extension with roof lights.

13066/APP/2026/1622
HARE/D VILLAGES 2022
104 NORTHWOOD ROAD HAREFIELD
Erection of a single storey rear extension, internal alterations, floor plan redesign and all other associated works

17709/APP/2026/1708
HARE/D VILLAGES 2022
THE HAREFIELD ACADEMY, LORD ADONIS HOUSE NORTHWOOD WAY HAREFIELD
Details pursuant to the discharge of Conditions 16 (Road safety audit), 23 (Verification Suds), 26 (Parking plan), 27 (Delivery servicing plan), and 28 (Drop Off Collection Points) of planning permission ref. 17709/APP/2023/2673, dated 08-02-2024 (Demolition of former residential school and erection of academic building

(Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.)

80141/APP/2026/1514
HARE/D VILLAGES 2022
LAND TO THE WEST OF OLD ORCHARD PH PARK LANE HAREFIELD
Erection of five stables, tack room and wc on land to the west of the old orchard public house, Harefield.

1131/APP/2026/1774
HARE/D VILLAGES 2022
CHANDIGRAH SUMMERHOUSE LANE HAREFIELD
Details pursuant to the discharge of Condition 11 (Sustainable Water Management) of planning permission ref. 1131/APP/2025/2465, dated 11-11-25 (Variation of Conditions 2 (Approved Plans), 3 (Materials), 6 (Tree Protection), 8 (Landscaping) and 9 (Step Free Access) and removal of Conditions 4 (Obscure Glazing) and 5 (Access to Flat Roof) of appeal decision ref. APP/R5510/W/24/3341154 (Hillingdon Council ref. 1131/APP/2023/3251) dated 21-02-2025 (Erection of 4 dwellings following the demolition of the existing equestrian storage buildings on land adjacent to Chandigrah) to amend the roof forms from flat to pitched, amend the choice of materials, and to provide additional parking provision.)

74638/TRE/2026/176
HARE/D VILLAGES 2022
9 BARRINGTON DRIVE HAREFIELD
TPO 455 G7 mixed Sycamore and Ash to cut back all lateral growth to boundary fence by removing up to 2m.

55302/APP/2026/1730
HARE/D VILLAGES 2022
201 ASH GROVE HAREFIELD MIDDLESEX
Erection of a single-storey rear infill extension following demolition / alteration of the existing rear projection arrangement, together with associated internal alterations

17709/APP/2026/1923
HARE/D VILLAGES 2022

THE HAREFIELD ACADEMY, LORD ADONIS HOUSE NORTHWOOD WAY HAREFIELD
Details pursuant to the discharge of Conditions 19 (Fire Statement), 22 (Energy Monitoring), 29 (Secure by Design), and 30 (Contaminated Land) of planning permission ref. 17709/APP/2023/2673, dated 08-02-2024 (Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.)

HARE/D VILLAGES 2022
ASHLEIGH THE GREEN HAREFIELD
Details pursuant to the discharge of Conditions 3 (Construction Management Plan), 5 (Arboricultural Impact Assessment), 6 (boundary treatments), 7 (Block Plan), 8 (electric vehicle charging), 9 (cycle parking), 10 (refuse and recycling) of planning permission ref. 795/APP/2026/358, dated 08-07-2026 (Proposed subdivision of existing dwelling house into two separate private units. Proposals to comprise of a ground floor two-bedroom unit with disabled access and a three-bedroom unit to first and second floors. Both with associated private amenity space and parking.)

1131/APP/2026/1927
HARE/D VILLAGES 2022
CHANDIGRAH SUMMERHOUSE LANE HAREFIELD
Erection of 4 x 3-bed, semi-detached dwellings with associated private amenity space parking and landscaping

9443/APP/2026/1161
HARE/D VILLAGES 2022

THE OLD STABLES 77 PARK LANE HAREFIELD
Erection of detached double garage with habitable roof space, following demolition of existing garage.
22901/APP/2026/2013
HARE/D VILLAGES 2022

THE RANCHER RICKMANSWORTH ROAD HAREFIELD
Erection of single storey front infill and side extension

17709/APP/2026/2075
HARE/D VILLAGES 2022
THE HAREFIELD ACADEMY, LORD ADONIS HOUSE NORTHWOOD WAY HAREFIELD
Details pursuant to the discharge of Conditions 24 (Circular Economy Monitoring Report) and 25 (Whole Life-Cycle Carbon Assessment) of planning permission ref. 17709/APP/2023/2673, dated 08-02-2024 (Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.)

59830/APP/2026/2138
HARE/D VILLAGES 2022
16 SHELLEY LANE HAREFIELD MIDDLESEX
Permission in principal for the erection of 2x dwellings.

DK reported that the Car wash building at Widewater Place still up, they claimed the original storage area was pre existing but others have claimed this is not the case & should be removed now that the planning application for the car wash has been denied.

They have put another application in again, this is their 3rd application, the amendments to the original application relates to a wash down separator to do with the detergents from the car wash is separated, we don't know where this is going and questions need to be asked due to it being a conservation area.

The big question is why are the owners so keen to get a car wash there, its has been declined 3 times and there is an assumption that this will not make that much money in the grander scheme of things

The café is still running, on a previous Saturday night there was smoke pumping out of the vents & with the offices closed what are they using this café for, it has to be assumed that its being used for off site orders.

HMO's

26 Leys Close – The residents have had the application for this HMO refused by the council but up to two tenants remain. There has been a lot of activity from within the management company!
See attached winding up petition to Elevate Estates Management Ltd.

The residents are finding on going issues with the tenants and kept a detailed log of all the coming and going of the landlord, managing agent and tenants. Currently there are only one tenant in the house, but he is causing on going issues with the residents.

A neighbour has advised that the management company are planning to put more tenants into the property which they are not allowed to do unless from the same household under Article 4.

44 Ash Grove – the same landlord as above had appealed the council rejection of a HMO and it was again rejected! There has been no activity in the house (they did get approval on a extension to this property) but to date no activity has happened with the property. Apart from about 6 weeks ago two men turned up stating they were viewing the property to rent. But nothing came of it to date.

A resident at 42 Ash Grove stated that he was really appreciative of the work done by local residents & the HTRA for the work put in to have this HMO refused.

35 Church Road- A consortium of 191 companies owns this property and the neighbours are engaging solicitors & surveyors to deal with this development. The residents has contacted the council on numerous occasions to no avail.

Residents have been having ongoing issues with a property at XXXX at which is run by a company called StarRose Estates & Elevate, there was a court case between them and the owners of Elevate have left the country & left StarRose to act as the management company for the property.

The resident concerned has written to the council & to the MP and have heard nothing back from either party.

POLICE & CRIME

The local police have been invited to attend our meeting, as yet we have not had a reply to this.

We are also planning to invite Kevin from Neighbourhood Watch to the next or an upcoming meeting to do a short presentation & discuss crime in the areas, Kevin has kindly provided some personal safety items to be given out.

UV Pens - Use them on smaller items Phone/laptop/IPads etc - Post Code and House Number only
Purse Strings - inside bags to secure Phones/Keys/Purses etc
Card Protectors - Shield from scamming one card in each pouch
Bells - Attention getters in case someone tries to dip to the bag/purse
Personnel Alarms - We give these to ladies and girls especially if they travel a lot on Public Transport
Simulated TVs - Not many of these so first come first served (these need batteries)

Hillingdon People has a report on community safety and on how to report issues. It doesn't mention ASB, this can be reported to both Council and Police.

Any concerns over reporting crime, this can be done anonymously through Crimestoppers. 0800 555111 or https://crimestoppers-uk.org/ has more information.

We need to report crimes more, lots of antisocial behaviour mentioned of Facebook but its not being reported enough, we are seen as a low level crime area but issues escalate if not addressed.

The flats overlooking the school can more be done by the council to prevent the overlook from their balcony. Along the carpark on the other side green screening has been put up. Rowena Scott raised this question, she can't be at the meeting on Monday.

E-scooters and e-bikes, they continue to cause problems on the High Street and Breakspear Rd. As do off road bikes in the fields up from St Mary's over to Bayhurst.

If you are concerned about reporting crimes and your name being associated with the report then use Crimestoppers as this is 100% anonymous.

Speeding on every road in the village.

The installation of a skate park was suggested but has this gone anywhere, what do we need to do? Taylor's Meadow was suggested.

Watt's common - it was suggested reinstalling a BMX type park, again what can we do?

Dogs - report out of control dogs to the police. There was a nasty attack at Ricky Aquadrome, this has been reported to the police.

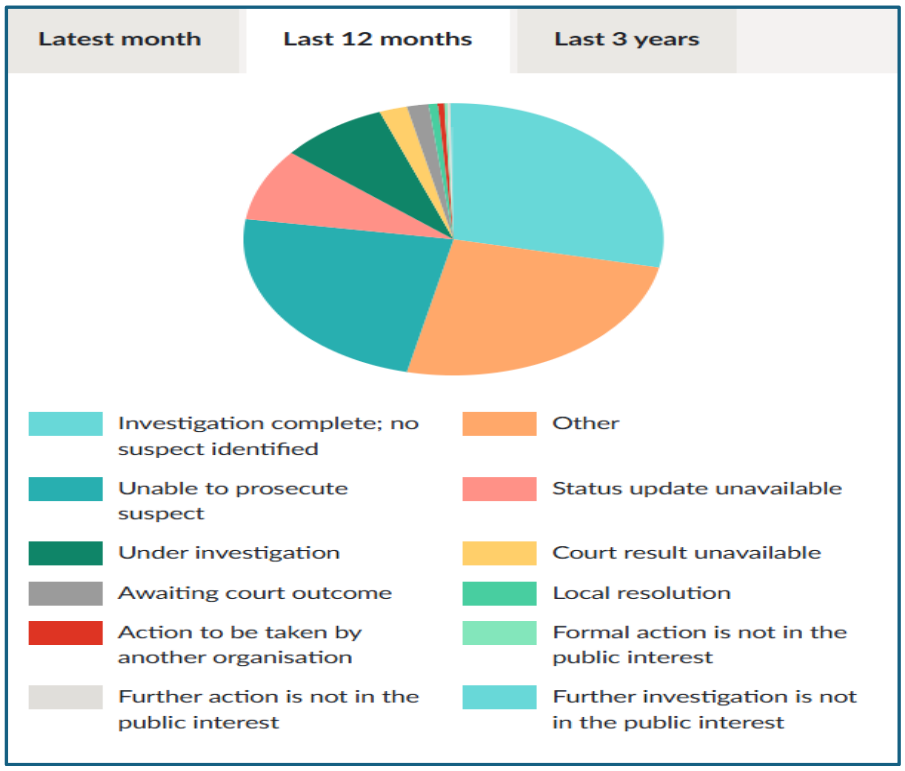
A reminder that dogs are not allowed in any of the fenced children's play grounds. Lastly pick up the poo and place in dog poo bins if available. All waste bins can be used but please, not those within the children's play grounds.

Police Ward panel meeting 22nd September which Jane & Ian will attend and raise the local crime issues.

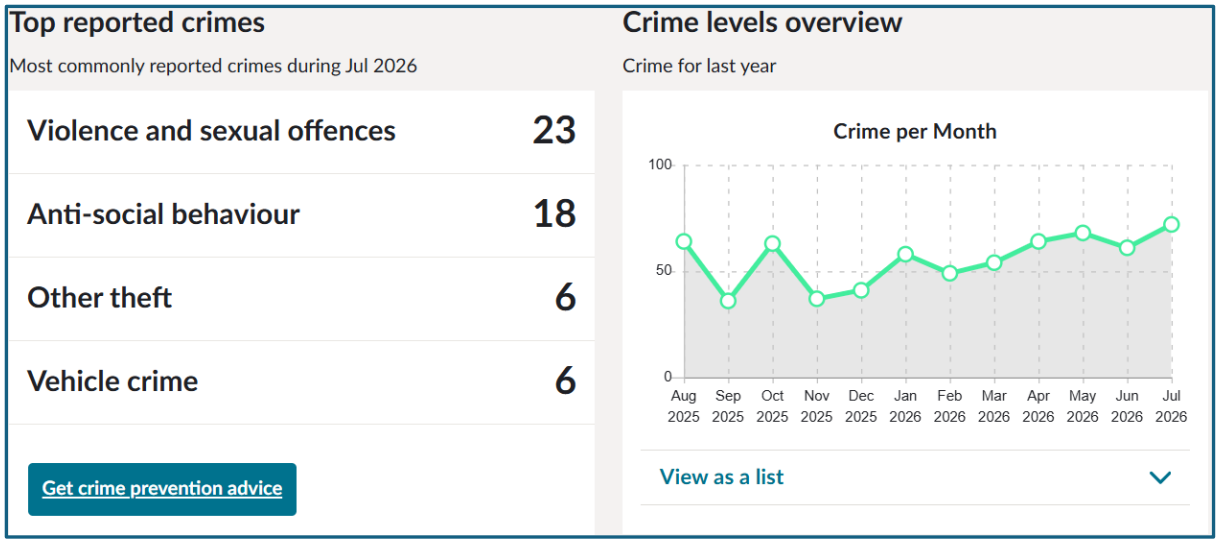
Harefield Village Crime stats July 2026 & graph for last 12 months



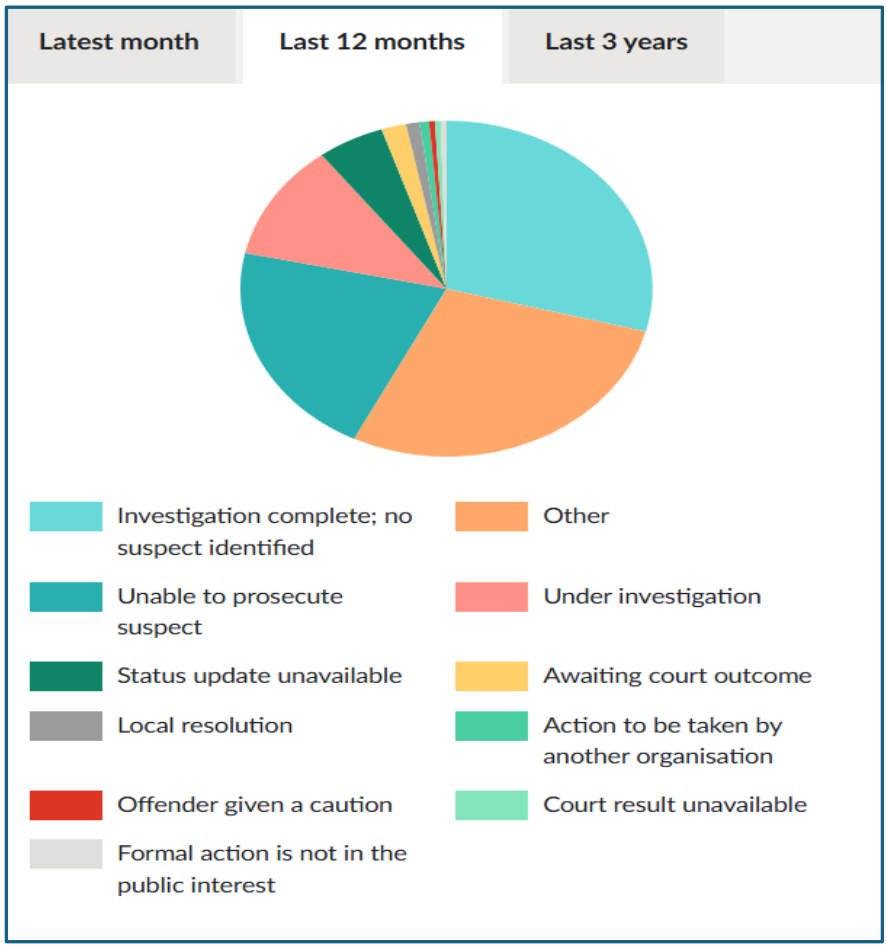
Harefield Village Crimes by Outcomes last 12 months



Ickenham & South Harefield 'Crime stats July 2026 & graph for last 12 months



Ickenham & South Harefield crimes by outcomes last 12 months



All the data can be found at:
https://www.police.uk/pu/your-area/metropolitan-police-service/harefield-village/?tab=statistics

An incident on Saturday morning around 11am on the common where 2 groups of 3 men/youths on bikes with at least 1 of them carrying a knife were they tried to grab a young girls E-bike, she as only about 9 years old.

GB advised he is attending a Safer Neighbourhood Board event and 2 days later going to the Hillingdon Independent Advisory group to see what they are talking about crime but is worried that there are too many groups and organisations and not necessarily connecting & liaising with each other.

HEALTH & WELLBEING

No PPG meeting in August, next meeting in October

INFRASTRUCTURE (see enclosed hyperlink to the full document to HS2 update)

Upcoming and Ongoing works:

- This Weekend Demolition of Old Harvil Road Bridge under Railway Possessions - Fri 11/09 at 10pm to 6am on Mon 14/09 (53hrs)
- Ongoing Traffic Management on Skip Lane to facilitate Demolition of Old Harvil Road Bridge – 24/08/26 to 31/08/27
- New Newyears Green Lane Road Closure to install new water connection - Mon 21/09 to Thur 24/09
- Construction of Flood Compensation Area next to Breakspear Road South – 25/07/25 to 31/12/26
- Breakspear Road South Traffic Management Setup – 28/07/25 to 31/12/26
- HS2 ANPR Camera Network in Hillingdon

New years Green Lane Road Closure to install new water connection - Mon 21/09 to Thur 24/09

There will be a Road Closure on New years Green Lane from Mon 21/09 to Thur 24/09 while a new water connection is installed.

The Road Closure will be localised to where the water connection is being installed, which is nearer to the junction with Breakspear Road South.

Access from Harvil Road will be maintained for the Civic Amenity Site (Tip), and there will be access for residents of New years Green Lane facilitated during the Road Closure.

Future Works:

- New Future Works New years Green Lane Road Closure for Road Widening & Resurfacing (LBH works) – 05/10 to 15/12

Ongoing Traffic Management on Skip Lane to facilitate Demolition of Old Harvil Road Bridge – 24/08/26 to 31/08/27

In order to facilitate the demolition of the Old Harvil Road Bridge (that went over the Chiltern Line and closed in early 2024) there will be several sets of works within Skip Lane in the lead up to, and after the demolition takes place.

There will be 2-Way Traffic Lights on various dates and Full Road Closures of Skip Lane.

The full programme is listed below:

- Mon 24/08 – Fri 11/09 = 2-Way Traffic Lights to facilitate soil nails platform construction
- Fri 11/09 at 10pm to 6am on Mon 14/09 (53hrs) = Road Closure for Bridge Demolition (1st weekend)
- Mon 14/09 – Fri 18/09 = 2-Way Traffic Lights to facilitate soil nails installation
- Fri 18/09 at 10pm to 6am on Mon 21/09 (53hrs) = Road closure for Bridge Demolition (2nd weekend = contingency only)
- Mon 21/09/26 – Tue 31/08/27 = 2-Way Traffic Lights to facilitate soil nail platform removal & final highway adjustments including, fencing, signage & surfacing

These works will only impact the Businesses that use Skip Lane and not general traffic as this uses the realigned Harvil Road since Feb 2024. Due to the way Sat Nav Systems are setup, during these works you may notice that your Sat Nav (or Roadworks App) shows works as taking place on Harvil Road but they are all on Skip Lane ONLY.

HS2 Community Engagement:

- HS2 Contractor Align Newsletter (covers Hillingdon & Bucks) – Summer 2026
- HS2 Contractor SCS Newsletter covering Hillingdon works – Spring/Summer 2026
- HS2 Mind the Skills Gap Report – Jan 2026
- HS2 Community & Environment Funding (CEF) for Ickenham Cricket Club – Feb 2026
- HS2 Community & Environment Funding (CEF) for Ickenham and District Society of Model Engineers – Dec 2025
- Information Hub at West Ruislip Portal – Opening Hours

- 17 Aug until 14 October disruption to Skip Lane while the bridge is removed

Environment

We are just appointing new committee members to this section so we will have more to report on this in the coming months

Events

- Harefield Tidy meet on the green on the first Saturday of every month (weather permitting) from 9;30am for an hour or so, please come along and help. All equipment is provided.
- Bingo every Wednesday Harefield Social Club
- Fiona presentation Harefield village fellowship Wednesday 16th Sept @ 2pm about the 3 VC's
- History Society 3rd Monday every month, next meeting in September
- HADS showing of Glorious 1-3 October 7pm £13, £11 on the Thursday at St Mary's Church Hall



AOB

- Harefield flag fund- please donate, the collection pot is at each monthly residents meeting and behind the bar.

- Badges to show your support for the village are also on sale at each public meeting and behind the bar.
- All parking machines are switching to pay by phone style apps removing the use of cash and contactless payments, yes this is convenient but it costs more per hour to park using an app vs cash & card and many people don't have online banking to authorise the transaction.
- It was agreed that the suggestion of a skate park or place for children to go is a great idea

Cllr Tommy Balaam list of contact points at LBH

General housing / homelessness: homelessprevention@hillingdon.gov.uk

Housing register / banding reviews: housingregister@hillingdon.gov.uk

Homefinders / private landlords: homefinders@hillingdon.gov.uk

Lettings / housing nominations: lettings@hillingdon.gov.uk

Private sector housing: privatesectorhousing@hillingdon.gov.uk

HMO licensing / HMO complaints / overcrowding / suspected unlicensed HMOs: hmolicensing@hillingdon.gov.uk

Planning enforcement / alleged unauthorised HMO use / unauthorised works: planningenforcement@hillingdon.gov.uk

Planning general: planning@hillingdon.gov.uk

Council tenancy management: tenancymanagement@hillingdon.gov.uk

Housing repairs: HHS-HousingRepairs@hillingdon.gov.uk

Fire safety in council housing: hhs-firesafety@hillingdon.gov.uk

Caretaking service: hhs-caretaker@hillingdon.gov.uk

Leasehold matters: leasehold@hillingdon.gov.uk

Housing charges / service charges: housingcharges@hillingdon.gov.uk

Rent payments / rent refunds: revenuesandcharges@hillingdon.gov.uk

Downsizing: downsizing@hillingdon.gov.uk

ASB linked to council housing: asbriskmanagement@hillingdon.gov.uk

Environmental nuisance / ASB investigations: asbinvestigations@hillingdon.gov.uk

Housing Benefit: benefits@hillingdon.gov.uk

Housing Benefit queries: housingbenefits@hillingdon.gov.uk

Housing Benefit overpayments: benefitsrecovery@hillingdon.gov.uk

Housing Benefit Landlord Portal: landlordportal@hillingdon.gov.uk

Tenancy fraud: fraud@hillingdon.gov.uk

Garages: garages@hillingdon.gov.uk

Shared ownership / low cost home ownership: lchoteam@hillingdon.gov.uk

Homes for Ukraine housing scheme: ukraine@hillingdon.gov.uk

Domestic abuse advocacy: hdaas@hillingdon.gov.uk

Meeting closed 7:48pm

DATE OF NEXT MEETING 12th October 7:00pm-Harefield Social club