



## HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

[www.hhgera.com](http://www.hhgera.com)



### Annual General Meeting 2022

### RESIDENTS ASSOCIATION – CHAIR’S REPORT ON ACTIVITIES IN 2021

#### General operations

We’re delighted to be back in person, and with some learning from the pandemic we are now offering postal voting for those who can’t attend. We’ve also found as a committee meeting on Zoom can be OK; and have continued to do this when it suits us. Although we did miss out on a Christmas party which was disappointing!

I’d like to thank Quentin Phillipps at Japan Services for their ongoing support with printing and sponsorship of our newsletters; as well as all of those who have contributed to the smooth running of the Estate – in particular the committee and our gardening team.

#### Specific issues across Estate

**Crime** – we liaised with local police and residents to deal with the distressing problem of pick-pocketing last Summer. We held a well-attended meeting in the Greystoke pub, and with some advice on crime prevention we were able to work together to make it much harder for the gang to operate. The clear message from the police on this was the need to report incidents.

We have now had four houses on the Estate in recent years used for cannabis factories. If you have concerns about a house, please raise them with the Safer Neighbourhood policing team – you can search for the Hanger Hill team online or contact us if you’re not sure how to do it.

**Noise: Basrah/Anaya lounge** – this cafe on the Park Royal industrial estate continues to cause significant noise problems. We have been advised the problem lies with the licensing and planning permissions from the Old Oak and Park Royal Development Corporation, not Ealing Council, and we are awaiting a response from them.

**Flats** – the Flats Management Board is responsible for Flats management and service charge. We have seen a change in board members this year, and we would like to pass on our thanks to the members old and new who give their time for free. We are hoping to start working on some joint projects, the first one being the pond. Dion has been liaising with the Flats Board member for gardens on this.

**Events** – Covid restrictions have meant we haven’t had many social events. Our first event was a litter pick in June, where it was great to meet some new residents. We had a fantastic Halloween playstreet. We have plans for the coming year!



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**Communications** – we continue to produce regular newsletters, as well as updating our Facebook and Twitter accounts.

### **Sustainability**

This is my passion, as you may know! A group of residents got together and we have created a sustainability page on our website, with some frequently asked questions ([www.hhgera.com/sustainability](http://www.hhgera.com/sustainability)). We have seen in a recent consultation that Princes Gardens may be getting some electric vehicle charging points.

### **Wider Estate**

**Consultations** – As a committee we receive information about various consultations undertaken by Ealing Council. Where there is time we try to formulate a response from us as a group, and to share via the newsletter and social media. This year we have contributed as a committee on licensing of tenanted homes and scooters, and as individual members on electric vehicles, women's safety, air pollution, and scooters.

**Planning** – there were ten planning applications in 2021 after only seven in 2020. That's far fewer than pre-Covid in 2019, when there were 19.

Applications were typically for rear single story infills, roof tiles, rear dormers and window replacements.

A number of owners have replaced front windows with like-for-like wooden double glazed windows as now approved by Ealing Council's Planning Department, but without seeking planning approval. The Conservation Panel has not objected or looked for retro-active planning permission.

A key application for a front porch infill at 71 Monks Drive, the first in Monks Drive, was objected to by the HHGE Conservation Panel. It was refused by Ealing Planning and appealed by the houseowner. The Planning Inspectorate refused the appeal. This is an excellent outcome, which was very carefully argued by the Inspectorate to maintain the design integrity of Monks Drive. The result sets a precedent for protecting the street front integrity of Monks Drive.

**School street** – the school street on Hanger Vale Lane is now permanent. We have asked for changes to improve the signs, and it is now a little better. Please do make sure new neighbours are aware of the restrictions as it is really not that obvious!

Kate Crossland  
HHGERA Chair for 2021