



The Ol' Trout

Loudwater Residents' Association newsletter



WORDS FROM THE EDITOR AND CHAIRMAN

JUNE 2018

Welcome to the summer issue

I trust you have fun plans to enjoy the summer months ahead. It's been a busy time for the LRA so in this edition we take a look back at the recent 60s night and the Chairman's lunch. Margaret Jarrett provides an update on what the Garden Club have been up to, and Robert Kenison reports back on conquering the warmest London marathon ever. We find out about a local furniture store with a difference, and a couple of residents share about new activities they are organising for local folk. And finally Planning Secretary, Mike Sindic, talks Japanese Knotweed. I hope you enjoy! – Andrea Marheineke

Words from the Chairman

I have had the honour of serving as Loudwater Residents' Association Chairman for three years now so I'd like to look back at some highlights over this time.

Internet: Loudwater in its entirety has access to super-fast fibre broadband, or will do in the next few weeks. Cabinet 10 - mainly outside the gated estate - was completed in July last year. Cabinet 9 - mainly inside the estate - has been

completed and the final checks have been made. Thanks to Heather and Robert Kenison for their hard work in this area.

Roads: There have been vast improvements to Loudwater Lane and Sarratt Lane. Further work is expected on Sarratt Lane as well. I'm sure we'd all like to thank John Thompson for his excellent work in pursuing these improvements.

Planning: Thank you to Mike Sindic for joining residents in objecting, on behalf of the LRA, to Ambledown being turned into five flats. So far the objection has been successful. Thank you also Mike for educating us on the finer points of planning as well as many other useful subjects in your articles in the Ol' Trout.

The Ol' Trout: Our newsletter has had a refresh and is now produced with this really professional finish. Thanks to Andrea Marheineke for all her work on evolving it.

Events: I'd like to thank June Gili-Ross for all her amazing work in the last three years as she developed new and exciting ways to bring us all together.

We've had, amongst other events, a Summer Fiesta, an American BBQ and a Pirates & Pizza Party. We've had an Abba Night, a Caribbean Evening and a 60s Night.

We've had quizzes, both regular and musical with fish & chips and kebabs.

Our next major event is our Mad Hatter Summer Party on Sunday 1st July so please do mark this date in your diary.

Committee: After decades on the Committee we say good bye to Sue Tippen who has been serving as our **Membership Secretary**. She has done an amazing job over this time and was one of the first people to welcome me to the area when I moved here.

Soon to be leaving us as well is June Gili-Ross who has worked above and beyond the call of duty as our **Events Secretary**. She will stay with us until after the Mad Hatter's Tea Party which as I mentioned is on Sunday 1st July.

These are big shoes to fill but I have faith in the residents of Loudwater. If you would be interested in taking on one of these roles, please let me know.

I look forward to seeing you at an event soon and as always, if you have any thoughts, comments or suggestions about Loudwater, please do not hesitate to contact me on chairman@lraonline.org.uk.

Alex Buxton

Loudwater 60s style!

This year's dinner and dance had a 60s theme and we had a fantastic band, the Debonairs belting out all the hits. We were in the sumptuous main hall of Moor Park Mansion which gave the event a touch of grandeur.

Many guests dressed up so we were pleased to be joined by the likes of the Beatles and Twiggy! After a delicious meal the band came on and the dance floor was full right from the beginning.

Many thanks to June who put so much work into organising another fun and successful evening. Everyone had a fantastic time.



FEEDBACK

"Wow! What an amazing band! And a fabulous evening! We danced so much we could hardly move the next day! Delicious food, lovely venue – Thank you so much for organising it! The best yet!!"

"It was a great evening last Friday dancing to The Debonairs 60's music after a delicious meal in Moor Park mansion. A good time was had by all and we would like to thank the team, most especially June, for all effort she puts into organising such an event. Fun seeing all the 60's outfits too!"



LRA EVENTS CALENDAR

JUNE 2018

Wed 6th & 20th June Bridge Club

Thurs 21st June Garden Club

Fri 22nd June Wine Club

Argentinian wine tasting with speaker

JULY 2018

SUN 1ST JULY LRA SUMMER PARTY:
Mad Hatter's Tea Party at The Barn

Wed 4th & 18th July Bridge Club

Sun 29th July Wine Club Summer lunch

AUGUST 2018

Wed 1st & 15th August Bridge Club

FURTHER DATES FOR YOUR DIARY

FRI 21ST SEPT LRA QUIZ NIGHT - TBC

WEBSITE

www.lraonline.org.uk/calendar

Data Protection:

On 25th May 2018 General Data Protection Regulation (GDPR) laws came into force. The LRA takes the privacy of its members' data seriously and our GDPR Policy can be found on the website.

The Chairman's lunch



Every year, it is the tradition for the Chairman of the Loudwater Residents' Association to host a lunch to say thank you to everyone who has helped to make Loudwater what it is. A host of people freely give their time and energy into running the social side of the area and this is a great opportunity to thank them. As it was my third Chairman's Lunch, I wanted to do something different so I wrote a poem to thank everyone:



Thank you all for coming to this lunch, I couldn't ask to be surrounded by a more talented bunch. Loudwater is an area of beauty and charm. You are the ones who protect it from harm. The effort to make Loudwater bloom, is made by everyone in this room. Our great distributors will get the first mention. Braving weather contravening the Geneva Convention, but whether they battle through rain or skip through shine, the Ol' Trout always gets through on time.

I want to thank . . . Steve and Linda, Anne and John delivering in the rain with your raincoats on. Elizabeth, Helen, Diana and Nick, setting world records as you're so quick. Thanks to

Brenda, Sigi, Herbie and June. When people get their Ol' Trouts, they are over the moon. And David, Rosemary, Denise and Roy depositing Ol' Trouts like a horse in Troy. And to Diana and Sandy, Michael and Nan, flying round the neighbourhood like superman. Heather, Marion, Henry and Carole, as fast as bullet fresh out of the barrel.

Onto the clubs now... If you want a drink of something good, you need to start with two Homewoods. Add to the mix Colin and Carole, and now we have wine by the barrel. And finally add in Tony and Pat, to enjoy your wine by the vat. If you're like Margaret, Barbara and Roger Trigg, you might like getting in the garden to dig, it's pleasant to the eyes and the noses, especially when you come up smelling of roses. Now for another type of club, this one comes with a spade and a heart. Hats off to Janis, John and June, to play bridge like you, you must be smart. Thanks to Percy who does his golfing thing, once a year, I hear, he likes to swing. And Heather, yes that's right, you're getting a thank you again, looking after us as councilor, can I get an Amen? Together with Robert, a bit of a rarity, running the board **and** running for charity. I want to thank the committee which is second to none, donating time and experience by the tonne.



Thank you to Sue with your decades of labours, the smiling face of Loudwater, greeting new neighbours. And if Pat didn't do your finance bit, we know we'd all be sitting in the . . . trouble! And helping her we have Bill Hall, asking auditing questions coz you know

it all. Since John has given all the roads his attention, we all thank him, as do our tyres and suspension. We'd be lost without Mike our planning encyclopedia, you're better than Googling or asking social media.



Andrea has taken over the Ol' Trout to write, under her guidance it is all shiny and bright. But what makes it especially glinting, is Gibbs Gillespie who look after the printing. And without June from Events with your style and flair, all we'd be eating now is dust and air. To Anni who has been sent from heaven, she's the one who keeps the whole show together. And thanks to Mike and Les for your help this morning, laying out tables while others were yawning. So thank you one and thank you all - united we stand, divided we fall!

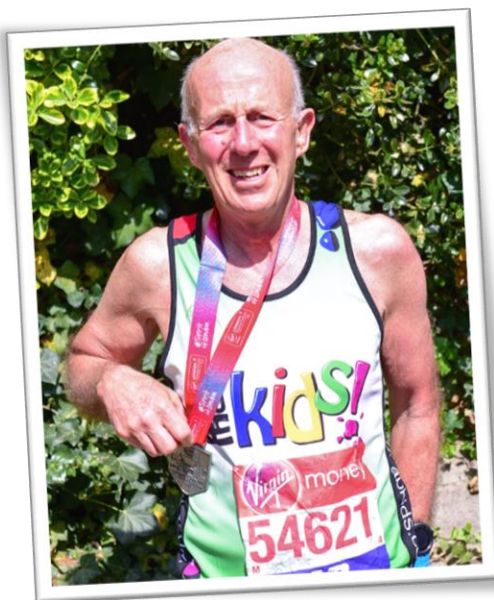


The food was amazing and it was great to see everyone again, and also to meet new residents who have volunteered their time to help Loudwater.

Massive thanks go to June Gili-Ross, our Events Secretary, who arranged this very successful event.

Alex Buxton, LRA Chairman

Robert Kenison completes hottest ever London Marathon



On the 22nd April, former Ol' Trout editor and Chairman of the Loudwater Estate Board Robert Kenison, ran what has since been officially recorded as the hottest ever London Marathon. In temperatures which peaked at just

over 24 degrees centigrade, he completed the 26.2 miles in an incredible 4 hours and 7 minutes. Robert admitted that it was tough going, but was understandably delighted to have made it.

He was running to raise money for a great charity that is close to his family's hearts – Phab Kids. Phab inspires and supports children, young people and adults with and without disabilities to make more of life together - breaking down community barriers, reducing social isolation, and creating opportunities for disabled people to enjoy the same activities and challenges as, and alongside, those without a disability.

Robert shared that, over the last 10 years his son Tom and daughter Alexandra have been supporting Phab Kids. They attend weekend and week Phab club activity holidays as volunteers. Alex and Robert ran the Marathon together.

Roberts' fundraising and sporting endeavours continue. On 29th July he will be tackling Prudential Ride London, a 100 mile cycle, with his older brother – once again raising money for Phab Kids.

Robert would like to thank all those who have kindly sponsored him in his support of Phab. If you would also like to, please do visit his fundraising website:

<https://uk.virginmoneygiving.com/robertkenison>

Congratulations Robert on your great marathon achievement and no doubt in your upcoming cycle challenge too.



Remembering Gary Coster

Sadly, earlier this year Loudwater lost a much loved resident, Gary Coster. Here his wife Buzz, pays tribute to him.

23 December 1941 – 19 February 2018

Whatever else Gary might have achieved in his life, in Loudwater Gary will forever be remembered for his love and knowledge of wine. He was never happier than sharing a good bottle with friends, something he found ample opportunity to do after the formation of the Loudwater Wine Club. Gary reveled in his role of Event Coordinator for the club, carefully

putting together each year's programme, selecting suitable topics and speakers to broaden members' knowledge. He presented a few tastings as well and it was always noticeable that local stores ran out of Gary's recommendations after such events.

Gary's enthusiasm and his positive outlook were reflected in every aspect of his life, from work to wine, as well as his friendships and hobbies. He was perpetually cheerful, even when ill health curtailed his physical abilities and will be greatly missed for the fun and laughter he brought to every occasion.



Giving people and furniture a second chance

9 Lives Furniture is a Rickmansworth based charity which exists to put unwanted furniture to good use, to prevent re-useable materials going to waste and help thousands of people create a safe home environment.

9 Lives will collect locally free of charge from donators, and deliver from their showroom in Wharf Lane, Rickmansworth, WD3 1HA.

Their showroom is open to the public selling furniture, pictures, books, kitchenware, vintage items and objects of interest at the lowest price possible. There is also a referral system in place that enables customers on means tested benefits to receive a 50% discount.

9 Lives also provides vocational training to people who specifically (but not exclusively) are recovering from mental ill health or who have a learning disability. These courses are provided free. Students can enjoy converting a piece of unwanted furniture into something special for resale in the shop. Techniques taught include how to strip, wax, polish or paint furniture. Restoring furniture can be very therapeutic; it helps build self-esteem, confidence and improve social skills working within a small friendly environment.

One student on completion said 'I have really learnt a lot on this course, and have met some lovely people. I have got some of my confidence back. Thank you for the opportunity'

Contact on 01923 718666 or marie@9livesfurniture.org.uk

www.9livesfurniture.org.uk



New book club: Cover 2 Cover

The LRA Book Club is now up and running! On the day the e-mail went out asking residents if they would be interested in joining an LRA Book Club, the membership list was full by lunchtime.

We hope to cover a wide range of literature, seeking to provoke thought, opinion and discussion. It is also a good opportunity for residents to meet and socialise with each other. We meet monthly, taking turns to host in our homes.

At the moment the Club is full, having eight members. This number will allow everyone to be able to contribute to the discussion, but if you are interested in joining, let me know and should a vacancy arise, I will contact you.

June Gili-Ross, Club Leader

Tel: 01923 562630

junegr@hotmail.co.uk

Yoga @ Loudwater

Everyone knows about the benefits of keeping fit and healthy. Yoga (Hath Yoga in particular) is a form of exercise that keeps the body supple and flexible with gentle stretches. It also has a benefit to our mental well-being when practiced with awareness – in a mindful manner.

Dr Tarun Mittal, who is a Consultant Radiologist in one of the local hospitals is a trained Yoga teacher and runs classes in mindful hath Yoga on Sunday mornings from 9-10:30am at his house. These classes are free for Loudwater residents and suitable for anyone aged between 14-75 years. If you wish to try or join the classes, please email Tarun on t.mittal@outlook.com.

Garden Club update

All our visits were affected to some extent by bad weather last year but, in spite of this, we managed three enjoyable trips.

Following our trip to the Tulip Festival at Pashley Manor in April, we went to the Hillier Gardens at Romsey where the huge herbaceous borders were at their peak of variety and colour. It was an enjoyable day but we needed our brollies. Our third trip was in October to see the autumn colour at Sheffield Park. It rained all the way down to Sussex but stopped just as we arrived, so we were able to walk around the extensive grounds of the Arboretum and enjoy the colours, even if the views were a little misty.

We did better closer to home. We organise two special afternoon visits a year to private gardens in the local area and for these the sun shone. The first was to the garden of Kate Stuart Smith in Bedmond, where we walked, bathed in sunshine, round the lovely herbaceous borders and the amazing kitchen garden, and had tea and cake on the terrace. The second was to the garden of our Secretary, Roger Trigg, which he opens every year for the National Gardens Scheme. Roger is a plantsman and his garden is always full of interest.

In November when we normally hold our very popular Gardeners' Question Time evening, Jim Buttress, who leads



our panel of experts, contacted us to say that sadly his wife had been taken into hospital with terminal cancer and he was cancelling all his engagements. We felt that any other event would be inappropriate in the circumstances (Jim is a very old friend to the Club) and our members all agreed that the event should be cancelled for this year. Jim's wife died just before Christmas but in February he let us know that that he and the team were carrying on and would be back with us this November.

We had a very well-attended AGM in February, followed by a film of the Gardens of Heligan, and we have a full programme of events organised for this year. We have just got back from the first of these, a wonderful trip to the Savill Garden at Windsor, where the rhododendrons and azaleas were in colourful bloom, followed by a visit to Cliveden. We had a most enjoyable day.

We always welcome new members and you don't have to be passionate gardeners, just people who enjoy visiting beautiful gardens. Come and join us.

Margaret Jarrett

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Japanese Knotweed

Planning Secretary Mike Sindic, once again shares his knowledge with us – this time in relation to the dreaded plant life, Japanese Knotweed.

A county court judge recently gave a judgment in what is thought to be the first agreed claim for damages arising from the existence of Japanese Knotweed on a neighbour's land. Although it is not a binding decision it could open the floodgates for a large number of other claims, particularly if it is challenged in the higher courts and upheld.

Japanese Knotweed (JKW) is a bamboo-like plant that is very strong and grows incredibly quickly. It can spread underground through its roots. As it grows, JKW can cause damage to drains, paths and walls. Many mortgage lenders will not agree to lend against a property that is located within seven metres of JKW. This makes it very difficult for existing owners to sell their property.

The Wildlife and Countryside Act 1981 makes planting it a criminal offence. The Environmental Protection Act 1990 and the subsequent Environmental Protection Act (Duty of Care) Regulations 1991 categorise JKW as 'controlled waste' and specify that a licence is required to deal with, treat, and dispose of it. Failure to obtain such a licence is an offence. As such, the removal of JKW should be undertaken by a licensed person or agency. Inevitably, this tends to be expensive.

In *Williams & Waistell v Network Rail Infrastructure Ltd* (2nd February 2017) two adjoining bungalow owners brought claims against Network Rail for allowing JKR roots and shoots on their land to spread under their bungalows. The actions were heard jointly, and

they claimed an injunction requiring the removal/treatment of the JKW and damages. Their claims were based on private nuisance i.e. unreasonable interference with their land.

The bungalows are in Maesteg in South Wales. No 1 cost £49,500 in 2003 and No 2 cost £65,000 in 2012. The bungalows are at the top of an embankment leading down to the railway line below. Network Rail own the land up to their boundaries.

The JKW has been present on the embankment for at least 50 years but the complaint was not actually made until 2013. However, Network Rail were aware some years before of the danger posed to the bungalows by the JKW on the embankment.



Japanese Knotweed can cause physical damage to property and so any claim for damages is likely to include:

- Cost of removing the JKW or an order requiring the defendant to remove it.
- Cost of any remedial works to the claimant's property.
- Compensation for reduction in property value due to the existence of JKW making it difficult to sell.

In relation to damages in most nuisance claims, the claimant must have suffered some actual physical

damage or an unreasonable interference with their property rights, which has caused the loss of enjoyment of their property or proprietary interest. The judge's decision in *Waistell* introduces the possibility that a claim can be pursued even where no actual damage has been sustained.

The judge held that a claim based on an encroachment by the roots was not actionable unless actual damage had been caused. This re-affirmed the principle that a claimant needs to actually suffer some damage for a claim to be actionable. However, the judge did maintain that the JKW interfered with Waistell's property as he could not sell it for full market value, therefore a claim for nuisance was justifiable. The judge explained that the nuisance could be nearby and did not require an actual encroachment from Network Rail's land onto Waistell's land.

The Court concluded that damages was the appropriate remedy. The Court awarded each claimant £10,000 to offset reduction in property value and £4,320 for treating the JKW on their land. It also awarded £350 per year as general damages for loss of amenity. However, it should be noted that the case lasted three days in Court and involved detailed evidence from JKW experts and property valuers. Also, lawyers acted for both sides, so the legal costs must have been many times the damages awarded. However, similar awards on a *pro rata* basis in respect of more expensive properties could lead to substantially higher awards.

I will report on this further if indeed an appeal is lodged.

Mike Sindic

(David Maycox & Co)

Planning update

From w/c 5 February to w/c 14 May 2018

APPLICATIONS

Retrospective: Erection of a horse walker with hard surface base

Trout Rise Farm Troutstream Way Loudwater Hertfordshire WD3 4LB Ref. No: 18/0175/RSP | Received: Tue 23 Jan 2018 | Validated: Mon 05 Feb 2018 | Status: Decided

Extension and alterations to existing car parking area

Loudwater House Loudwater Drive Loudwater WD3 4HN Ref. No: 18/0366/FUL | Received: Fri 16 Feb 2018 | Validated: Mon 19 Feb 2018 | Status: Decided

Single storey rear extension with balcony at first floor level

Jacasupi Lower Plantation Loudwater WD3 4PQ Ref. No: 18/0445/FUL | Received: Thu 01 Mar 2018 | Validated: Wed 07 Mar 2018 | Status: Pending Consideration

Demolition and rebuild of existing garage

Farm Cottage Farm Lane Loudwater Hertfordshire WD3 4JX Ref. No: 18/0337/FUL | Received: Mon 12 Feb 2018 | Validated: Fri 23 Mar 2018 | Status: Pending Consideration

Discharge of Condition 3 (Samples), Condition 4 (Landscaping), Condition 5 (Surface Water Drainage) pursuant to planning permission 16/1984/FUL

Kingfishers Overstream Loudwater Hertfordshire WD3 4LD Ref. No: 18/0680/DIS | Received: Wed 28 Mar 2018 | Validated: Wed 04 Apr 2018 | Status: Pending Consideration

Non-material Amendment to planning permission 16/1984/FUL: Alteration to frontage and driveway

Kingfishers Overstream Loudwater Hertfordshire WD3 4LD Ref. No: 18/0679/NMA | Received: Wed 28 Mar 2018 | Validated: Wed 04 Apr 2018 | Status: Pending Consideration

Two storey front and side extension incorporating a basement, two storey rear extension and roof extension to form habitable accommodation including dormers

Thatches Loudwater Lane Loudwater Hertfordshire WD3 4HY Ref. No: 18/0753/FUL | Received: Wed 11 Apr 2018 | Validated: Wed 11 Apr 2018 | Status: Pending Consideration

Retrospective: Extension to drive through removal of grass

Pheena Chess Lane Loudwater Hertfordshire WD3 4HR Ref. No: 18/0502/RSP | Received: Thu

08 Mar 2018 | Validated: Thu 12 Apr 2018 | Status: Pending Consideration

Construction of a summerhouse in back garden

Rooks Hill Cottage Rooks Hill Loudwater Hertfordshire WD3 4HZ Ref. No: 18/0678/FUL | Received: Thu 29 Mar 2018 | Validated: Thu 19 Apr 2018 | Status: Pending Consideration

Part Retrospective: Partial conversion of barn into habitable accommodation for use with existing livery yard

Trout Rise Farm Troutstream Way Loudwater Hertfordshire WD3 4LB Ref. No: 18/0768/RSP | Received: Thu 12 Apr 2018 | Validated: Mon 23 Apr 2018 | Status: Pending Consideration

Single storey rear extension and new pitched roof to existing rear extension

3 Armitage Close Loudwater Hertfordshire WD3 4HL Ref. No: 18/0852/FUL | Received: Tue 24 Apr 2018 | Validated: Mon 30 Apr 2018 | Status: Pending Consideration

Non-material Amendment to planning permission 17/2674/FUL: Alterations to layout and fenestration at ground floor and basement level

Beechen Hill House Sarratt Lane Loudwater Hertfordshire WD3 6AA Ref. No: 18/1017/NMA | Received: Tue 15 May 2018 | Validated: Thu 17 May 2018 | Status: Pending Consideration

Single storey side and rear extensions to detached garage

Ashleigh Lodge Drive Loudwater WD3 4PT Ref. No: 18/1000/FUL | Received: Mon 14 May 2018 | Validated: Mon 14 May 2018 | Status: Pending Consideration

DECISIONS

Demolition of existing dwelling and construction of a replacement six-bedroom dwelling

Ambledown Chorleywood Road Rickmansworth WD3 4ES Ref. No: 17/2525/FUL | Received: Mon 04 Dec 2017 | Validated: Mon 04 Dec 2017 | Status: Approved

First floor rear extension, loft conversion and single storey rear extension

Bentley Violet Way Loudwater WD3 4JP Ref. No: 17/2618/FUL | Received: Mon 18 Dec 2017 | Validated: Wed 27 Dec 2017 | Status: Approved

Two storey side extension with enlargement to raised patio level, and alterations to existing retaining wall

Larchmead Trout Rise Loudwater WD3 4JZ Ref. No: 18/0048/FUL | Received: Tue 09 Jan 2018 | Validated: Thu 11 Jan 2018 | Status: Approved

Demolition of existing dwelling and construction of replacement two storey dwelling including alterations to land levels

Beechen Hill House Sarratt Lane Loudwater WD3 6AA Ref. No: 17/2674/FUL | Received: Sat 23 Dec 2017 | Validated: Thu 11 Jan 2018 | Status: Approved

Retrospective: Erection of a horse walker with hard surface base

Trout Rise Farm Troutstream Way Loudwater Hertfordshire WD3 4LB Ref. No: 18/0175/RSP | Received: Tue 23 Jan 2018 | Validated: Mon 05 Feb 2018 | Status: Approved

Erection of part single, part two storey front extension, single storey rear extension, alterations to fenestration, increase in ridge height including rear dormer windows and rooflights creation of new crossover and gates

Son Trobat Overstream Loudwater WD3 4LD Ref. No: 18/0124/FUL | Received: Wed 17 Jan 2018 | Validated: Wed 17 Jan 2018 | Status: Approved

Extension and alterations to existing car parking area

Loudwater House Loudwater Drive Loudwater WD3 4HN Ref. No: 18/0366/FUL | Received: Fri 16 Feb 2018 | Validated: Mon 19 Feb 2018 | Status: Approved

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