



## GENERAL INFORMATION

**Site Location:** St David's Square, Westferry Road, London,  
**Case Ref. No.:** PA/10/2786  
**Meeting Location:** St David's Square, Concierge Office  
**Meeting Date:** 24<sup>th</sup> June 2011  
**Meeting Time:** 10.30am

### Present:

#### Council:

Ila Robertson (IL) Applications Manager  
Mandip Dhillon (MD) Planning Officer

#### Applicant / Agent:

Tim Edens (TE) Agent  
Mr Fred Sutton (FS) Resident  
Mr David Scoular (DS) Resident  
Mr Mark Smith (MS) Resident  
Mr Tariq Khan (TK) Management Company (St David's Square)

#### Other

Mark Jones (MJ) Crime Prevention Officer

## PURPOSE OF MEETING

Following the presentation of the St David's Square application at the April planning committee, with a recommendation for refusal for the erection of gates, fencing and landscaping around the perimeter of the St David's Square estate, members deferred the determination of the application requesting Officers facilitate a meeting between residents, the planning agent and the Crime Prevention Officer and Safer Neighbourhood Sergeant. These talks were requested to explore alternative possibilities to the provision of gates around the St David Square estate. Members also requested further information with regard to crime levels in the area.

IR confirmed that since the committee 2 reports have been prepared by Mark Jones, Crime Prevention Officer. One report looks at crime statistics within the area. The second report provides Options and recommendations for measures to address the concerns around the St David's estate.

MJ confirmed that the Safer Neighbourhood Officer would not be able to attend the meeting today, although any information which Mark Jones was to relay today on behalf of the Safer Neighbourhood Team would be verified in an email from the Officer.

### **Supplementary Information submitted by Applicant**

FS queried whether the list of measures submitted by Tim Edens would be presented to members during the future committee meeting. It was also queried whether Officers would make a further recommendation to members.

IR confirmed that the full list would be presented as it has been provided to Officers. In addition, as the committee has now changed, the application will be heard afresh, only one councillor who was present

9. Mosquito devices – residents not keen, some doubts on legality - not carried forward(2009)

Mosquito devices emit high pitched sounds which are only audible to those under the age of 16. This was considered by residents to have legal implications as to whether there was a possibility to be challenged and was not therefore implemented at the site. MJ commented that this was not a solution suitable for residential estates.

10. Extra Concierge manning at peak incursion times - quite effective, expensive(2009)

This was implemented on a frequent basis in 2009. This has now been scaled back due to funding and additional concierge manning only takes place during peaks times, such as school holidays.

11. Planters between Falcon and Consort Houses – quite effective in general, but unfortunately not at all against those who wish to cause trouble(2010)

This measure was implemented and is evident at the site.

12. c75 bike racks installed in the garage, to keep off open areas and balconies – part successful but vulnerability of garage doors has reduced effectiveness(2010)

Bike racks are still in situ within basement car park.

13. Partial blocking of Ferry Street entrance – marginally effective(2010)

The entrance was partially blocked with additional landscaping.

14. Issuing new more secure garage entry fobs – in progress(2011)

15. From police visit, we are investigating speeding up garage closure times to stop pedestrian access, possibly our biggest problem – considered to be unlikely to be effective as to be fast enough to stop intrusions could be risky to vehicles using the garage. (2011)

The applicant/residents advised that the company who make the hydraulic gates are unwilling to speed up the garage door closure as it is not considered safe.

IR queried whether the response provided were the only comments which would be submitted to the council in response to the report prepared by the Crime Prevention Officer?

TE advised that the applicants may wish to provide a formal response subject to the progress of the meeting held today.

IR advised that the committee members will ask if the applicants have changed the planning application following the report issued and the site visit and Officers will be required to provide formal feedback.

FS queried when the application is likely to be heard by members.

IR advised that this will be subject to the coordination of available dates, as it is considered necessary to have the Crime Prevention Officer present and the Safer Neighbourhood Officer. It may go to the August committee meeting.

TE stated that while consideration of the crime statistics is taken on board, it takes no account of anti-social behaviour as this is not recorded as crime.

IR advised that this may be the case, however, Officers do now have a copy of the log book which provides details of anti social behaviour on the estate.

MS advised that the concierge office are unlikely to record every incidence of anti-social behaviour as it happens so frequently, and especially where repeat incidents occur with the same people.

**Comments from the Safer Neighbourhood Team.**

MJ advised that the Option report has identified that a cycle entrance and planters at the East Ferry entrance into the St Davids Square estate alongside improved signage would re-direct people away from the walking through the estate.

FS queried whether these works required planning permission.

IR advised that this low level intervention is unlikely to require planning permission.

FS stated that he considers the proposal would not impact upon the permeability of the site.

Officers were shown the location of the existing bollards which are not visible as they are permanently in the 'open' position.

#### Riverside Walkway entrance

FS advised that the major concern at this entrance point was from trail and quad bike entering the site and as a result, large planter boxes were systematically placed at this location to stop large vehicles entering at this point. It has been somewhat successful.

MJ suggested that the current system looked to be a good solution and it could be used alongside further planters and an anti-cycle barrier.

FS stated that the residents association are seeking to ensure that the suggestions they are putting forward deter children, whilst preventing the development from looking like a fortress and attracting higher order crime. It was also stated that the Option 1 solution put forward was piecemeal.

#### Railings (Lookout points along River Walkway)

MJ advised that in order to prevent the crimes occurring and prevent access into the estate, it was necessary for the height of the gates and railings to increase which would ensure security.

FS stated that this was not considered to be necessary and residents will not be proposing to increase the height of the gates and railings.

IR advised that residents should provide justification in response to the report put forward by Mark Jones and state why Residents are not accepting the recommendations.

MJ noted the anti-climb signage on some of the walls and railings around the estate and commented that this was a positive deterrent in this particular location given the height of these particular walls and railings above.

Officers were then shown the location of the Thames Walkway access point at Pointers Close which allows access from Westferry Road to the Thames Path.

#### Central Water Feature

MJ advised that a possible solution to resolve the concerns at the water feature could be to gate off the water feature at either end.

IR queried whether the applicants had considered landscaping the area.

FS stated that the residents who had purchased properties around the water feature had paid a premium to overlook the water feature and were not in favour of landscaping it. However the existing feature has had to be drained due to maintenance problems. The residents association are looking to undertake a cost analysis of the maintenance of the water feature as there have been problems with the water feature on a number of occasions. This would be weighed against a landscaping scheme in the central area.

TE stated that the provision of a landscaped area in the place of a water feature is not likely to remove the problem of the anti-social behaviour as it is likely to have its own associated problems.

FS advised that the current solutions put forward were a systematic plan to stop kids coming into the estate to prevent thefts. The gates solution is considered to be comprehensive whereas Option 1 of the Crime Prevention Officers report is considered to be piecemeal.

FS stated that during pre-application advice with the local police some time ago, the residents association were advised that lifting bollards are not successful as children like to swing on them.

IR advised that whilst this may have been advice received in the past, they have been extremely successful at Virginia Quays.

TE advised that there would be no highways impact from the location of the gates.

IR confirmed that the highways team had confirmed that the gates had no impact upon the local highway network and this had not previously been raised as a concern.

MJ advised again that the height of the existing railings and the proposed vehicular gates would need to be increased to provide the security that the residents association are seeking to achieve.

FS reiterated that the estate is not seeking to fully enclose itself or create a fortress and it is acknowledged that the proposals will not keep all intruders out of the estate.

#### Corner of Westferry Road and Ferry Street

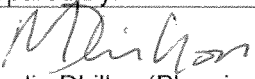

The signage at the junction of Westferry Road and Ferry Street could be improved providing enhanced directional signage and links for passers by to the Thames Walkway.

#### **Committee**

IR stated that the applicants are now advised to consider whether they would like to amend their proposal in any way as the new proposal will need to be re-assessed.

Any revisions will need to be reconsulted on and an assessment made as to their acceptability.

TE advised that he would contact the LPA in due course to advise whether there would be any amendments proposed to the current submission.

Prepared By:	Approved By
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