

<b>Committee:</b> Development	<b>Date:</b> 19 <sup>th</sup> October 2011	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b> 6.1
<b>Report of:</b> Corporate Director of Development and Renewal  <b>Case Officer:</b> Mandip Dhillon		<b>Title:</b> Planning Application for Decision  <b>Ref No:</b> PA/10/2786  <b>Ward(s):</b> Milwall	

## 1. APPLICATION DETAILS

**Location:** St David's Square, Westferry Road, E14  
**Existing Use:** Residential  
**Proposal:** Erection of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter estate.

**Drawing No's:** E101-00A, E02-02, E02-01, P02-01, P02-04, P02-03, E02-04, E02-03, P02-02 and E01-01.

Supporting documentation:  
 Planning Report prepared by T.J.Edens

**Applicant:** Consort Property Management  
**Owner:** Freehold Managers PLC  
**Historic Building:** None within site, however site adjoins the Ferry House Pub which is Grade II listed.  
**Conservation Area:** South eastern corner of the site only- Island Gardens conservation area

## 2. RECOMMENDATION

2.1 That the committee notes the details of this report and officers' advice regarding the appropriate form of the suggested reasons for approval when resolving to approve the planning application proposing the erection of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter estate.

## 3. BACKGROUND

3.1 At its meeting of 14<sup>th</sup> September 2011, the Council's Development Committee resolved **NOT TO ACCEPT** officers' recommendation to REFUSE planning permission for the of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter estate.

3.2 Members were minded to approve planning permission for the following reasons:

-The levels of crime were perceived to provide exceptional circumstances for allowing the provision of a gated community.

3.3 Officers have interpreted members' reasons/comments and have drafted the following reason for approval to cover the points raised:

- *The proposal to introduce security measures at the site are considered necessary due to the perceived levels of crime at the application site and therefore warrant the provision of gates and fixed means of enclosure and is a material consideration that*

*outweighs the requirements of policies DEV3 and DEV4 of the Interim Planning Guidance 2007 and policy SP09 of the Core Strategy 2010.*

- 3.4 That the Head of Planning and Building Control is delegated power to impose conditions on the planning permission to secure the following:

#### **Conditions on Planning Permission**

- 1) 3 year Time Period
- 2) Development to be carried out in accordance with the approved plans
- 3) Materials and detailing of walls to match existing
- 4) Railings to be painted black to match existing
- 5) Any other condition(s) considered necessary by the Corporate Director Development & Renewal.

#### **4.0 APPLICATION HISTORY**

- 4.1 The current planning application PA/10/2786 was first presented to the Development committee on 6<sup>th</sup> April 2011 with a recommendation for refusal. At the 6<sup>th</sup> April 2011 planning committee, Members deferred the decision on this application in order to seek further information on the following matters:

- The levels of anti-social behaviour at St David's Square and comparable levels with the remainder of the Isle of Dogs and the Borough;
- The availability of alternate routes to Thames Walkway and Westferry Road and any likely access restrictions.
- It was also recommended that a meeting of Millwall Crime Team, the local Police and residents should be arranged to discuss problems of anti-social behaviour affecting St David's Square.

- 4.2 Following the Development Committee, the Councils Crime Prevention Officer prepared two reports relating to the site, one relating to safer by design crime prevention measures and the second looked at crime statistics in the Isle of Dogs and at the application site. The Crime Prevention Officer advised, following an analysis of the crime levels at the estate that the crime were not of an exceptional level to warrant the gating of the development site and other measures should be used such as safer by design measures.

- 4.3 The applicants also provided further information prior to the Development Committee meeting detailing the incidents recorded on site, measures which had been implemented on site to date and details provided from the Management company relating to cycle parking provision.

- 4.4 Following the submission of additional information, an on-site meeting was arranged at St David's Square which was attended by the Crime Prevention Officer, the Planning agent, members of the residents association at St David's Square, a member of staff from the concierge desk at St David's Square and planning officers. The meeting principally focused on assessing the options put forward by the Crime Prevention Officer which involved interventions at the site without providing gates. All of this information was before members at the September 14<sup>th</sup> Development Committee, with an officer's recommendation to refuse planning permission. As stated above, the 14<sup>th</sup> September Development Committee resolved not to accept the officer's recommendation, in view of the perceived levels of crime specific to St David's Square estate.

#### **5. IMPLICATIONS OF THE DECISION**

- 5.1 Whilst Members are minded not accept the officer's recommendation to refuse planning permission in view of the exceptional circumstances related to this particular case, Policy

SP09 of the Council's adopted Core Strategy explicitly states that Council will protect, promote and ensure a well connected, joined up street network that integrates street types and users by not supporting developments that create gated communities which restrict pedestrian movements. Future planning applications for similar forms of development will need to continue to be considered in accordance with policy SP09 of the Core Strategy and the principle for resisting gated communities unless other material considerations indicate otherwise. Members are reminded that each case should be judged on its individual merits.

- 5.2 Members are advised that this application may be referred to when future applications and appeals for gated communities are submitted to the Council in the future although each case should be judged on its individual merits.

## **6. CONCLUSION**

- 6.1 All other relevant policies and considerations have been taken into account. It is recommended that Members consider the draft reason for approval and associated conditions alongside the previous reports presented to the 6<sup>th</sup> April and 14<sup>th</sup> September 2011 Development Committees (both appended to this report) and Section 4 of this report and determine the planning application as they see fit.

(The appendices referred to in the 14<sup>th</sup> September 2011 Development Committee report are not appended to this report, but can be obtained from the Council Website or Democratic Services.)