

## Minutes

### PETITION HEARING - CABINET MEMBER FOR ENVIRONMENT, HOUSING & REGENERATION

23 March 2022



Meeting held at Committee Room 6 - Civic Centre,  
High Street, Uxbridge

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p><b>Cabinet Member Present:</b><br/>Councillor Eddie Lavery</p> <p><b>LBH Officers Present:</b><br/>Neil Dowsing, Programme Manager<br/>Jenny Evans, Capital Programme Works Service Manager<br/>Liz Penny, Democratic Services Officer</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b><br/><i>(Agenda Item 1)</i></p> <p>There were no declarations of interest.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2. | <p><b>TO CONFIRM THAT THE BUSINESS OF THE MEETING WILL TAKE PLACE IN PUBLIC</b> <i>(Agenda Item 2)</i></p> <p>It was confirmed that all items were in Part I and would be considered in public.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3. | <p><b>TO CONSIDER THE REPORT OF THE OFFICERS ON THE FOLLOWING PETITION RECEIVED:</b> <i>(Agenda Item 3)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4. | <p><b>WALLINGTON CLOSE, WEST RUISLIP - PETITION REQUESTING NEW FENCING AND RESTRICTIONS ON VEHICULAR ACCESS BEYOND ST CATHERINE'S FARM COURT</b> <i>(Agenda Item 4)</i></p> <p>Petitioners addressed the Cabinet Member and highlighted their concerns. It was noted that, on 18 February 2022 during Storm Eunice, a fence panel had blown down. This had been reported to the Council but had yet to be fixed. Furthermore, an old sign at the entrance to St Catherine's Farm Court stating 'No Parking Beyond this Point' was no longer required and needed to be removed.</p> <p>The Cabinet Member was informed that petitioners were very pleased with the requested shrub clearance work which had already been undertaken in response to their petition. The Council had agreed to review this work on an annual basis. Petitioners requested that they be kept informed of the proposed annual inspection dates.</p> <p>The Cabinet Member was advised that all residents had been issued with fobs for the traffic barrier at the site entrance. Petitioners had believed that these would be solely issued to Sheltered Housing occupants hence had been surprised to learn that all residents on the site had received one. There had been no consultation in relation to this and it was noted that some private residents were using the car park intended for Sheltered Housing occupants and their visitors. This was unacceptable since private residents had their own allocated parking space at the end of Wallington Close and</p> |

meant that Sheltered Housing occupants sometimes struggled to find parking spaces. There was no enforcement of the parking rules or policing of the site.

Health and safety concerns were raised since the elderly residents of the sheltered accommodation were at times obliged to navigate moving vehicles. Further screening was also requested since some residents were still subjected to car headlights reaching into their homes despite the presence of the fence. It was noted that many residents had purchased their houses many years ago at which time they had had a pleasant natural outlook – they were now obliged to overlook a car park. The Cabinet Member was advised that dense planting had been promised in 2018 but had not been put in place – the fence was unattractive and planting in front of the fence to screen it was suggested.

Ward Councillor Philip Corthorne had submitted a written representation which was read by Democratic Services for the Cabinet Member's consideration. Key points highlighted included:

- In 2016 Cannon Brook had flooded a number of homes in Wallington Close hence the maintenance of trees and shrubs to ensure the unimpeded flow of water was vital to minimise flood risk;
- Residents appreciated the grounds maintenance work already undertaken but there was a lack of clarity in the schedule of future maintenance;
- Residents of Wallington Close recognised that St Catherine's Farm car park now had planning permission; however, they were concerned about light pollution and the need for sufficient fencing to eliminate this, together with the planting of shrubs which was part of the planning consent;
- The fallen fence panel had yet to be fixed;
- Residents had safety concerns regarding the movement of vehicles beyond the new car park to the rear of St Catherine's Farm Court. The volume of vehicular movement was giving rise to concerns regarding risk posed to the safety of residents of St Catherine's Farm Court, some of whom were elderly. The Council as landowner had a duty of care to residents based on a proper assessment of risk.

Ward Councillor John Riley was in attendance and spoke in support of the petitioners reiterating the need for the fallen fence panel to be replaced. It was suggested that additional shrubbery be planted to enhance the outlook of residents. The Cabinet Member was informed that, prior to the existence of the car park and traffic barrier, parking in the local area had been somewhat haphazard. The car park had helped to organise parking better; however, private residents had their own parking spaces across the bridge on the other side of the Brook. It was noted that deliveries were a problem – better control of vehicles entering the St. Catherine's Farm Court site was needed.

Neil Dowsing, Programme Manager, responded to the points raised in relation to parking and access – he was unable to comment on the request for parking controls / enforcement as this was a matter for the Housing Management Team. The Programme Manager claimed that the parking and access requests raised in the petition had been met. In terms of planting, it was confirmed that this had formed part of the original scheme and had been intended to screen residents from car headlights. *(The original fence had been a temporary measure and planting had been intended on the land immediately behind the fence, on land bordering the stream. Once that Planting had reached a level of maturity where it could obscure the headlights, the fence could either stay or be removed).* It was reported that delivery vehicles entering the site were

generally quiet and their headlights were barely visible through the hedge. Health and Safety concerns were minimised by the fact that vehicles were unable to drive at speed due to the layout of the site. The Cabinet Member heard that one frail individual residing in the private homes regularly used the St Catherine's Farm Court car park for convenience – the residents had no issue with this. In response to their requests for clarification, petitioners were informed that leaseholders had been issued with fobs as they had felt isolated once the traffic barrier had been installed.

Petitioners showed the Cabinet Member some photographs taken at the site in question. It was agreed that these would be forwarded to Democratic Services after the meeting. It was confirmed that, prior to the existence of the car park, the outlook had been very attractive therefore no screening had been necessary.

It was agreed that the Cabinet Member would follow the matter up with the Council's Management Team at St Catherine's Farm Court who would be requested to provide further clarification regarding the fobs and the keypad code. The Team would also be asked to comment on the management of the site and the parking enforcement / monitoring issue, noting that there would be limitations as to what could be achieved. Finally, the agreed planning permission would be reviewed with due consideration given to the request for further planting in front of the existing fencing to soften the outlook. Officers would keep the petitioners apprised of progress.

**RESOLVED That the Cabinet Member for Environment, Housing and Regeneration:**

- 1. Met with petitioners and listened to their concerns;**
- 2. Noted the work carried out to date to address the requests of petitioners; and**
- 3. Agreed to investigate with the relevant officers any further action to be taken to address issues raised by petitioners in relation to fobs, the keypad code, monitoring of parking and additional planting.**

The meeting, which commenced at 7.00 pm, closed at 7.40 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.