

# WALLINGTON CLOSE, WEST RUISLIP - PETITION REQUESTING NEW FENCING AND RESTRICTIONS ON VEHICULAR ACCESS BEYOND ST CATHERINE'S FARM COURT

<b>Cabinet Member(s)</b>	Cllr Eddie Lavery
<b>Cabinet Portfolio(s)</b>	Cabinet Member for Environment, Housing and Regeneration
<b>Officer Contact(s)</b>	Neil Dowsing, Place Directorate Jenny Evans, Place Directorate
<b>Papers with report</b>	Appendix 1 - Background information concerning recent improvement works Appendix 2 - O.S. Map Appendix 3 – Petitioner Requests Actioned Appendix 4 – Ground Floor View of St. Catherine's Court from Petitioners' Properties Appendix 5 – Additional Information from Petitioners as part of their petition

## HEADLINES

<b>Summary</b>	To inform the Cabinet Member that a petition has been received requesting maintenance of trees and shrubs along the Wallington Close side of Cannon Brook. To help meet the petitioner's requests an infill fence to bridge the gap in the existing fence alongside the car park at St. Catherine's Farm Court has been installed. Signage advising no vehicular access beyond the Car Park has been erected.
<b>Putting our Residents First</b>	This report supports the following Council objectives of <i>Our People</i> .
<b>Financial Cost</b>	The cost associated with the recommendations to this report is £1k.
<b>Relevant Select Committee</b>	Environment, Housing and Regeneration Select Committee.
<b>Relevant Ward(s)</b>	West Ruislip

## RECOMMENDATIONS

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

1. **Meets with petitioners and listens to their concerns;**
2. **Notes the work carried out to date to address the requests of petitioners; and**
3. **Determines any further action to be taken to address issues raised by petitioners.**

### **Reasons for recommendations**

The Petition Hearing will provide a valuable opportunity to hear directly from the petitioners of their concerns and suggestions.

### **Alternative options considered / risk management**

None at this stage.

### **Select Committee comments**

None at this stage.

## **SUPPORTING INFORMATION**

### **The petition**

In September 2021, a petition signed by 20 residents in Wallington Close, Ruislip, was received requesting the following:

- Maintenance of trees and shrubs along the banks of the Wallington Close section of Cannon Brook and the area of Council land that backs onto the fence of 56 Howletts Lane.
- Installation of a staggered fence section behind the newly erected fence alongside the car park currently under construction in St Catherine's Farm Court.
- Erection of signage advising no vehicular access beyond the car park.

The petitioners helpfully provided further information in the attached document set out in **Appendix 5**. As set out in this report, the Council has sought to resolve issues raised in the petition under "intelligent intervention", but the lead petitioner has since raised issues they would wish to discuss further on behalf of the petitioners.

### **Background**

St. Catherine's Farm Court is a residential complex comprising Sheltered Housing apartments. Its residents are elderly with many suffering from mobility and dementia related disabilities. Sharing the site are a number of leasehold properties. The Sheltered Housing residents have onsite parking provision in a specified area.

The leasehold residents' block located adjacent to the Sheltered Housing residents has a separate parking facility adjacent to Wallington Close. This parking provision is accessed over a

footbridge crossing over a small stream (Cannon Brook). This parking provision is shared with other residents of Wallington Close.

### **Work undertaken**

A recent improvement scheme (see Appendix 1) has been carried out to resurface the access drive, increase parking provision and install a traffic barrier. This is intended to slow traffic down on entering the site and control the number of delivery vehicles entering the site which are not serving the Sheltered Housing residents specifically. Following concerns about the traffic barrier received from the residents of the leasehold block adjacent to the Sheltered Housing residents, it was agreed that they would be issued with Fobs for the traffic barrier, on the condition that they were only to be used for bulk deliveries, removals etc.

The Council has carried out the following work regarding the concerns raised by petitioners:

1. Lack of maintenance of trees and shrubs along the Wallington Close side of Cannon Brook and along the fence of 56 Howletts Lane. This maintenance has now been carried out and going forward is to be included in a planned maintenance programme.
2. Request for additional fencing over and above a previous line of fencing that had been installed to prevent light pollution from cars beaming over into the homes along Wallington Close while parking. This additional piece of fence to close the gap has now been installed.
3. Additional signage to be erected preventing vehicles from venturing beyond the car parking provision adjacent to the car headlight protecting fence barrier. This has now been installed.

Attempts have been made to address the issues raised; however, the lead petitioner has raised ongoing issues regarding these which they would like to discuss further.

### **Ongoing issues raised by Petitioners**

Since implementing the measures requested in the petition, the petitioners have come forward to say that the measures taken still have not met their expectations as their outlook on St. Catherine's Farm Court is compromised due to the occasional presence of cars or delivery vehicles. They are therefore suggesting an extension to the existing fence – **see Appendix 4** which shows the current views from the ground floor gardens of petitioners' residences as a visual guide.

### **Financial Implications**

£114k from the Warm Safe Dry work-stream within the HRA Works to Stock 2021/22 capital budget has been released for the improvements to the parking and access road at St Catherine's Farm Court.

Within this £114k there was £5k allocated for contingency; the costs associated with the recommendations within this report detailed above with a cost of £1k will be funded from the contingency element within the £114k allocated for the St Catherine's Farm Court Car Park Improvement project contained within the HRA Works to Stock 2021/22 capital programme.

## RESIDENT BENEFIT & CONSULTATION

### **The benefit or impact upon Hillingdon residents, service users and communities**

The petitioner's requests have been implemented. Any possible car headlight pollution has been resolved as a result of the fence extension and a No Parking sign has been installed to Highways' specifications. The Horticultural maintenance team has carried out a clearance of vegetation to allay resident concerns that it caused flooding and blocked drainage channels

### **Consultation carried out or required**

None at this stage.

## CORPORATE CONSIDERATIONS

### **Corporate Finance**

Corporate Finance has reviewed this report and concurs with the financial implications above, noting that the cost associated with the recommendations detailed above of £1k will be fully funded from the 2021/22 HRA Works to Stock capital programme.

### **Legal**

The Borough Solicitor confirms that there are no specific legal implications arising from this report.

### **Infrastructure / Asset Management**

None at this stage.

### **Comments from other relevant service areas**

None at this stage.

## BACKGROUND PAPERS

Petition received.

## TITLE OF ANY APPENDICES

- Appendix 1 – Background information concerning recent improvement works
- Appendix 2 - O.S. Map
- Appendix 3 – Petitioner Requests Actioned
- Appendix 4 – Ground Floor View of St. Catherine's Court from petitioners' properties
- Appendix 5 – Additional Information from petitioners as part of their petition

## APPENDIX 1 - Background information concerning recent improvement works

St. Catherine's Farm Court has recently been subject to a programme of improvement works which received Planning Permission. SEE Fig 1.

The works consisted of the access drive into the site being re-laid. An additional 8 parking spaces have been installed which was also the subject of the fence being erected to prevent car headlight light pollution to Wallington Close residents living opposite. SEE – Fig 4. A traffic barrier has been erected near the site entrance. SEE Fig 2. This traffic barrier was installed to prevent non-residents from using the site as a parking facility and prevent access by numerous grocery and parcel delivery firms whose Sat-Nav systems guide them into the site, rather than around to the Wallington Close parking area for drop-offs. In addition, the traffic barrier would act as a traffic calming measure for those vehicles whose access is legitimate and prevent risk of accidents to residents and staff. The barrier is Fob activated and these Fobs have been issued to St. Catherine's Farm Court sheltered housing residents so that they can park on the site. There were however concerns from Leaseholders at the St. Catherine's Farm Court site that the barrier would create difficulties such as for the occasional delivery of bulk items e.g. Furniture and Removals. Following extensive dialogue, it was agreed that Leaseholders would also receive Fobs but on the condition that Leaseholders use them responsibly. Having addressed the petitioners' requests for a Fence Extension and a No Parking Sign. SEE Figs 5 & 7, officers believe that no further action is necessary.

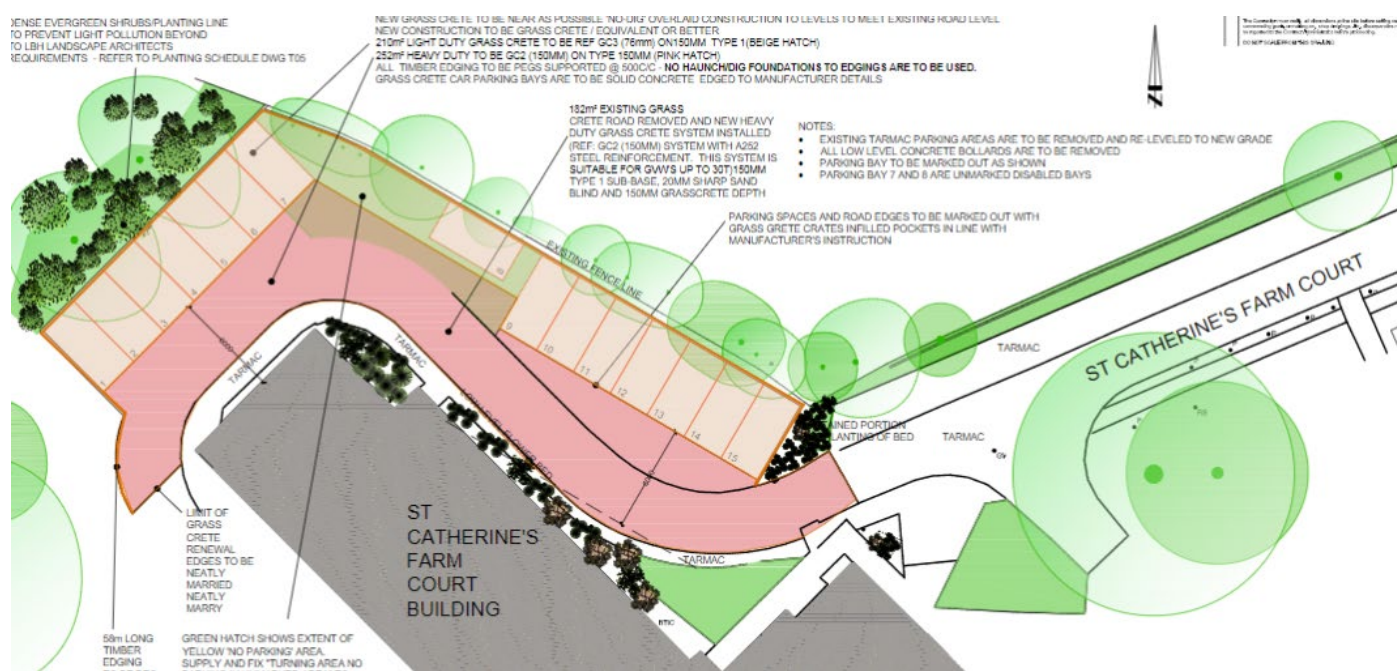


Fig.1





Fig 2 – Traffic Barrier

## Appendix 2 - O.S. Map

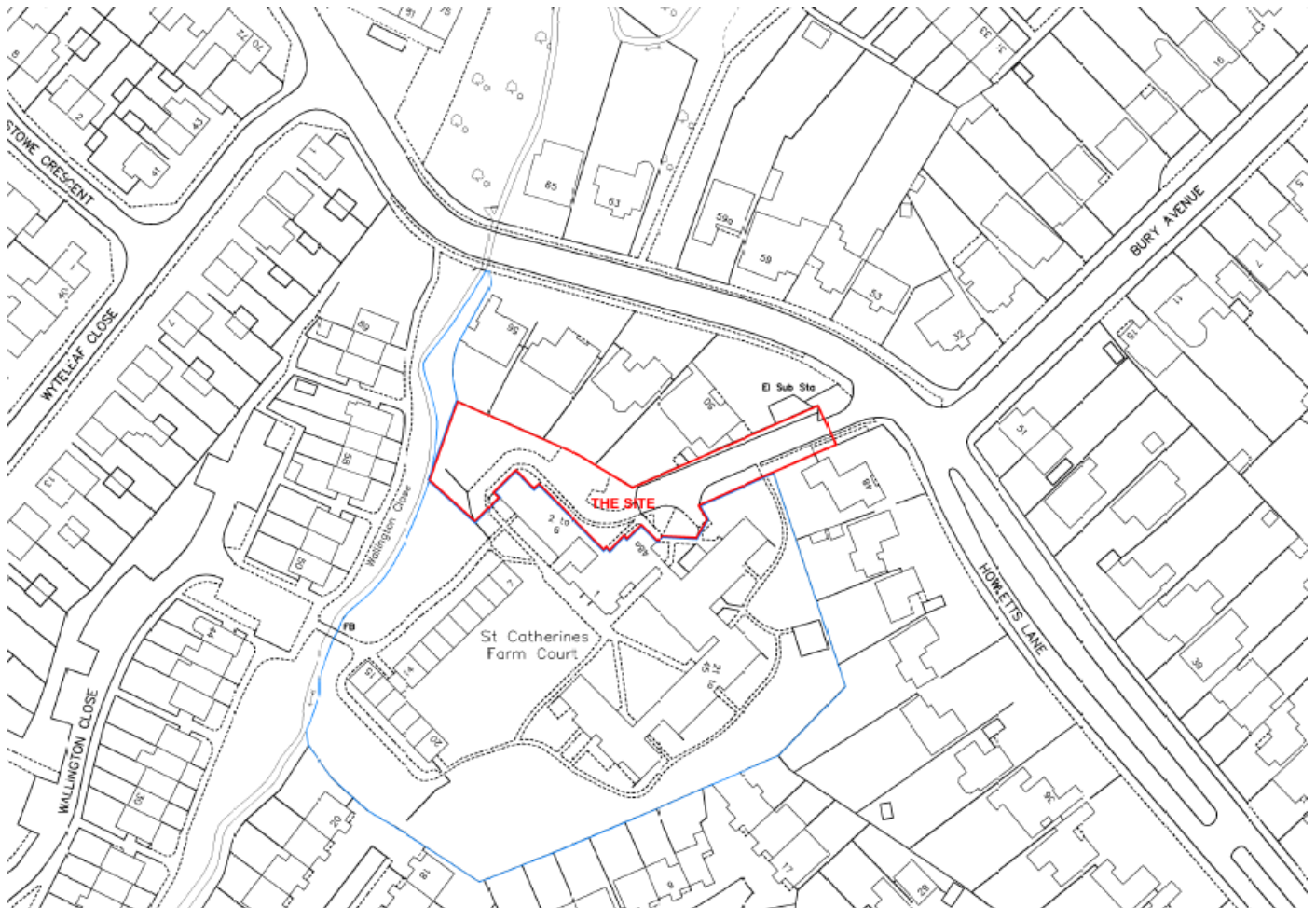


Fig 3 - St. Catherine's Farm Court Site-Plan



### Appendix 3 - Petitioner Requests Actioned



Fig 4 - Previously Existing Fence

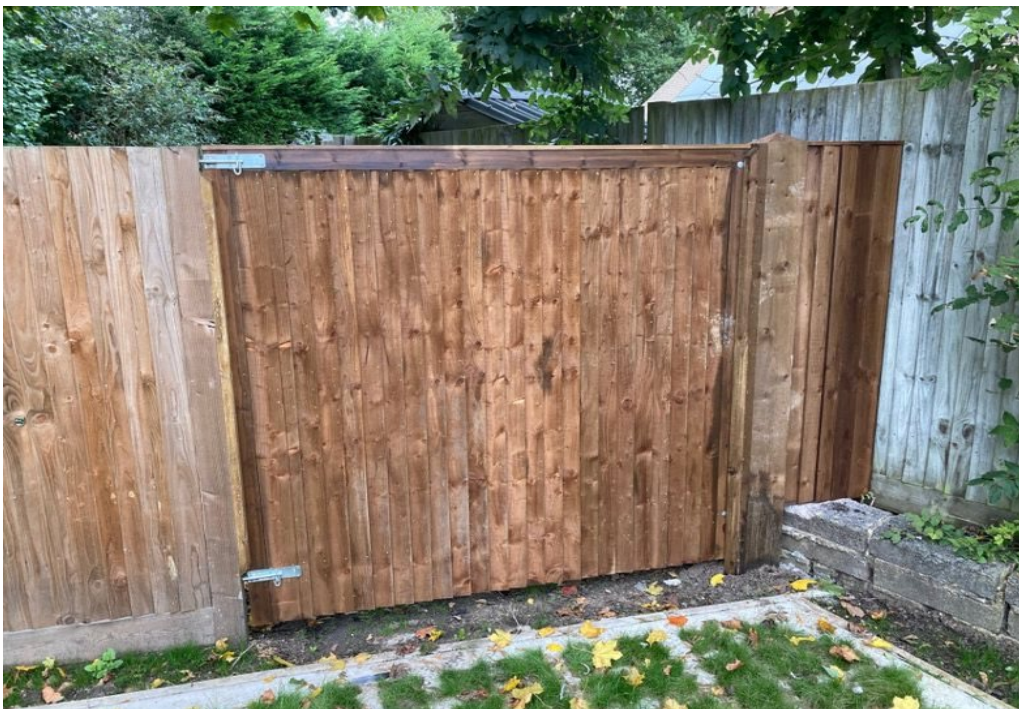


Fig 5 - Fence Extension Completed





Fig 6 - Grounds Maintenance Completed



Fig 7 - No Parking Sign Installed



#### Appendix 4 – Wallington Close Petitioners Ground Floor Views of St. Catherine's Farm Court



52 Wallington Close





54 Wallington Close



56 Wallington Close





58 Wallington Close



60 Wallington Close





62 Wallington Close

## APPENDIX 5 – additional information from petitioners as part of their petition

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### Additional Information

The specific bank of the Wallington Close section of Cannon Brook referred to in the Petition is that which forms part of St Catherine's Farm Court which is Council land.

Currently any maintenance carried out has only involved grass mowing. No overhanging tree branches or bank vegetation which, during heavy rain and wind, could cause blockages to the channel and add to flood risk, have been pruned/cleared. In addition the area of land which backs on to the fence of 56 Howletts Lane has rarely been maintained. This has meant that the resident has had to clear some of the briars etc. from growing through his fence in order to avoid damage.

The newly erected fence alongside the car park currently under construction in St Catherine's Farm Court has a gap which means that Wallington Close properties suffer light pollution from car headlights. The erection of a staggered fence behind, leaving space for machinery and access for personnel to undertake maintenance, would eliminate this problem.