

Report to: Executive
Date: 5 February 2008
Report of: Executive Member for Regeneration
Subject: Pembroke Place/Lancaster Hill Area, Peterlee: Proposed Fencing and Footpath works
Wards: Acre Rigg

1 Purpose of Report

- 1.1** The purpose of the report is to seek approval for the erection of fencing around Pembroke Place, Peterlee, the provision of a new length of footpath and to make an application for the stopping up and diversion of two existing footpaths in the area and for a 'Gate It' order. The planned works are to address issues of anti social behaviour arising from the current footpath being a direct routeway through Pembroke Place, an elderly persons housing scheme.
- 1.2** A plan of the proposals is attached at Appendix 1.

2 Consultation

- 2.1** A number of consultations have taken place with residents affected by this development proposal. The consultations are summarised below.
- 2.2** The scheme was initially proposed by the anti social behaviour unit as a consequence of anti social behaviour problems in and around Pembroke Place. The fencing specification and site layout were developed with all 22 householders.
- 2.3** Prior to the submission of the planning application residents were invited to attend a meeting to secure their final support to the development. The proposals were well supported and no objections were raised.
- 2.4** Consultation was undertaken as part of the planning application process in 2006 whereat again no objections to the scheme were lodged.
- 2.5** In July 2007 over 100 residents living in the wider area of the proposals were consulted on intentions to apply for a Stopping Up Order to facilitate the development. Seven responses were received with five supporting the scheme, indicating that the fencing of the area around Pembroke Place was needed. The other two responses raised objections to the proposed closure on the grounds that by Stopping Up the footpath between Lancaster Hill and Pembroke Place and the access route between 100 and 101 Lancaster Hill it would be removing a well-used thoroughfare. Concern was also raised about young people having to walk through the garages located to the rear of Lancaster Hill and an increase in people walking directly past residents windows as a result of the creation of the new footpath.
- 2.6** On balance it is felt that adequate alternative footpath provisions exist in the locality and the removal of the existing footpath would only marginally disadvantage a minority of residents. Given the benefits to the residents of Pembroke Place by implementing the scheme it is felt the scheme submitted represents the optimum design solution.

3 Background

- 3.1** Pembroke Place is situated in the centre of the Acre Rigg ward and consists of 22 council owned properties, occupied mainly by elderly residents. The area has been subject to anti-social behaviour problems and disturbance to local residents in recent years. The Regeneration Section was approached by the Anti Social Behaviour Officer with a request to implement a fencing scheme in an attempt to address the problems.

3.2 Since the initial request the council has been working with the local residents in an attempt to develop a scheme that addresses the issues.

4 Position Statements and Option Appraisal

4.1 A number of options have been considered for this site with the preferred option involving the erection of a steel fence around Pembroke Place and the stopping up of the footpath that links Pembroke Place and Lancaster Hill area. (Marked A to B on the plan at Appendix 1.) The green space area to the rear of Pembroke Place included within the fenced off area will provide enhanced amenity space for the residents.

4.2 The proposed fencing will be 1.8m high, blunt top vertical bar fencing, powder coated green as shown on the attached plan.

4.3 It is proposed to install gates between the properties of 9 and 10 Pembroke Place in order to provide a private point of access for residents only. To facilitate this a 'GATE IT' order will be required from Durham County Council as Highway Authority and this would form Phase 2 of the project. An indicative drawing of the Gate IT arrangement is also attached. It is proposed that the Community Safety Partnerships and the North Peterlee Neighbourhood Management Pathfinder undertake the management of Phase 2 which will be initiated once the Stopping Up Order is complete.

4.4 A second element of the scheme requires the stopping up of the footpath between 100 and 101 Lancaster Hill (Marked G to E on Plan). It is proposed to fence off the underpass between 100 and 101 Lancaster Hill and incorporate the enclosed area into the resident's gardens. A new footpath between 107 and 108 Lancaster Hill will be created and will include the necessary street lighting to improve residential amenity in the area.

4.5 Planning permission has been granted for the scheme.

4.6 It is anticipated the scheme will address the anti-social behaviour issues in this area as the erection of the fencing surrounding Pembroke Place will ensure that the public are unable to use the street as a thoroughfare and walk directly past resident's doors and windows.

4.7 There are a number of alternative routes available to residents to access Acre Rigg Road as such it is considered that if the scheme is implemented it will only marginally disadvantage a minority of residents in this area, It will however alleviate the disturbance being experienced by the residents of Pembroke Place. This is felt to outweigh the potential disadvantages for residents from the wider area.

4.8 Implementation Programme:

Stopping Up Order: 4 Months (If no objections)
Tendering of works: 3 Month
Implementation of Works: 2 Months

Gate IT Order: Phase 2

Order of Works:

Construction of new footpath
Removal of Stopped Up paths
Erection of Fencing around Pembroke Place

5 Implications

Financial

- 5.1** The estimated budget costs for the scheme including the fencing, footpath closures and new footpath provision to an adoptable standard and the required gating works have been set at £25,000. This level of costs can be accommodated within the approved 2007/08 Regeneration budget.

Legal

- 5.2** It is not considered that there are any legal implications not otherwise referenced in the report.

Policy

- 5.3** It is not considered that there is any policy implications not otherwise referenced in the report.

Risk

- 5.4** A risk assessment has been completed and the necessary actions required to manage the identified risks will be implemented.

Communications

- 5.5** Local residents will continue to be consulted over the proposed works and will be able to respond to the statutory notices associated with the stopping up orders as well as the 'Gate IT' orders. A press statement will also be prepared related to the justification for the scheme.

6. Corporate Implications

Corporate Plan and Priorities

- 6.1** This scheme fits in with corporate plans and priorities by making the district safe, creating clean and tidy communities. This report also fits in to the Regeneration and Partnerships Service Plan by maximising the impact of neighbourhood renewal.

Equality and Diversity

- 6.2** It is not considered there are any equality and diversity implications arising from the proposal.

E-Government

- 6.3** It is not considered that there are any E-Government implications

Procurement

- 6.4** It is not considered that there are any specific procurement issues.

Crime and Disorder

- 6.5** The scheme as referenced in the report seeks to address a significant anti social behaviour and fear of crime issue.

7 Recommendations

It is recommended that Executive approve:

- a) The proposed fencing and footpath works in the Pembroke Place Lancaster Hill area of Peterlee as described in the report: subject to the necessary Stopping Up Order being granted.
- b) An application to Durham County Council for the granting of a 'Gate It' Order to facilitate the implementation of Phase 2 of the scheme.
- c) Grant Landlords consent for the works being undertaken on Council owned land.

Background Papers/Documents referred to:
Drawings 002/RI