

## **RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Minutes of the meeting held at 7.00 pm on 26 November 2013

### **Present:**

Councillor Ian F. Payne (Chairman)  
Councillor Julian Benington (Vice-Chairman)  
Councillors Kathy Bance MBE, Nicky Dykes, John Ince,  
David McBride, Alexa Michael, Sarah Phillips, Michael Tickner and  
Michael Turner

### **Also Present:**

Councillor Nicholas Bennett J.P. and Councillor Peter Morgan

Before the meeting formally started, the Chairman congratulated the Council's Communications Officer, Jenny Gordon, on her recent marriage.

### **36 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

An apology for absence was received from Mr Ross Stanford.

### **37 DECLARATIONS OF INTEREST**

Councillor Payne declared a personal interest in Item 8 (Business Improvement District Strategy for Town Centres), Item 9 (Town Centre Management Update Report November 2013) and Item 10 (Town Centres Development Programme Update) as he was:-

- Manager of the Bexleyheath Business Improvement District (BID);
- a member of the British BIDS;
- an Advisory Board Member of the Association of Town and City Managers;  
and
- an Executive Member of The Salvation Army Bromley, within Site G of the Area Action Plan.

Councillor Morgan declared a personal interest in Item 10 (Town Centres Development Programme Update), as his daughter was a Director of Kier Property and he was Trustee of Bromley and Sheppards Colleges.

Councillor Michael declared a personal interest in Item 15 as she was a member of MyTime Active.

**38 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

**39 QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER**

No questions were received.

**40 QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE**

No questions were received.

**41 MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 18 SEPTEMBER 2013**

Minute 25, page 6 - Cotmandene and Mottingham Learning Shops

Members were informed that agreement had been reached for the Council to continue funding both Learning shops for the next financial year. Long-term funding would be considered at some point in the future.

Minute 26, page 8, paragraph 2 - Matters Arising from Previous Minutes and Updates

The beginning of the sentence was amended to read 'As the former library....'

Minute 28F, page 12, paragraph 3, line 7 - Town Centres Development Programme Update

The word 'height' was amended to read 'depth'.

**RESOLVED that subject to the amendments outlined above, the Minutes of the meeting held on 18 September 2013 be confirmed and signed as a true record.**

**42 MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES**

**Report RES13204**

A meeting with officers from Biggin Hill Airport would take place on Friday 29 November 2013 to discuss proposals for the development of a Heritage Centre at the Airport. The possibility of seeking London Mayoral funding would also be considered.

A meeting of the Housing Strategy Group would take place on Thursday 28 November 2013.

**Members noted the position with regard to matters arising from previous meetings.**

**43 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS**

**43A BUDGET MONITORING (R&R)**

**Report DRR13/146**

Members considered the latest budget monitoring position for 2013/14 based on expenditure and activity levels up to 30 September 2013. The total portfolio budget showed a projected underspend of £37k.

Consideration was also given to the level of expenditure and progress achieved in regard to the implementation of the Renewal and Recreation projects within the Member Priority Initiatives.

Councillor Michael was informed that the delays referred to on page 29 in relation to Library IT budgets were the result of technical issues and a reluctance on the part of the out-going contractor to negotiate with the Council on the transfer of data. The Council now shares a Library Management System with Bexley Council. This means that the Borough's residents can access library services across 17 local authorities in London.

**RESOLVED that the Portfolio Holder be recommended to:-**

- 1) endorse the latest 2013/14 budget projection for the Renewal and Recreation Portfolio;**
- 2) note the progress of the implementation of the Renewal and Recreation projects within the Member Priority Initiatives.**

**44 RENEWAL & RECREATION BUSINESS PLAN 2013/14 MONITORING REPORT FOR QUARTER 2**

**Report DRR13/134**

Members considered the Renewal and Recreation Business Plan 2013/14 monitoring Report for Quarter 2.

The report outlined progress made towards the delivery of actions agreed in the Plan and identified actions as priorities for delivery in Quarter 2.

Referring to page 44 of the agenda (Aim 2b), the Chairman informed Members that an e-mail received from the Chief Planner had indicated that

78% of minor applications had been validated within 10 working days during October and November which showed a significant improvement in the early stage of the application process which, in due course, would improve the overall processing time. The RAG status was therefore designated as Green.

On page 42 of the agenda, the item relating to the development of a partnership steering group for Bromley Town Centre to incorporate key businesses, business groups and other town centre stakeholders, was given an amber RAG status in error; this was subsequently amended to green.

The development proposals for Bromley Valley Gymnastics and Cotmandene sites (page 46) was designated amber because officers had been looking at the broader range of Council services and those of Council partners ie. GP surgeries etc. in the area, to ascertain whether or not a multi-hub was required. This had had caused delays in the process. Members would receive an update in the New Year.

Referring to page 43 (Invest Bromley event), the Head of Renewal reported that a workshop had been organised which highlighted the lack of office space within Borough. An Article 4 Direction restricting the change of use from office to residential use was authorised by the Development Control Committee at its meeting in October. There were current proposals to expand office policies to encourage further development of sites for office use. Councillor Tickner stated that the office rental market was decreasing and due to a variety of reasons including staff hot-desking and working from home, there would not be a great demand for take-up of offices. The Chairman suggested that this was something which could be monitored. Councillor Morgan disagreed and referred to Bromley as a first class location for office development, in particular, around the area of Bromley South railway station. Councillor Dykes had been approached by residents asking where they could acquire office accommodation.

Councillor Michael stated that the recession was coming to an end and there would be a demand for office space once the economy improved.

The Assistant Director for Leisure and Culture agreed to e-mail Members on the outcome of Quarter 3 in relation to the provision of housing (page 50).

It was noted that reference to the introduction of new street *bin* in Penge (page 41) should refer to the introduction of new *bins*. The Director of Environment and Community Services assured Councillor Bance that matters relating to street cleansing, litter, dog fouling and refuse would be looked into by officers. Due to the issues raised, Councillor Bance considered the RAG status for Penge should be red. It was agreed that future reports would list the outcomes of actions for Beckenham, Penge and Bromley as individual items.

**RESOLVED that the progress made towards the delivery of actions agreed in the Renewal and Recreation Business Plan 2013/14 for Quarter 2 as described in the Monitoring Report be noted.**

**45 BUSINESS IMPROVEMENT DISTRICT STRATEGY FOR TOWN CENTRES**

**Report DRR13/111**

Following the successful Business Improvement District (BID) ballot leading to the establishment of the Orpington 1<sup>st</sup> BID, Members considered the feasibility of extending the BID approach to other town centres in the borough - specifically the potential for implementing BIDs in Bromley and Beckenham town centres.

The Chairman commented that the proposal was an 'invest to save' opportunity and was the way forward for town centres. However, there were issues for smaller town centres where the costs associated with collecting money would counteract the costs coming in. Councillor Tickner supported the decision to delay the Beckenham BID as the Beckenham Traders Association were not keen on the idea and the procedure for setting up a BID was cumbersome. If funding from TfL was available, they might be a little more enthusiastic.

Members agreed that traders were more likely to be interested in establishing BIDs once the Council had proved its commitment to traders by completing its own programme of improvement works.

Councillor Benington had attended the 2012 switch-on of the Orpington Christmas lights event organised by the Orpington BID which had attracted a large number of people. He congratulated the Orpington BID on the success of this event.

**RESOLVED that the suggested strategy for the introduction of BIDs beyond Orpington town centre be noted and Member comments be submitted to the Executive meeting on 15 January 2014.**

**46 TOWN CENTRE MANAGEMENT UPDATE REPORT  
NOVEMBER 2013**

**Report DRR13/145**

Members received an update on activities undertaken by the Council's Town Centre Management and Business Support Team since September 2013. The report also summarised priorities to the end of January 2014.

Martin Pinnell, Head of Town Centre Management and Business Support reported on the success of the Penge pop-up market in Maple Road, Penge. A further pop-up market was planned for December 2013.

Referring to the Business Support Programme (page 81), the Chairman congratulated Mr Pinnell on the success of the workshops and seminars which were attended by over 80 local business people (which exceeded the proposed attendance target of 50).

Councillor Morgan reported that following completion of the programmed work in East Street, a couple of shops had unexpectedly been let.

**RESOLVED that the key developments and activities within the Town Centre Management and Business Support Team be noted.**

#### **47 TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE**

##### **Report DRR13/147**

Members considered the progress achieved in delivering the Town Centres Development Programme.

With regard to Site F: Civic Centre, Members were informed that a report on options for the short term use of Anne Springman and Joseph Lancaster blocks was being prepared and would be considered by Cabinet before submission to the Executive Committee.

Planning permission for Site L: Former DHSS site, was granted on 6 October 2013. Subsequent to this, the Council was informed that the site had been sold to the Education Funding Agency and it was anticipated that a bi-lingual school would be located into the current buildings. Stage One of the Bromley Bilingual School consultation will last for six weeks and will run from 21 November 2013 until 3 January 2014 and asks for opinions on a range of features of the school including its proposed location, curriculum, size and admission criteria. A public information meeting will be held on Saturday 23 November 2013 from 14:30 to 15:30 in the Chapel Room at Bromley United Reformed Church, 20 Widmore Road. As a Free School, planning permission for change of use would not be required to occupy the site for the first year. If the use continued for longer than one year, then a light touch 'prior approval' regime would operate where the local planning authority could only consider noise and traffic impacts. To date no prior approval application had been received in respect to the Free School on the site. The Chairman commented that the Council had a duty of care to ensure children were safe and would welcome a traffic assessment in this respect. A briefing paper on the outcome of this would be provided in due course along with a paper to the Portfolio Holder which would form the basis for a Council response to the Stage One consultation.

Councillor Tickner welcomed the establishment of a school and was informed that the building would be retained in its original style except for some modification to the roof and internal refurbishments. He stated that town centres had lost a lot of vitality and life due to the lack of schools and for this reason he would like to see them reinstated in town centres.

Councillor Morgan took a contrary view stating that the best chance of developing modern offices within Bromley Town Centre had been lost.

As Chairman of the Education School Places Working Group, Councillor Phillips referred to the shortage of schools in the area and emphasised how difficult it was to establish school sites which were appropriate to the AAP, so whilst the proposed school may not be in the best possible place, it was badly needed.

The Director for Regeneration and Transformation had written to the Education Funding Agency seeking clarification on the consultation process behind the site purchase.

Councillor McBride referred to the school's potential hours of operation. If the school opened early with a breakfast club and remained open for afterschool club, this could cause a bigger impact on traffic than that already anticipated.

Referring to Site G:West of High Street, discussions were still taking place with Muse Developments. Once concluded, the development programme could progress. The Chairman suggested that a presentation on the proposals could be given to Members by Muse Developments in April 2014.

It was anticipated that the Crest Nicholson site would go ahead and the scheme would be completed in 18 months' time. Issues surrounding affordable housing were currently being negotiated.

Councillor Bennett commented on the scheme for West Wickham (page 94) and reported that as West Wickham High Street was the fourth largest Town Centre in the Borough, he was disappointed that promised major works had not been forthcoming. He requested that these be carried out following completion of the major works in Beckenham.

With regard to the replacement of lamp columns, Councillor Bennett was informed that this related only to the main road (which was TfL owned) as opposed to the side roads. The Director of Environment and Community Services reported that this issue had been pursued with TfL and discussions had been held with the West Wickham Borough Liaison Director. Members would be informed of the outcome of this in due course.

All concrete lamp columns in the Borough were scheduled to be replaced. This had already been carried out in West Wickham following which complaints had been received that the lamps were not as bright and did not adequately cover the streets. Consultations with stakeholders, TfL and consultants would take place in the New Year and local Councillors would be involved.

The Beckenham and West Wickham Working Party had identified three Victorian roads (Kent, Surrey and Sussex roads) which should have conservation style lamps and this had been agreed by Members at a previous

meeting. Funding for the Victorian style lights would need to be raised and the Director for Environment and Community Services agreed to look into this and report back to Members.

**RESOLVED that the progress on the delivery of the Town Centres Development Programme be noted.**

**48 RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME (NOVEMBER 2013-APRIL 2014)**

**Report RES13205**

Members considered the Committee's work programme for November 2013-April 2014.

With regard to a future report on the proposed regeneration of Crystal Palace, The Assistant Director reported that Arup had been retained by Mr Ni. An event to work on development of the scheme was scheduled for 10 December 2013. The Leader of the Council was holding various meetings with the four other London Boroughs and further information would be available to Members in January 2014.

It was generally felt that Arup had been slow to engage in local discussions and needed to recognise the vast diversity of local communities. The Director of Recreation and Renewal had written with his concerns on this issue. A two-page engagement strategy had been received from Arup and the first round of consultations would continue until February 2014. The first drop-in consultation session would be held in the café in the triangle area followed by sessions in Penge, Anerley and Sydenham. Councillor Bance reported that the 'drop-in centre' used as a consultation site was not large enough.

It was reported that many sections of the community were very supportive of the regeneration scheme. Currently however, there was little to report on.

**RESOLVED that the work programme for the period November 2013-April 2014 be agreed.**

**49 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000**

The Chairman moved that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.



**50 EXEMPT MINUTES OF THE RENEWAL AND RECREATION  
PDS COMMITTEE HELD ON 18 SEPTEMBER 2013**

**RESOLVED** that the Exempt minutes of the meeting held on  
18 September 2013 be confirmed and signed as a true record.

**51 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION  
PORTFOLIO PART 2 (EXEMPT) REPORTS**

**52 MYTIME ANNUAL REPORT 2012/13 AND  
PREVIEWING 2014/15**

**Report DRR13/144**

**Members considered Mytime Active's Annual Report for 2012/13 and  
made recommendations to the Portfolio Holder.**

The meeting ended at 9.00 pm

Chairman