

RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Minutes of the meeting held at 7.00 pm on 18 September 2013

Present:

Councillor Ian F. Payne (Chairman)
Councillor Julian Benington (Vice-Chairman)
Councillors Kathy Bance MBE, Nicholas Bennett J.P., Ellie Harmer,
David McBride, Alexa Michael, Sarah Phillips, Michael Tickner and
Michael Turner

Also Present:

Councillor Peter Morgan

20 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Before the meeting began, Councillor Payne thanked Councillor Benington for acting as Chairman at the previous meeting.

Apologies for absence were received from Councillors Nicky Dykes and John Ince; Councillors Ellie Harmer and Nicholas Bennett JP attended as their respective substitutes. Apologies for absence were also received from Councillor Paul Lynch and Ross Stanford.

21 DECLARATIONS OF INTEREST

Councillor Payne declared a personal interest in Items 7f (Town Centres Development Programme Update) and Item 8 (Town Centre Management 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 7f (Town Centres Development Programme Update), as his daughter was a Director of Kier Property and he was Trustee of Bromley and Sheppards Colleges.

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

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

No questions were received.

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

No questions were received.

**25 MINUTES OF THE RENEWAL AND RECREATION PDS
COMMITTEE MEETING HELD ON 11 JUNE 2013**

Minute 8, page 6 - Development of the R&R PDS Committee Work
Programme 2012/13

The meeting to discuss proposals for the use of funds for the Biggin Hill Heritage Trust was cancelled. An update report would be given to the Committee at the November meeting.

Minute 8, page 7 - Cotmandene and Mottingham Learning Shops

The closing date for the receipt of tenders for the management of the two Learning Shops was Friday 13 September. A post tender report would be submitted to the November meeting of the R&R PDS.

Minute 10B, Page 9 - Renewal & Recreation Business Plan

With the successful outcome of the Orpington BID, Town Centre Management input had decreased. A scoring exercise had been carried out on the suitability of BIDs for Bromley and Beckenham and funding was currently being sought. An update would be given at the R&R PDS meeting in November.

Minute 10B, Page 10 - Renewal & Recreation Business Plan - Penge Library

Following a meeting of the Executive in February 2013, the Council's interest in going forward with the lease had progressed. After some initial setbacks, the owner of the premises had accepted the Council's offer on a lease of 35 years. Detailed design work was now underway and the service would go out to tender in the New Year. Various options such as a payment system and an electronic library system were currently being explored. It was anticipated that the library would open in May or June 2014. It was likely that the future of Anerley Town Hall would be reported to a future meeting of the R&R PDS.

Minute 10B, page 10 - Renewal & Recreation Business Plan

A presentation on the opportunities for regeneration projects at Crystal Palace Park would take place shortly after the Full Council Meeting on 23 September.

Minute 14, page 16 - Queens Gardens Appeal - Update on Progress of the Public Inquiry

The penultimate and final lines of the fourth paragraph were amended to read '.....to the next meeting of the Development Control Committee to be held on 12 September 2013'; this item was subsequently considered at that meeting.

Page 20 - Any Other Business

Councillor Morgan confirmed that a second Bromley Town Centre Working Party was required and agreed to discuss the option of a joint Working Party with the Chairman of the Environment PDS Committee. Councillor Benington commented that consideration of providing free car parking periods would apply solely to car parks. It was proposed that Councillors Benington, Turner and Dykes together with three Members from the Environment PDS Committee form the Working Party; Councillor Morgan agreed to sit as Chairman and would inform Members when a date for the meeting had been arranged.

Councillor Bance had agreed to Chair the Penge Town Centre Working Party which would discuss the potential for establishing a BID and consider required improvements to the town. A meeting date had yet to be arranged. However, before the meeting took place, it was agreed that advice on the viability of a BID would be sought from officers who would look at the rateable value of a BID and the impact it may have on the town.

RESOLVED that subject to the amendments outlined above, the Minutes of the meeting held on 11 June 2013 be confirmed and signed as a true record.

26 MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES

The Community Development Manager gave the following update on the proposals for the restoration and development of Bromley Museum at the Priory, Orpington.

Following the success of an application for Heritage Lottery funding in 2012, design and architectural options for the project had been considered. The restoration would preserve the heritage of the Priory, have a landscaped approach and the addition of a café. Caroe Architecture had been hired to assist in the second round concept design proposals. Unfortunately, structural issues had been uncovered in regard to the concrete frame of the library extension built in 1959. The roof also required replacements, asbestos

had been found and the windows needed to be replaced. Furthermore, mechanical and electrical installations were inappropriate for the site and at the end of their physical and economic life. A further budget would be required to resolve these issues. A report would be submitted to a future meeting of the Executive for Members to consider: a) an increase in the Council's contribution towards the restoration; or b) authorisation for a reduced remedial works scheme. Heritage Lottery funding was capped as the project was considered to be of regional not national interest. Due to the above issues, a second round application for funding would not be submitted until March 2014.

As the former library was part of the listed building, Councillor Morgan believed the Council had a duty to maintain it.

Members were informed that the green court at the front of the building would be restored however, the arts and crafts gardens to the north of the Priory did not form part of the project.

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

27 RENEWAL AND RECREATION PORTFOLIO - PREVIOUS DECISIONS

Councillor Bennett suggested that for reasons of efficiency and financial saving, it was not necessary for previous decisions to be included in agendas as they were well documented and available for viewing at any time.

RESOLVED that the decisions taken by the Portfolio Holder at the previous meeting held on 11 June 2013 be noted.

28 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS

28A BUDGET MONITORING 2013/14 (R&R)

Report DRR13/116

Members considered the latest budget monitoring position for 2013/14 based on expenditure and activity levels up to 31 July 2013. The total portfolio budget showed a projected underspend of £35k.

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

In order to fund the preparation of the Borough's Local Plan, approval was sought for the release of the carry forward sum of £60k held in the central contingency.

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; and**
- 3) approve the drawdown of the carry forward sum of £60k held in the central contingency, to be used to fund the preparation of the Borough's Local Plan.**

28B CAPITAL PROGRAMME MONITORING - 1ST QUARTER 2013/14

Report RES13171

On 24 July 2013, the Executive received the 1st quarterly capital monitoring report 2013/14 and agreed a revised Capital programme for the four year period 2013/14 to 2016/17. This report highlighted the changes agreed by the Executive in respect of the Capital Programme for the Renewal and Recreation portfolio.

The entry under 'Variations approved by Executive 24/07/13' (the table on page 37), was amended to read: 'Net underspendings in 2012/13 rephased into 2013/14 (see para 3.2)'.

It was reported that £1,500 remained to be paid in regard to the Biggin Hill Heritage Centre Feasibility Study (page 40).

Problems with the air-conditioning chillers at the Churchill Theatre (page 40), had been investigated. The fluid found within the chillers was non-compliant with current regulations and would soon become illegal to use. It was therefore anticipated that the funds shown in the capital programme would now be drawn down to resolve this outstanding project.

RESOLVED that the Portfolio Holder be recommended to confirm the changes agreed by the Executive in July.

28C RENEWAL & RECREATION BUSINESS PLAN 2013/14 MONITORING REPORT FOR QUARTER 1

Report DRR13/106

Members considered the Renewal and Recreation Business Plan 2013/14 monitoring Report for Quarter 1.

The report outlined progress made towards the delivery of actions agreed in the Plan and identified actions as priorities for delivery in Quarter 1.

Councillor Michael requested an update on the current position regarding discussions with the Bromley Arts and Community Initiative (BACI) to bring the Royal Bell back to use (page 52). Councillor Benington reported that he had recently attended a meeting of BACI, Chaired by Mr Peter Martin. At that meeting, options to support the establishment of an arts centre were discussed, including provision of teaching studios, performance areas and a bar/café. The key issue remained the cost and acquisition of the property.

As a financial means of supporting the arts centre, Councillor Michael suggested that the small part at the rear of the property could be converted for residential use.

The Head of Renewal reported that BACI were examining the options of applying for a National Heritage Fund Enterprise Grant which could contribute up to 90% of total costs of repair, which have been estimated at between £4m-£4.5m. The Council's role in this project was a watching brief and updates would be included in future Town Centre Update reports.

Councillor Benington suggested that Mr Martin be invited to address Members at a future meeting of the Committee.

The Assistant Director for Leisure and Culture agreed to provide Members (via e-mail) with an update on the current position with regard to The Studio in Beckenham.

Referring to Aim 2b (page 56), the Chief Planner referred to the improved performance in determining major applications and reported that, however, application validation time on other applications had been increased due to priority and resources being given to customer telephone responses; the current situation should improve following the employment of two additional members of staff. A new telephone system would be installed in order to improve the efficiency of customer service within the planning department and case officers were now contactable from 8.30 am until 4.45 pm.

Councillor Michael praised planning officers for the improvements introduced which enabled targets to be met. .

Commenting on Aim 3d (page 62), Councillor Bennett referred to a report considered at an Education PDS Committee meeting in January 2013 concerning young people who were not currently engaged in Education, Employment or Training (NEET). As there were approximately 1,000 young people who were NEET, there was clearly an issue which needed to be addressed and Councillor Bennett suggested that a joint meeting with the Education PDS Committee be held towards the end of the year; he would discuss this further with the Chairman of the Education PDS Committee.

Councillor McBride reported that a Working Party had been established in 2009 to examine the same issue.

RESOLVED that the Portfolio Holder be recommended to endorse the progress made towards the delivery of actions agreed in the Renewal and Recreation Business Plan 2013/14 for Quarter 1 as described in the Monitoring Report.

28D COMMUNITY HALLS FUND: APPLICATION FROM HAYES VILLAGE HALL

Report DRR13/115

Members considered an application for grant aid received from the Hayes Village Hall Management Committee in respect of roof recovering work.

RESOLVED that the Portfolio Holder be recommended to approve the award of a grant of £2,500 towards the costs of reroofing Hayes Village Hall subject to the successful completion of the works.

28E SALE OF LAND IN PLOTS OFF KEMNAL ROAD, CHISLEHURST - PROPOSED ARTICLE 4 DIRECTION

Report DRR 13/117

Members considered a request to endorse the making of an Article 4 Direction to remove specific forms of permitted development in regard to plots of Green Belt land offered for sale via the internet. The land, situated within a Conservation Area just off Kemnal Road, Chislehurst, was regarded as a site of importance for nature conservation. In order to prevent the erosion of the amenity of the area and to protect the appearance and character of the countryside, it was deemed necessary to seek an Article 4 Direction.

Councillor Michael reported that this matter was considered at a meeting of the Development Control Committee (DCC) held on 12 September 2013. Having considered and debated the item, Members had resolved to endorse the making of an Article 4 Direction. It was further resolved that the recommendation be amended to issue the Direction with immediate effect. Copies of an update following the DCC meeting and the draft DCC Minutes together with a revised map of the area were circulated to Members.

The Chief Planner referred to the update to the agenda in which he recommended a Non-Immediate Direction so as to minimise the risk of compensation. In response to Member questions, the Chief Planner added that the type of development that would be affected was set out in paragraph 3.4 (p77) of the report and that risk of compensation was related to the withdrawal of permitted development rights for that type of development. He commented that the land was shown in 84 sub-divided plots. As sales were internet based, it was difficult to identify how many plots had actually been

sold. The making of an Article 4 Direction would serve as a message to people abroad that certain restrictions had been placed on the land.

It was noted that projects of this kind could facilitate alleged criminal activity and should be brought to the attention of relevant authorities when identified. In this particular case, initial advice would be sought from the Council's legal officers.

Councillor McBride, along with other Members, considered there would be minimal risk of claims for compensation against the Council and as it would prove difficult to serve Notice on the owner who lived abroad, he moved that the Article 4 Direction be issued with immediate effect.

RESOLVED that the Portfolio Holder be recommended to authorise the making of an Article 4 Direction with immediate effect.

28F TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

Report DRR13/120

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

It was reported that a planning application by Telereal Trillium for the redevelopment of the Crown Buildings (Site L), would be submitted to the Development Control Committee meeting on 8 October 2013.

In regard to Bromley North (page 86), the programmed works in East Street were progressing well and on programme. Drainage issues had been resolved and work would commence on laying the granite setts in two weeks' time. Whilst works commenced on time in High Street North, there had been significant issues with the current Thames Water pipes that had seriously disrupted the programme. The existence of three cast iron water mains in the main road at a depth of 300mm had required a programme revision. Discussions had taken place with Thames Water and it had been agreed that they would replace the current supply by laying a new 10" main at a depth of 1.8m. Thames Water Utilities (TWU) had indicated that work on the replacements could commence in early October 2013 but the precise date would need to be agreed with local businesses given the level of disruption that would ensue. It was proposed that all the existing lead fittings leading to properties along the road would also be replaced. Officers were confident that the project would still finish on time. These additional works would not impact on the next phase of works to be carried out in Market Square.

Members were informed that although utility searches had been undertaken along the High Street, the three water mains had not been identified on the maps and Thames Water had not reported their existence on the survey maps they sent back to the Council. Intrusive surveys had been carried out on the footpaths but not in the carriage way as these areas would not be subject to alterations. The issue of compensation was being discussed with Thames

Water. Traders were aware of the current issues and received updates on a weekly basis and a monthly update meeting with traders was arranged for Monday 23 September 2013. Members of the wider public were informed by way of a public notice board.

It was agreed that a further technical note would be prepared and circulated to Members of the Committee.

Following questions from Councillor Morgan, the Head of Renewal responded as follows:-

- Discussion would take place with the contractors in regard to commencing works in Naval Walk as soon as possible;
- TWU had indicated that the earliest date for completing the work on replacing the main would be October and it would take approximately five days to replace the pipes. However, this was subject to further consultation with local businesses.
- Issues around the untidiness and condition of the site would be addressed.
- To compensate for any loss of trade and inconvenience during works, traders had been advised to seek a reduction in business rates. The Valuation Office had offered a 5% reduction for traders in North Street and a 7.5% reduction for traders in East Street.

Councillor Morgan noted that buses continued to have access to North Street and as long as the street remained open to pedestrians, there should be no loss of trade.

Members were informed that all work would cease between 30 November and 6 January to avoid impacting on Christmas trade. Confirmation of the timescale of works would be discussed with the contractors and a briefing note would be circulated to Members. Residents would be informed prior to any night works being undertaken. If water had to be disconnected, this would take place during the early hours of the morning.

Councillor McBride requested an update on The Walnuts scheme, in particular, the issues with regard to the cinema. He was advised that an agreement had been signed however, the building was subject to a number of pre-lets and negotiations were taking place in relation to this. Miller Developments had invested substantially in The Walnuts and were confident of the scheme's success.

The position statement for Site B: Tweedy Road (page 83) was amended to read: 'It is being used as a (temporary) compound for storing materials and plant relating to Bromley North Village for a two year period before being returned to its existing policy use as a housing site'.

With regard to Site G: West of High Street (page 84), it was reported that as soon as the partnership arrangement with Muse had progressed, a presentation relating to the initial plans for the site would be given to all Members.

In response to a question from Councillor Benington, Jenny Whyte, Communications Officer, informed Members that blocks would not be relaid in Orpington High Street. The tarmac currently in place was coloured to differentiate between the road and the footpath. Discussions had taken place with regard to cost recovery for the failed block works. An update would be obtained and circulated to Members.

A pre-application discussion with Planners for the redevelopment of the former Orpington Police Station to include a medical facility and residential provision had been requested.

Councillor Bennett referred to four proposed schemes for Swan Junction in West Wickham and suggested that these be included in the regular update on Town Centre Development.

Councillor McBride thanked the Head of Renewal and the Communications Officer for their impressive knowledge and for the feedback given to Members.

The Head of Renewal reported very positive feedback on the artificial lawn which had been laid at the front of the Churchill Theatre.

Councillor Michael was in favour of promoting an Article 4 Direction relating to offices in Bromley Town Centre (page 88) as the Council would retain some degree of control. Members were informed that a report in relation to this would be submitted at the Development Control Committee meeting on 8 October.

RESOLVED that the Portfolio Holder be recommended to note the progress made on the delivery of the Town Centres Development Programme.

29 TOWN CENTRE MANAGEMENT UPDATE SEPTEMBER 2013

Report DRR13/113

Members received an update on activities undertaken by the Council's Town Centre Management and Business Support Team since June 2013. The report also summarised priorities for Quarter 2 of the 2013/14 Municipal Year.

Councillor Phillips had attended a concert held at Croydon Road Recreation Ground on 15th September to celebrate musician David Bowie, a former Beckenham resident and co-founder of the Arts Laboratory. The concert was organised to raise funds for much needed repair work to the ground's bandstand. The event was extremely successful and raised a profit of £6,500.

An application for funding would also be requested. Councillor Tickner commented that the event was well-organised with plenty of activities to keep visitors entertained and with an entry cost of just £5, this made for a great day out.

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

30 PLANNING SERVICE IMPROVEMENTS AND PROGRESS WITH ACTION TO MINIMISE PLANNING APPEAL COSTS

Report DRR 13/118

In January 2013, Members of Development Control Committee endorsed a revised Outline Planning Improvement Plan as a framework for improvement. Customer Service and Planning Enforcement were identified as priority areas. This report contained updates on the progress achieved so far and Members considered proposals to support economic growth. An updated version of the Improvement Plan was also attached.

At the DCC meeting held in June 2013, it was agreed that a Panel Group be formed to assist with the preparation of an action plan to minimise future planning appeal costs awarded against the Council. Members received an update on the progress achieved so far; they were also requested to endorse informal Guidelines for Members sitting on Planning Committees.

This report was also considered by the Development Control Committee on 12 September 2013. After consideration of the various concerns raised in relation to the content of the informal guidance on proposed methods of good practice for Members (Appendix 3), Members resolved that Appendix 3 be withdrawn, reviewed and amended to incorporate Member comments and suggestions. Copies of the draft DCC Minute were circulated to Members.

Referring to the enforcement action statistics at Appendix 1 (page 103), Councillor Michael noted that Bromley was clearly the most active Borough compared with Sevenoaks and Tandridge. With the average enforcement team consisting of 4-6 members of staff, it appeared that Bromley carried out more work with less staff. The Chief Planner confirmed that further administrative assistance would be provided to assist in the Planning Section.

Councillor Tickner reported that his residents were concerned that certain sites, when served with a Notice, were ignored and the Council did little more than write a letter. The Chief Planner informed Members that this was a matter discussed by the DCC Working Party who studied several cases of this nature. It was decided that enforcement cases where there was a lack of action, should be brought back for Committee consideration. The Chief Planner stated that when recipients of Notices sought repeatedly to submit retrospective planning applications, the matter should be brought to his attention and/or a Planning Committee for a decision to be made on the action

to be taken. The Council could recover costs through putting a charge on the land concerned.

It was agreed that the table at Appendix 1 include a final column to indicate the total number of cases where formal notice had been served.

It was noted that at the DCC meeting, various concerns were raised in relation to the content of the informal guidelines (Appendix 3) and Members had resolved that the document be withdrawn, reviewed and amended to incorporate Member comments and suggestions.

Referring to page 113 of the report, Councillor Michael stated that nearly one-third of people who responded to the customer satisfaction survey were dissatisfied with the ease of contacting the service however, once they had done so, 85% of people were satisfied with the service they received. Councillor Michael commented that ongoing improvements should alleviate these difficulties.

RESOLVED that:-

- 1) the Planning Service Improvements be noted;**
- 2) the next priorities set out in the report be endorsed; and**
- 3) the informal Guidelines for Committee Members set out in Appendix 3 of the report, be withdrawn, reviewed and amended to incorporate Member comments and suggestions as agreed at the DCC meeting held on 12 September 2013.**

**31 BECKENHAM AND WEST WICKHAM TOWN CENTRES –
PROGRESS UPDATE**

Report DRR13/121

Members were updated on the work of the Beckenham and West Wickham Town Centres Working Group.

The Chairman was pleased to note this 'good news' report.

Councillor Tickner reported positive involvement at meetings by residents' associations, business associations and a wide range of local organisations. Meetings were held alternately in Beckenham and West Wickham local libraries and Councillor Tickner thanked the Committee Clerk for attending to take the Minutes of the meetings. Councillor Tickner suggested that the Working Party may need to reconvene if TfL funding for works to improve West Wickham High Street/Glebe Way Transport for London Route Network was approved.

Councillor Phillips referred to the funding bid submitted to Transport for London in September 2012 in relation to concept designs for public realm improvements in Beckenham Town Centre and was advised by the Head of Renewal that the application had been unsuccessful at that time because Bromley had already submitted an application on a different scheme. He advised Councillor Phillips that the bid could be resubmitted.

In response to a statement from Councillor Bennett, Members were informed that a list of recommendations decided by the Working Party, together with the name of the responsible officer would be appended to the next Town Centre Management Update.

Councillor Bennett would like to see a Business Improvement District (BID) application for West Wickham to be considered and would be more than happy to reconvene the Working Party in this regard.

The Assistant Director of Leisure and Culture would send Councillor Benington details of the launch event for the new Town Heritage Trail to be held on 19 October 2013.

RESOLVED that the following be noted:-

- 1) The submission of the revised Beckenham Town Centre's Step 1 bid to Transport to London (TFL);**
- 2) The progress made on the Council's improvements to way finding, heritage and Town Centre Management in Beckenham;**
- 3) A report would be presented to Development Control Committee on 8 October concerning the conservation area extension for Beckenham;**
- 4) The ongoing work with TfL to develop proposals for improvement to West Wickham High Street/Glebe Way Transport for London Route Network (TLRN); and**
- 5) A report would be submitted to the October Executive to seek approval for the match funding required for the TfL bid submission.**

**32 DEVELOPMENT OF THE RENEWAL AND RECREATION PDS
COMMITTEE WORK PROGRAMME
(SEPTEMBER 2013-APRIL 2014)**

Report RES 13159

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

The Bromley MyTime Annual Report would be submitted to the PDS meeting in November.

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

33 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.

34 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PART 2 (EXEMPT) REPORTS

35 NORMAN PARK ATHLETICS TRACK - OUTCOME OF TENDER PROCESS

Report DRR13/119

Members considered an update on the outcome of the tender process undertaken by officers to identify a suitable company to manage and operate the Athletics Track at Norman Park from April 2014.

Members considered the report and supported the recommendations.

The meeting ended at 9.28 pm

Chairman