

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

BECKENHAM TOWN CENTRE WORKING GROUP

Minutes of the meeting held at 7.30 pm on 2 July 2015 at Beckenham Library

Present:

Councillor Michael Tickner (Chairman)
Cllr Ian Dunn, Cllr Sarah Phillips,
Cheryl Curr, (LBB Environment & Community Services)
Kevin Munnelly, (LBB Regeneration & Transformation Service)

Nick Goy, (Beckenham Resident)
Julian Lewis, (East Architecture)
Alan Old (Beckenham Resident)
Vishit Patel, (Beckenham Society)
Marie Pender, (West Beckenham Residents Association)
Janice Pilgrim, (Kent Association for the Blind)
Emma Rogers, (Central Beckenham Residents Association)
Chloe-Jane Ross, (Copers Cope Area Residents Association)
Terence Stanley, (Beckenham Resident)
Cliff Watkins, (West Beckenham Residents Association)
David Wood, (Beckenham Civic Society)
Stephen Wood (LBB Democratic Services)

1	WELCOME AND APOLOGIES FOR ABSENCE
	<p>The Chairman welcomed everyone to the meeting, and everyone introduced themselves.</p> <p>Apologies were received from Cllr Vanessa Allen, Cllr Stephen Wells, Cllr Peter Dean, Ian Muir, Marsha Berg and John Parker. Apologies were also received from Cllr Russell Mellor.</p>
2	MINUTES OF THE MEETING HELD ON 11TH DECEMBER 2014
	<p>The minutes of the previous meeting were agreed.</p>
3	OUTCOME OF THE TRAFFIC MODELLING IN SUPPORT OF MAJOR SCHEME
	<p>The Traffic Modelling update was provided by Kevin Munnelly.</p> <p>The Group were informed that LBB had commissioned Hyder Consulting to undertake the traffic modelling of Beckenham Town Centre. The results of the traffic modelling with respect to the High</p>

	<p>Street showed an increase in delay of less than a minute in each direction along the High Street, caused by the planned improvements.</p> <p>Mr Munnelly stated that the main aim of the improvements was to improve the shopping environment, and this being the case, LBB was content that the short delays caused by the proposals were within acceptable limits.</p> <p>Mr Munnelly outlined the three alternative traffic modelling options pertaining to the War Memorial. It was significant that these traffic modelling options created additional traffic delay. In response to this, the Group were in agreement that these options should be abandoned, and that work should be focused on improving the public realm in the vicinity of the memorial, without causing disruptions to the flow of traffic; the memorial still had to function as a working roundabout dealing with large volumes of traffic.</p>
4	<p>UPDATE ON HIGH STREET/RECTORY ROAD JUNCTION REALIGNMENT</p>
	<p>Mr Kevin Munnelly updated the Group, and expanded on the agenda document written by the LBB Team Leader for Traffic Engineering, Mr Malcolm Harris. The update was concerning the junction improvements at Rectory Road and Albemarle Road.</p> <p>The Group were informed that the various Utility and BT cables/pipes had now been moved so that works could commence. The relevant documentation had been submitted to TfL for approval, and subject to this approval, the project was ready to move ahead. The Group discussed whether or not to progress ahead now, or to incorporate this scheme with the major scheme.</p> <p>There were three possible options that could be pursued.</p> <p>1.Implement all the works now. However, this would mean that when all the materials had been decided for the high street, along with the nature of the new design, everything may have to be cleared and rebuilt. The Group noted that there were serious cost and reputational risks associated with this option, in addition to repeating disruption to road users and business units. The Group rejected this option.</p> <p>2.Another option was to seek agreement with TfL to implement part of the works now, and to use temporary foot way materials and traffic light installations in order to achieve most of the junction improvements until commencement of Phase 1 of the main town centre scheme, at which time this scheme would be made permanent.</p>

	<p>3. Do nothing now, and upgrade the junction as phase one of the new High Street plan with all the new agreed materials</p> <p>The Group preferred to pursue option 2. Cllr Ian Dunn enquired what the process would be for discouraging HGV's from using Beckenham High Street. Mr Munnelly stated that new road layout signage would be used on a temporary basis, and he would enquire what was allowable.</p> <p>The Beckenham Town Centre Working Group made the following RECOMMENDATIONS:</p> <p>1) that option 2 (to implement part of the work now) be pursued and recommended to the Portfolio Holder</p> <p>2) that LBB investigate what was allowable in terms of temporary road signage</p>
5	<p>CONFIRMATION OF BECKENHAM TOWN CENTRE CONSERVATION AREA AND NEXT STAGE--VERBAL UPDATE</p>
	<p>Mr David Wood informed the Group that the Conservation Area had been approved by the Council on the 27th June 2015, and that letters would be sent out to local residents informing them of this fact.</p> <p>It was noted that Mr Robert Buckley (LBB) would prepare guidance for local residents and businesses to advise them of what was permissible, and what required consent in a conservation area. The Group felt that guidance should be drafted to include the requirements for shop front design policy. Mr Old was of the opinion that shop front windows should be aluminium or timber, but not UPVC, and that the design should be sensitive to the architecture of historic buildings.</p>
6	<p>TOWN TEAM UPDATE</p>
	<p>The Town Team update was presented by the Team's Chairman, Chloe Jane Ross.</p> <p>The Group heard that £20k had been made available from a London Mayoral Fund to improve the look of various alleys running off Beckenham High Street. The Town Team were in the process of locating a suitable contractor. It was the intention that different types of signs would be used for different alleys, and that these would be heritage themed. Design examples were shown to the Working Group. It was noted that the names of the alleys would not be recognised by Royal Mail unless they became part of delivery addresses.</p> <p>Ms Ross informed the Group that the Town Team had decided to</p>

progress with work on the alleyway behind the Odeon cinema; it was intended that a general tidy up take place, LBB would cut a bush that was overgrown, and a mural would be painted. Some resurfacing may be required, and the Chairman suggested that it may be a good idea to ask the adjacent freeholders to contribute to the cost.

Ms Ross updated the Group and informed them that a community alleyway clean-up day was scheduled for the 10th July 2015, meeting outside Café Nero.

The Group then proceeded to look at the colour documents that had been produced which showed pictures of the various alleys, together with a summary of the proposed improvement work:

The Mews

This was noted as a large alleyway that was too large to be dealt with by the local scheme, and would have to be improved as part of the TfL funded major scheme.

Coach Crier Alley

Members noted that this alley led to dance studios and was locked at night. The Group felt that they did not wish to spend money on this alley.

Church Hill Alley

The Group were appraised that the plan for this alley was to erect a sign with a lych gate icon, together with signage to identify vehicular access. The wall would need painting white, and there was a need for a community clean up activity concerning weeds.

Stable Doors Close

This was going to be developed as part of the major scheme.

Thornton's Alley

The plan for this alley was to erect a name sign with the Thornton's emblem on a newspaper icon. Defunct cables needed to be removed, painting was required, as well as a community clean-up of weeds. The Chairman commented that it was important to make improvements to the alley as it looked ugly and people were said to feel slightly threatened. The London Fire Brigade had expressed safety concerns about the cabling. The Group were informed that Cheryl Curr had contacted Building Control about the cabling, with a view to clarifying who was responsible for it. It was the intention to relocate the electricity cupboards and to aim CCTV at the wall in the

alley.

Legion Alley

Here it was the intention to erect a new name sign with a British Legion icon, and a sign to identify vehicular access. There was also a requirement for artwork to cover a damaged wall, repair flooring, and fix cabling, together with clean-up of weeds and dirt.

Gordon Alley

The plan for Gordon Alley was to erect a name sign with the Gordon House icon; there was also a requirement to fix cabling and for a community clean up. The Chairman felt that it was important to make this alley attractive and illuminated.

Wood House Alley

The plan for Wood House Alley was to erect a name sign with the Wood House icon, and some low level clean-up work

Leather Alley

Ms Curr informed the Group that the plan for Leather Alley was that a name sign be erected with a leather boot icon, together with signage to identify vehicular access. There was also a requirement for some painting, a community clean up, and the tidying up of cables. There was also a requirement to contact LBB with respect to resurfacing the alley.

Blyton Place

It was noted that works to this alley would be carried out as part of the major scheme. Particular attention was drawn to the need for improved lighting, and for the floor to be made level.

Burton Alley

This alley had a reputation as an escape route from the police. It was noted that the plan was to erect a sign with a tailor's icon, together with a sign to identify vehicular access. It was also the case that cables needed to be tidied up, and a community clean-up was required. The Group felt that it would be a good idea to request that the freeholder make pedestrian access to Sainsbury's. There was an additional requirement for Council enforcement action to be undertaken with respect to the dumping of rubbish.

Regal Alley

The Group heard that it was planned to erect a name sign with a

	<p>stage icon. The Chairman was concerned that the alley was served by a drop kerb; it was felt that this encouraged cars to drive down the alley. The Group were in agreement that the Council be asked to remove the dropped kerb and that this should be incorporated into the main scheme design. There was also a requirement to erect a new fence at the back of the cinema, change the location of a lamppost, install CCTV, and to make up the gravel parts from the alley to the carpark.</p> <p><u>Ironmonger's Passage</u></p> <p>The plan for Ironmonger's Passage was to erect a name sign depicting an anvil and blacksmith.</p> <p>A member of the Group stated that it would be a good idea if the paving used in the High Street could be extended into the alleyways to some degree, and that it would be good if a generic theme could be used on signs, such as a generic font.</p> <p>The Group noted that the target date for the completion of the work on the alleyways was March 2016.</p> <p>Recommendations:</p> <p>(1) The Freeholders of the alley behind the Odeon cinema be contacted and asked to contribute to the cost of improvement works</p> <p>(2) That enquiries be made as necessary to determine who is responsible for the potentially dangerous cabling in Thornton's Alley.</p> <p>(3) That contact be made with the freeholder of Burton Alley to request pedestrian access to Sainsbury's; also that the Environmental Protection Team at Bromley be contacted to deal with the dumping of rubbish</p> <p>(4) That the removal of the drop kerb serving Regal Alley be incorporated into the main scheme design</p> <p>(5) That as far as possible, the High Street paving be extended into alleyways, and that generic font be used for alley signage</p>
7	MAJOR SCHEME CONSULTATION RESULTS AND NEXT STEPS (JULIAN LEWIS, EAST ARCHITECTURE)
	<p>The Committee heard that Section 106 money was not enough to progress the Beckenham Green Canopy Project. Mr Munnelly suggested that section 106 money be used to supplement the major</p>

scheme.

A Member of the Group asked if the Town Centre Team could manage more frequent markets. The Chairman felt that this was possible if LBB installed the required infrastructure. Mr Munnelly expressed the view that a business case existed to use markets as a source of revenue generation.

The main update on the major scheme was provided by Julian Lewis from East Architects. There had been public consultation activities and events which included a public exhibition at Citygate Church, a meeting with Copers Coe Area Resident's Association, and a meeting with Beckenham Business Association. Feedback was recorded by writing down details of conversations, by using feedback forms and via email. Mr Nick Goy expressed the view that not enough information had been disseminated concerning the consultation process.

It was noted that strong views emerged from the consultation process, expressing a broad range of likes and dislikes. There was a strong desire for change amongst local residents and businesses.

Likes:

- a) The prospect of fewer HGV's using the High Street
- b) The use of Feature Lighting. There was a positive desire for the High Street to be brightly lit, with bespoke lighting used for areas like alleyways. The Working Group felt that all of the lighting in the High Street should be changed. The Group were in favour of lighting being fixed to buildings wherever possible.
- c) The public liked the ideas of an enhanced pedestrian experience and wide pavements.
- d) There was much support for de cluttering the high street, and for enhancing the public realm
- e) Many people welcomed the benefits of safer crossings

Dislikes:

- a) It was felt that the aspiration to provide pedestrian access to the War Memorial was not realistic
- b) Strong feeling was expressed that the existing traditional lighting in Beckenham Green should be maintained
- c) There was concern that not enough provision had been made

	<p>for cyclists</p> <p>d) Concerns had been expressed by members of the public concerning shared space pedestrian areas. It was felt that this was a potential cause of conflict between pedestrians and motorists in the shared space areas</p> <p>Mr Lewis directed the attention of the Working Group to the table on page 4 of the consultation report which detailed the priorities for the town centre in table form. It was clear that the top priority that emerged from the consultation were the plans to develop Beckenham Junction and the Green; this was followed by plans to improve the War Memorial Junction, and then plans to improve lighting. It was noted that caution should be exercised when analysing these results as the total sample used was only 27 people.</p> <p>Some members of the Working Group expressed concern at the possibility of using footways that were level with the road surface as this would make things difficult for blind people.</p> <p>The Chairman enquired what the current position was concerning TfL, and what was going to happen next. It was noted that LBB were currently in negotiations with TfL to finalise details, and to try and get more money released for the project if possible. It was hoped that a broad agreement would be obtained by September 2015, and that the project would be implemented from Spring 2016. At the moment everything was on target.</p> <p>The Working Group were advised that a term contractor had been allocated, and this was Conways. It was now the case that an enhanced and final business case had to be put before TfL by LBB and East Architects. A member of the working group enquired what the current stumbling blocks were, and Mr Munnelly responded that at the moment there were none.</p> <p>The Chairman concluded this agenda item by stating that the project should see design progress in September and that at the same time the next architecture contract phase will be finalised.</p>
8	ANY OTHER BUSINESS--PREVIOUSLY NOTIFIED
	<p>A member of the Working Group asked for an update on the empty public toilets building.</p> <p>Mr Munnelly agreed to look into this and advise the Group at its next meeting.</p>
9	DATE OF NEXT MEETING TO BE AGREED

	The next meeting was scheduled for 7.30pm on Thursday September 24th 2015 at Beckenham Library.
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The Meeting ended at 9.30 pm