



THE LONDON BOROUGH
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**RENEWAL AND RECREATION
POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

BECKENHAM TOWN CENTRE WORKING GROUP

Meeting to be held at **7.30 pm** on **Thursday 12 January 2017** at
Beckenham Library, Beckenham, BR3 4PE*

***PLEASE NOTE STARTING TIME**

AGENDA

- 1 APOLOGIES FOR ABSENCE**
- 2 MINUTES OF THE PREVIOUS MEETING (Pages 1 - 10)**
- 3 MATTERS ARISING (Pages 11 - 14)**
- 4 MAJOR SCHEME UPDATE**
- 5 BECKENHAM GREEN CANOPY (Pages 15 - 16)**
- 6 ALBEMARLE ROAD/HIGH STREET JUNCTION UPDATE**
- 7 TOWN TEAM UPDATE**
- 8 LOCATION OF WAR MEMORIAL**
- 9 LOCATION OF PURPLE FLAG**
- 10 PLAQUES (Pages 17 - 18)**
- 11 ANY OTHER BUSINESS**
- 12 DATE OF NEXT MEETING**

Contact Officer:

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RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

BECKENHAM TOWN CENTRE WORKING GROUP

Minutes of the meeting held at 7.30 pm on 27 October 2016

Present:

Councillor Michael Tickner (Chairman)
Councillor Ian Dunn
Councillor Michael Rutherford (Chairman of the Renewal and Recreation PDS Committee)

Marsha Berg, (Beckenham Business Association)
Jackie Groundsell, (Beckenham Business Association)
Colin Hughes, (Langley Park Residents' Association)
Gail Low, (Guide Dogs for the Blind)
Alice March, (Beckenham Forum)
Alan Old, (Copers Cope Area Residents Association)
Dr John Parker, (Beckenham Society)
Steven Parkin, (Copers Cope Area Residents Association)
Marie Pender, (West Beckenham Residents Association)
Janice Pilgrim, (Kent Association for the Blind)
Chloe-Jane Ross, (Copers Cope Area Residents Association)
Cliff Watkins, (West Beckenham Residents Association)
David Wood, (Beckenham Civic Society)
Kevin Munnely, (LBB Head of Renewal)
Garry Warner, (Environment & Community Services)

Also present:

Nick Goy, (Local Resident)
Stephen Wood (Committee Secretary)
Terry Stanley, Beckenham Resident
Edward Straker, (Beckenham Resident)
Gill Morphy (Local Resident)
Bill Gallagher (Local Resident)

83	APOLOGIES FOR ABSENCE
	Apologies for absence were received from Martin Pinell, Tina Slater, Stephen Oliver and Derek Samson. Apologies were also received from Councillors Stephen Wells, Sarah Philips, Russell Mellor, Peter Morgan and Vanessa Allen. Cllr Diane Smith sent apologies as a visiting Member.

84	MINUTES OF PREVIOUS MEETING
	<p>The minutes of the previous meeting had been amended with amendments suggested by Janice Pilgrim and Nick Goy.</p> <p>With the incorporation of these changes, the minutes were agreed as a correct record.</p>
85	MATTERS ARISING
	<p>CSD 16159</p> <p>The Group noted the update concerning Bus Stop 'Countdown Units.'</p> <p>It was noted that the cost of each Countdown Unit was £8300.00, and because of this TfL were not installing new units. It remained to be seen if LBB would have a budget available for this, and the matter was being investigated. The Group felt strongly that a bus countdown unit should be installed at the new bus stop opposite Fairfield Road. The Group felt that this was essential. Members pointed out that not everyone had access to smartphones, and some expressed concern around potential safety issues raised when smartphones were used at night time.</p> <p>A member queried if LBB could fund the countdown unit out of the scheme's contingency fund. Mr Munnelly stated that this was a matter that would need to be looked at again, and treated as a key priority. It was noted that countdown units had not been fitted at the bus stops outside of Marks and Spencer's, and Beckenham Green.</p> <p>The Chairman asked if the Beckenham Business Association had been provided with a map that showed the locations of parking bays and loading bays. The answer to this was 'no'. It was noted that it was now planned for a loading bay and parking bay to be sited outside of WH Smith's. Mr Munnelly stated that a map would be sent to the Beckenham Business Association as soon as possible.</p> <p>A member drew attention to a loading bay near the junction of The Drive and the High Street, facing north with the High Street behind. Immediately adjoining the loading bay was a disabled parking space.</p> <p>The member requested that the loading bay and disabled parking bay be swapped, so that the loading bay used the space further from the High Street. This was because when a van or large delivery vehicle was parked in the loading bay, drivers approaching the junction from The Drive had severely reduced visibility of any pedestrians crossing The Drive at that point. This was hazardous for anyone, but particularly for those with sight impairment, as they could neither see nor be seen.</p>

If the loading bay was located where the disabled parking space currently was, and vice versa, no extra space would be taken up, but visibility would be much better and safety greatly improved. Switching the designations of the two bays in question would reduce the risk of accidents. Mr Munnelly stated that he would look into the matter and action the switch.

The Group noted the update concerning the feasibility of removing the boundary wall on the war memorial. It was noted that a boundary of some form would be required for protection, and to deter illegal parking. It was also the case that LBB's Conservation Officer had expressed the view that the wall was in keeping with the main structure.

Mr Gallagher asked if consideration could be given to moving the war memorial from the roundabout to a new location at Beckenham Green. He felt that a quieter location away from traffic fumes may be more appropriate. He suggested that as part of a consultation process, a wooden replica memorial could be erected on the Green, while the views of local residents were sought. The Group did not agree a resolution concerning this matter as views were divided. Some felt that the memorial should stay where it was, but others felt that it would be appropriate to consider the matter and consult with local residents.

The Chairman made the point that in Orpington the memorial was located on a roundabout, while in Bromley it was located in a park. A member suggested an alternative solution could be to keep the existing memorial where it was, but to have a second memorial in a different location. The Chairman felt that this was a matter for Beckenham residents to decide, and should be retained as an agenda item for the next meeting. Alice Marsh offered to start a discussion concerning the matter on the 'Beckenham Forum' website.

Mr Munnelly referred to the exhibition that was going to be set up to inform local residents of the major scheme details. He suggested that local residents could be asked to provide views on the matter at the exhibition.

RESOLVED

(1) that TfL be contacted and requested to install a bus countdown unit at the new bus stop opposite Fairfield Road, and that a check be undertaken to see if the countdown unit could be funded from the contingency fund

(2) that a map showing the location of loading bays and parking bays be sent to the Beckenham Business Association as soon

	<p>as possible</p> <p>(3) that the location of the war memorial be added as an agenda item for the next meeting</p> <p>(4) that the loading bay and parking bay near The Drive be swapped over</p>
<p>86</p>	<p>MAJOR SCHEME UPDATE</p>
	<p>The Major Scheme update was provided by Mr Kevin Munnelly.</p> <p>He informed the Group that final sign off was due from TfL shortly. Materials would then be ordered, and the project would be rolled out. It was planned that the Exhibition would be a three day event in the town centre. The Chairman asked for clarification concerning what was meant by a ‘final sign off’ as he was under the impression that the signing off process had been completed. The Chairman hoped that materials could be ordered as soon as possible.</p> <p>The matter of procurement of granite was mentioned, and it was reiterated that it was still cheaper to import the granite from China rather than source from Scotland. The group heard that ‘reconstituted’ material similar to granite could be used, but it was not as strong as it was made from cement. Mr Munnelly assured the Group that the scheme was not halting, and was still moving forward on schedule. The electrical design had been progressed, and an office was being sourced for the site location.</p> <p>Mr Warner presented a coloured plan drawing that had been submitted by FM Conway. The plan showed the six phases in which the work would be carried out. It was noted that each of the six phases would take 3 months. The work would commence at a location that was the opposite end to work being planned for Penge at the same time—this was to avoid congestion.</p> <p>Mr Warner informed the Group that a meeting would take place with the bus company the following week to look at what would happen to bus routes while the work was progressing. It was noted that in phases 1 and 2, one way traffic would be in force. The Group heard that Rectory Road would be a main diversion route, and would remain open for two way traffic. A local resident expressed concern at the potential volume of traffic using Rectory Road, and the resultant pollution. Mr Munnelly provided assurances that Rectory Road would be able to cope with the extra traffic. It was asked if a zebra crossing could be provided in Rectory Road to help pedestrians negotiate the increased traffic volume.</p> <p>The Chairman enquired if a location had been determined for the exhibition. Mr Munnelly stated that previously, exhibitions had been</p>

	<p>held at City Gate Church, and at the Public Halls. Another possibility for consideration was the identification of an empty shop by traders. A member requested that whatever site was decided upon should be equipped with disabled access. It was suggested that St Edmunds Church Hall be considered as it did have disabled access.</p> <p>Final sign off from TfL was due by 10th November 2016.</p>
87	LOCATION OF THE PURPLE FLAG
	<p>The Purple Flag was brought to the meeting for members to see. It was noted that the Group were still unanimous in their desire for the flag to be located at Beckenham Junction Train Station. The Group were informed that Councillor Peter Morgan was not averse to the flag being located at the train station, but that Councillor Colin Smith would prefer to see the flag sited at an alternative location. It was also noted that illumination of the flag at night would be essential, as it needed to be visible to the town's night time economy visitors. Planning consent was required before the pole could be erected.</p> <p>RESOLVED that the Group wished to see the flag located at Beckenham Junction Train Station and illuminated. A planning application should be submitted as soon as possible.</p>
88	UPDATE ON ALBEMARLE ROAD / HIGH STREET JUNCTION SCHEME
	<p>The Group were informed that the junction works would be completed by 8th November.</p> <p>Mr Warner informed the Group that nothing else should be required to be moved after this. However, the Chairman had been informed that this was not the case, and that something was wrong. Mr Warner confirmed that he would take this matter up with TfL to clarify matters.</p> <p>A local resident enquired why pink paving had been chosen. Mr Munnelly explained that the paving had been chosen because of its quality and tone. It was also the case that an enhanced cleaning regime would be implemented. Robert Straker asked who had designed the traffic phasing, as cars were excessively delayed on the junction from Albemarle Road trying to turn right. It was confirmed that the phasing had been designed by TfL. There was also reference to removal of the parking metres on the Beckenham Green side of Albemarle Road between St George's Road and the new junction, as these were seriously disrupting the use of the junction at busy times of the day.</p>

	<p>RESOLVED</p> <p>(1) that Mr Warner contact TfL to confirm the status of the works undertaken by TfL at the Albemarle Road/High Street junction.</p> <p>(2) that the parking meters on Albemarle Road between St George’s Road and the junction be removed.</p> <p>(3) that the phasing of the lights at the junction be checked</p>
<p>89</p>	<p>BECKENHAM PLACE PARK UPDATE</p>
	<p>The Chairman explained that currently the park benefited from a golf course, café, ornamental gardens and large open areas for walking. LB Lewisham were putting in a planning application for major changes to the park, and Heritage Lottery Funds were being applied for. The plans would impact on Beckenham. The Chairman reported that it was intended to close the golf course and cut down between 200-500 trees to make way for an artificial lake and a new car park. It was intended to hold various outdoor events. However, the existing Mansion was not being restored.</p> <p>LB Lewisham had previously stated that a planning application would be submitted for restoration of the park and some of its listed buildings in November. Larger events may occasionally take place in the park in the future but was likely to be several years off, as the restoration would not be complete until 2019. The next thing that was likely to happen would be a low key tree planting event to mark the beginning of the restoration, this would take place after the golf course closed at the end of this month.</p> <p>It seemed to be the case that a definitive picture of what was going on was not clear at this time.</p> <p>A protest against the changes was due to take place outside Lewisham Town Hall on 29th October 2016. A judicial review was likely, but no one at the meeting was aware if the date had been set or not.</p>
<p>90</p>	<p>UPDATE ON PLAQUES FROM THE BECKENHAM SOCIETY</p>
	<p>The update on Plaques was provided by Mr David Wood from the Beckenham Society.</p> <p>The Chairman asked Mr Wood how long it was going to take to make the plaques, and Ms Chloe Jane Ross from the Town Team offered to help. Mr Munnelly stated that numbers needed to be confirmed, along with locations and then the materials would need to</p>

	<p>be decided. The Chairman asked that the laying of the plaques be phased in to the rest of the scheme. Mr Wood promised that the Beckenham Society would deliver. Mr Wood asked if there were any Heritage Walk Leaflets in the Council. Mr Munnelly thought that there were some, and promised to investigate.</p> <p>The Chairman asked that the Beckenham Society work with Mr Munnelly to agree the wording on the plaques. It was also agreed that the issue of plaques would remain on the agenda for the next meeting.</p> <p>RESOLVED</p> <p>(1) that Mr Munnelly attempt to locate Heritage Walk Leaflets for the Beckenham Society</p> <p>(2) that Mr Munnelly work with the Beckenham Society to agree the wording for the plaques</p> <p>(3) that plaques remain on the agenda for the next meeting</p>
<p>91</p>	<p>TOWN TEAM UPDATE</p>
	<p>The Town Team update was provided by Miss Chloe Jane Ross.</p> <p>She highlighted that step free access to businesses in Beckenham was required whenever possible, and that bespoke short stay parking should be considered. She advocated that parking be modified to allow for different needs in varying locations; she asked for a strategic parking policy to be considered.</p> <p>She referred to the issues that had been looked at previously concerning central government’s push to convert office space to residential accommodation, and the possibility of seeking an Article 4 Direction to reverse the process. Marie Pender stated that the Chief Planner had expressed the opinion that the application for an Article 4 Directive could be over ruled by the Secretary of State. She had sought information concerning this under the Freedom of Information Act, and it was the case that only one fifth of applications had been refused.</p> <p>A disabled local resident raised the issue of disabled access into shops. She highlighted that there were 57 shops in Bromley that she was not able to enter because there was no access for wheelchairs. It was the case that businesses could purchase ramps for just £40.00. The two businesses that were commended for using ramps were ‘Sense’ and ‘Starbucks’. Conversely, the Tapeo Café was highlighted for being particularly unhelpful. It was also noted that ‘Subway’ were helpful in that they came out to serve disabled customers. The resident asked if the Beckenham Business</p>

	<p>Association could highlight the issue of disabled access with its members.</p> <p>The Chairman expressed the view that disabled access was something that should be noted in planning applications. He also suggested making complaints to the Planning Department as they should be adhering to a Design and Access Policy. Mr Munnelly pointed out that there were some exemptions to the policy.</p> <p>The Group congratulated the Town Team on the unveiling of the Clock House plaque, opposite the entrance to Beckenham library.</p>
92	DAVID BOWIE MURAL UPDATE
	<p>The Group were informed that Dan Pearce was still working on the project. The cost of the project had been estimated as £30K, and because of this, a backup project was required. The next step was to discuss the project with Patrick's Bar (the proposed mural site) in more detail. It was possible that funding could be released from a Mayor of London's Fund. The Chairman mentioned that if a crowdfunding agreement was being sought, then it would be advisable to get an agreement in writing.</p>
93	TERMS OF REFERENCE
	<p>It was suggested that the following Terms of Reference be agreed:</p> <p><i>"To provide oversight and strategic guidance on the design and implementation of the improvement scheme for Beckenham Town Centre."</i></p> <p>RESOLVED that the ToR as noted above be recommended to the Renewal and Recreation Committee.</p>
94	ANY OTHER BUSINESS
	<p>A member enquired if the Bromley website had now been updated with the latest town centre plans, and if one of the proposed crossings on the scheme was going to be a pelican crossing. It was felt that as Cllr Colin Smith was opposed to the cost of a pelican crossing, this was unlikely to be the case.</p> <p>A question was raised concerning the quality of lighting, and it was subsequently confirmed that the lights would be LED. It was confirmed that Granite would be used only the kerbs and at the Rectory Road Junction, Thornton's Corner, and the War Memorial Roundabout.</p>

	<p>A member asked if it would be too late to ask for any changes during or subsequent to the Exhibition. It was explained that the purpose of the Exhibition was not consultative, but to celebrate and inform.</p> <p>Martin Pinnell had submitted a statement concerning BIDS which read as follows:</p> <p><i>'The Council has recently appointed a company called Central Management Solutions (CMS) to work alongside members of the business community and the Council to help establish the BIDs in Beckenham and Penge. CMS are a company that specialises in establishing and running BIDs across the UK, and has an excellent track record (100% success rate) in starting up BIDs in various locations. They also own the British BIDs organisation – which is in effect the industry standards body for BIDs in the UK. Tina has continued to meet with key Business Rate payers in both towns with a view to setting up BID Steering Groups and we are now planning a meeting for Business Rate Payers in mid-November which will enable colleagues from CMS to meet with some of the key business stakeholders in both towns and will help the Business Rate payers get up to speed on what is a BID. The aim would be for the business Steering Groups to be formed after that meeting'.</i></p> <p>It was noted that Janice Pilgrim had previously walked around Beckenham Town Centre with Stephen Oliver and it had been agreed that tactile paving would go back 5 metres to the kerb.</p>
<p>95</p>	<p>DATE OF NEXT MEETING</p>
	<p>The date of the next meeting was confirmed as January 12th 2017.</p>

The Meeting ended at 9.30 pm

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Report No.
CSD17012

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Beckenham Town Centre Working Group

Date: 12th January 2017

Decision Type: Non Urgent Non Executive Non Key

Title: **MATTERS ARISING**

Contact Officer: Steve Wood, Democratic Services Officer
Tel: 020 8313 4316 E-mail: stephen.wood@bromley.gov.uk

Chief Officer: Mark Bowen, Director of Corporate Services

Ward: N/A

1. Reason for report

1.1 **Appendix A** updates Members of the Group on matters arising from previous meetings.

2. **RECOMMENDATION**

2.1 The Group is asked to review progress on matters arising from previous meetings.

Non-Applicable Sections:	Policy/Financial/Legal/Personnel
Background Documents: (Access via Contact Officer)	Minutes and Action Points from the previous meeting

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Excellent Council/Quality Environment, Thriving Town Centres,
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Financial

1. Cost of proposal: No Cost to Democratic Services
 2. Ongoing costs: Not Applicable
 3. Budget head/performance centre: Democratic Services
 4. Total current budget for this head: £335,590
 5. Source of funding: 2016/17 revenue budget
-

Staff

1. Number of staff (current and additional): 8 posts (7.27fte)
 2. If from existing staff resources, number of staff hours: Completion of "Matters Arising" Reports for PP&S PDS meetings (and their sub groups) can take up to a few hours per meeting.
-

Legal

1. Legal Requirement: None
 2. Call-in: Not Applicable
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): This report is intended primarily for Members of the Beckenham Town Centre Working Group
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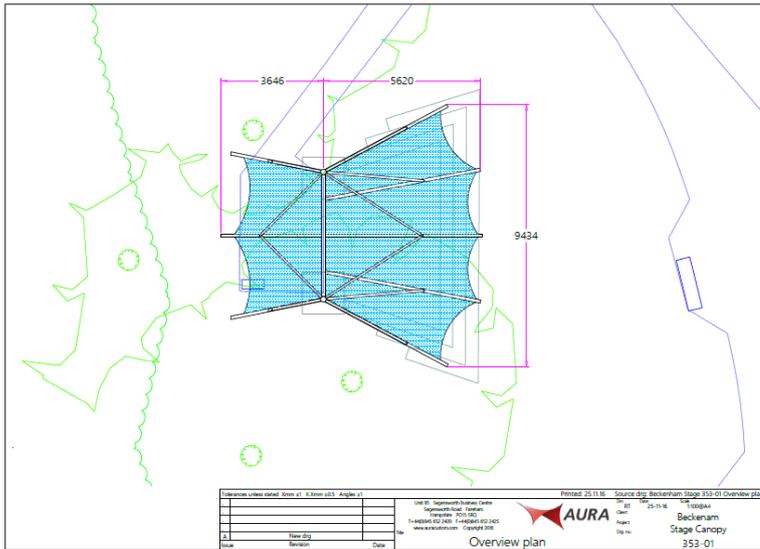
Ward Councillor Views

1. Have Ward Councillors been asked for comments? Ward Councillors attend and comment at the meetings.
2. Summary of Ward Councillors comments: N/A

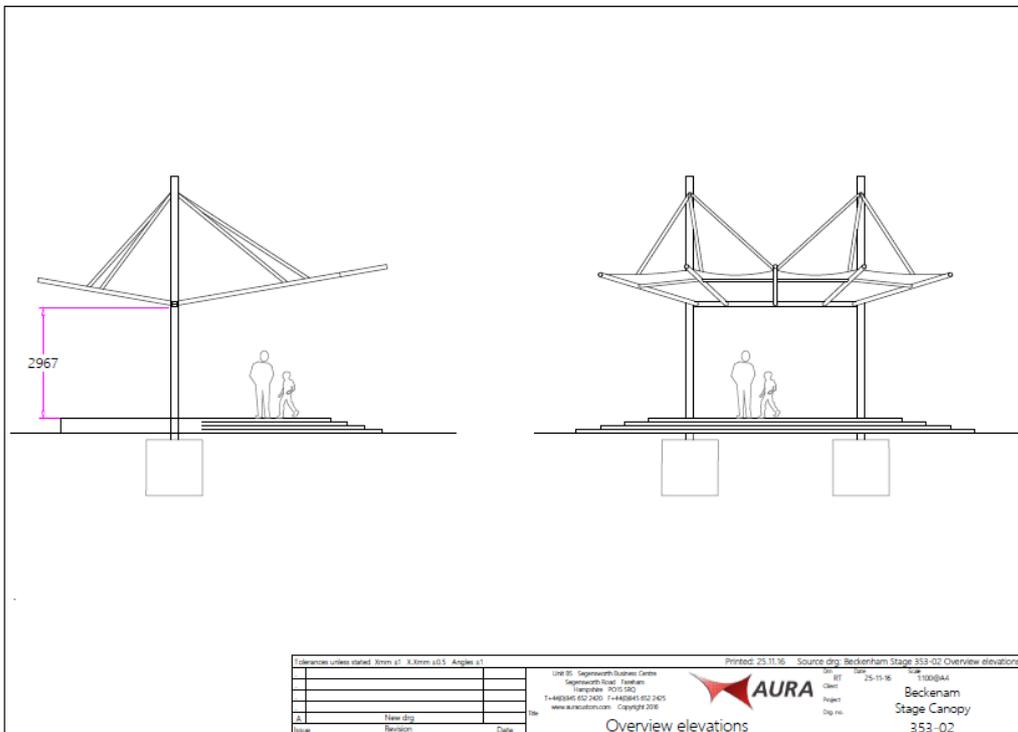
<u>Minute Number/Title</u>	<u>Matters Arising</u>	<u>Update</u>
<p>Minute 72 15th September 2016</p> <p>Matters Arising</p> <p>Minute 87 27th October 2016</p> <p>Location of the Purple Flag</p>	<p>It was resolved that the Chairman make representations to the Portfolio Holder concerning the location of the Purple Flag</p> <p>It was resolved that the BTCWG wished the Flag to be located at Beckenham Junction Train Station and illuminated. A planning application should be submitted as soon as possible.</p>	<p>An update will be provided at the meeting on 12th January 2017.</p>
<p>Minute 73 15th September 2016</p> <p>Major Scheme Update</p> <p>(Bus Countdown Units)</p> <p>Minute 85 27th October 2016</p> <p>Matters Arising</p>	<p>It was resolved that enquiries be made to TfL to see if a 'countdown unit' could be installed at the new bus shelter.</p> <p>It was resolved that TfL be contacted and requested to install a bus countdown unit at the new bus stop opposite Fairfield Road, and that a check be undertaken to see if the countdown unit could be funded from the contingency fund.</p>	<p>Three countdown information units were included in the original plan. However TfL are not installing any new units. Existing units will be maintained. Boroughs can pay for new units but at a cost of £8,300 per unit which includes a 10 year maintenance agreement. So it is probably the case that new units will only be installed subject to a budget being available. The matter is currently under consideration.</p> <p>An update will be provided at the meeting on 12th January 2017.</p>
<p>Minute 73 15th September 2016</p> <p>Major Scheme Update</p> <p>War Memorial</p>	<p>Consideration was to be given concerning what would replace the wall on the War Memorial Roundabout if it was removed.</p>	<p>The boundary wall of the roundabout forms part of the curtilage of the listed war memorial and it is considered that its demolition would require Listed Building Consent for its replacement or demolition. The Council's Conservation Officer considers that it is in keeping with the main structure, particularly in scale and with the coping stone detailing. It therefore contributes to the character of this part of the Beckenham Town Centre Conservation Area and the overall setting of the war memorial. In addition in view of what happened at the Shortlands War Memorial, a structure providing protection is also considered necessary. Informal advice from the Conservation Officer is that he would favour its retention.</p> <p>The Council's Highways Department have pointed out that a boundary of some form would be required around the</p>

<p>Minute 85 27th October 2016</p> <p>Matters Arising</p>	<p>Resolved that the location of the war memorial be added as an agenda item for the meeting in January 2017</p>	<p>roundabout to deter illegal parking. A low rail would do this but would certainly be less durable if hit by vehicles.</p> <p>Item has been added to the agenda.</p>
<p>Minute 85 27th October 2016</p> <p>Matters Arising</p>	<p>Resolved that a map showing the location of loading bays and parking bays be sent to the Beckenham Business Association as soon as possible.</p>	<p>Completed.</p>
<p>Minute 85 27th October 2016</p> <p>Matters Arising</p>	<p>Resolved that the loading bay and the parking bay near The Drive be swapped over</p>	<p>Traffic Team to update at the meeting on January 12th 2017.</p>
<p>Minute 88 27th October 2016</p> <p>Update on Albemarle Road/High Street Junction Scheme</p>	<p>Resolved that Mr Warner contact TfL to confirm the status of the works undertaken by TfL at the Junction.</p> <p>Resolved that the parking meters on Albemarle Road between St George's Road and the Junction be removed.</p> <p>Resolved that the phasing of the lights at the junction be checked.</p>	<p>Updates on these issues will be provided by the Traffic Team at the meeting on January 12th 2017.</p> <p>Concerning the possible removal of the parking meters, the question has been raised whether or not this was a resolution that should have been passed by the BTWCG. It is possibly the case that this matter should go to the Portfolio Holder for Environment for consideration, in consultation with advice from Parking Design.</p>
<p>Minute 90 27th October 2016</p> <p>Plaque update from the Beckenham Society</p>	<p>Resolved that Mr Munnelly attempt to locate Heritage Walk leaflets for The Beckenham Society.</p> <p>Resolved that Mr Munnelly work with the Beckenham Society to agree the wording on the plaques.</p>	<p>Completed</p> <p>Ongoing.</p>
<p>Minute 93 27th October 2016</p> <p>Terms of Reference</p>	<p>Resolved that the ToR as noted above be recommended to the Renewal and Recreation PDS Committee</p>	<p>The Chairman of the Renewal and Recreation PDS Committee has been updated, and the ToR will appear as an agenda item on the R&R PDS meeting in January</p>

Agenda Item 5

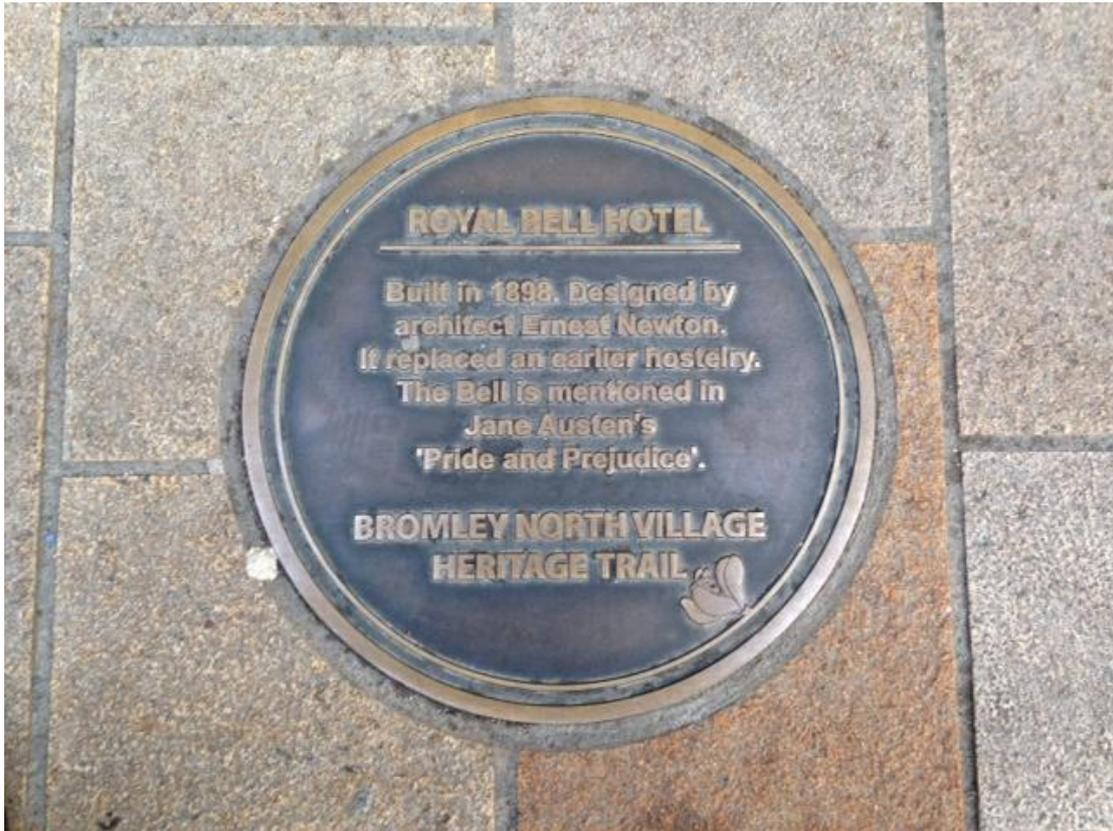


Beckenham Green Canopy



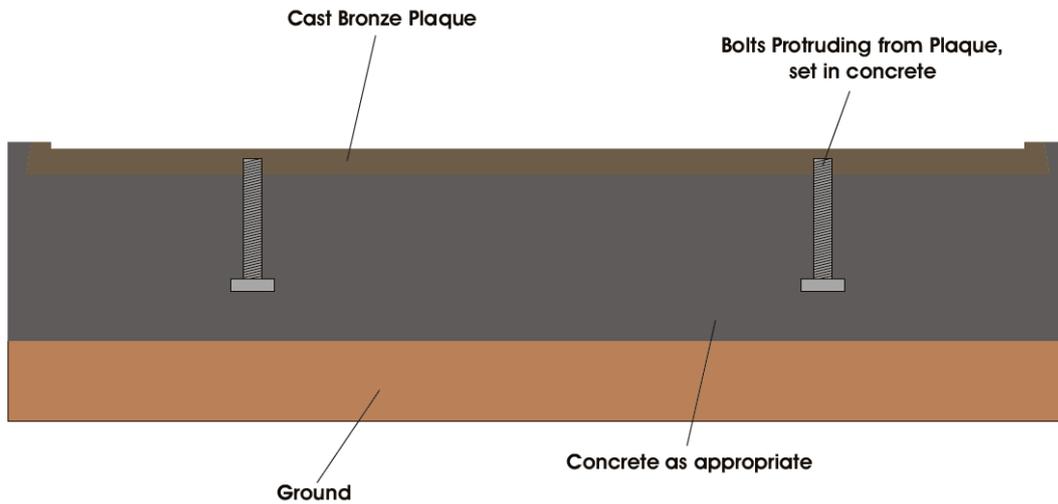
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PROPOSED PLAQUES



Pavement Plaque

Cross Section



Overall Thickness of Plaque - ~12mm

Thickness of Plaque where text and detail is recessed - ~10mm

Protrusion Depth of Bolts - ~50mm



Please carefully check all artwork on production to ensure this design (you may consider such details as spelling, font, size, spacing and overall design characteristics).

Client	Penze Heritage
Job	Pavement Plaque
Refno.	1116/A3
Date	18/02/16
Revision	0

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