

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

BECKENHAM TOWN CENTRE WORKING GROUP

Minutes of the meeting held at 7.30 pm on 13 December 2018

Present:

Councillor Michael Tickner (Chairman)
Councillor Josh King
Councillor Stephen Wells

Bob Stewart (MP for Beckenham)

Marsha Berg, (Beckenham Business Association)
Jackie Groundsell, (Beckenham Business Association)
Colin Hughes, (Langley Park Residents' Association)
Marie Pender, (West Beckenham Residents Association)
Janice Pilgrim, (Kent Association for the Blind)
Chloe-Jane Ross, (Copers Cope Area Residents Association)
Sue Woodward, (West Beckenham Residents' Association)
David Wood, (The Beckenham Society)

Stephen Wood, (LBB Committee Secretary)

Also present:

Kevin Munnely, (LBB Head of Renewal and Recreation)
Stephen Oliver, (LBB Senior Planning Officer)
Harriet Pyne (FM Conway)

Nick Goy, (Beckenham Resident)
Gillian Morphy, (Beckenham Resident)
Susan Ryall, (Beckenham Resident)
Terence Stanley (Beckenham Resident)
Carmel Herbert (Beckenham Resident)
Jim and Judy Blake (Beckenham Residents)
Tanya Nicholson (Beckenham Resident)
Jacqueline Vasconez (Beckenham Resident)
A. Vasconez (Beckenham Resident)

43	APOLOGIES FOR ABSENCE
	Apologies were received from Councillor Vanessa Allen, Councillor Ian Dunn, Garry Warner, Lorraine Mcquillan, Gail Low, Zoe Brown and Helen McConnell. Harriet Pyne (FM Conway) attended as the substitute for Ms McConnell.

	<p>Jonathan Laidlaw sent apologies in advance for arriving late.</p> <p>Apologies were also received from Sarah Niblock.</p> <p>Ms Niblock had requested previously, that her thanks to the Chairman and to the Committee Clerk for all of their hard work with respect to the Working Group be noted and minuted.</p>
44	MINUTES OF PREVIOUS MEETING
	<p>The minutes of the previous meeting were agreed and signed as a correct record, subject to the later checking of suggested amendments that had been emailed to the Committee Clerk by Mr Goy.</p> <p>RESOLVED that the minutes of the previous meeting be signed and agreed as a correct record.</p>
45	MATTERS ARISING
	<p>CSD 18166</p> <p>Members of the Working Group noted the matters that had arisen from the previous meeting held on 4th October 2018.</p> <p>It had been noted in the matters arising report that Mr Kevin Munnelly would provide an update with respect to parking contraventions and the lack of enforcement that was apparent after 9.30pm on Friday and Saturday evenings.</p> <p>Mr Munnelly said that this was an ongoing issue. It seemed that after 9.30pm on Friday and Saturday evenings, people were parking on pavements and on double yellow lines because the contraventions were not being enforced. It had been mentioned in a previous meeting, that civil enforcement officers had been hesitant to undertake enforcement action during these periods due to fear of abuse and possible violence. The Chairman stated that enforcement should take place and that the police should be asked to help if required.</p> <p>It was noted that the use of CCTV cameras to facilitate enforcement was not current LBB policy. The Chairman expressed the view that a parking enforcement blitz was required with the help of the police, and that the press office should be asked to cover it.</p> <p>The Group was pleased to note that the yellow lines in the Conservation Area had been repainted as required.</p> <p>The Chairman referred to the matter of town signs being installed, but with the Beckenham motif missing.</p>

After investigation it was discovered that the motif was not on the signs previously. It was agreed that if the motifs were found in the future, they should then be added to the signs.

A discussion took place concerning the matter of cleaning in Beckenham, particularly in the vicinity of Beckenham Junction. It had been resolved previously that cleaning should be undertaken with a different type of chemical before the meeting. This had taken place as planned and bicarbonate of soda had been used, but had proved ineffective.

The Chairman raised the matter of chewing gum removal kits for businesses. Mr Munnelly stated that LBB could provide a 'gum busting' service, but this would be an additional service provision and at extra cost. It was noted that the BID in Bromley had paid for a gum busting service.

The Chairman and the Working Group were disappointed that an enhanced cleaning regime had not been included in the contract for the major scheme works. They felt that this was not what had been promised and asked what needed to be done going forward to rectify this. Mr Munnelly responded that regular cleaning was required, and that this had been reported back. He suggested that Ward Councillors should request an enhanced cleaning service from the Portfolio Holder for Environment.

It was commented that with respect to Beckenham Junction, additional problems had been caused because the wrong granite had been laid originally. Mr Munnelly stated that this matter was now being dealt with at Director level. The Chairman was hopeful that a credit could be applied because of this, and if this did take place, the credit should come back to the Beckenham Scheme as an enhanced cleaning service.

Mr Munnelly assured that the matter would be reported back to the Project Board and to the Renewal, Recreation and Housing PDS Committee. He stated that when he received feedback from the Directors, he would update the Working Group.

The Matters Arising report had noted that one bus shelter still needed to be installed near Fairfield Road, and that the Chairman had been encouraging officers to chase TfL to carry out the relevant actions. Mr Oliver was chasing TfL to complete the works. The supply and fitting of the new bus stop was going to cost £20k.

The Chairman felt that TfL had shown a degree of disregard for the public in the way that they had sited bus shelters obstructively in the centre of footways. He was also displeased that without consultation, TfL were siting private toilets for bus drivers on public land in the Borough.

It had also been resolved at the previous meeting that Mr Munnelly would report back on the original budget costings, as Mr Goy had requested a comprehensive update on the project's finances. Mr Munnelly stated that the billing for the scheme had not been finalised yet. He clarified that East Architects had been paid 21% of the design fees and that the headline figures were in line with the original estimates. Mr Munnelly also pointed out the areas where there had been a draw down on contingency funds, and said that the scheme costs had not been finalised yet.

Further to the oral report by Mr Munnelly, the Chairman let Mr Goy have sight of a brief summary of the expenditure. Mr Goy said that this was not provided in the detail that he had requested – and he was disappointed that he was not able to keep a copy of the budget information table that he had received sight of. Some figures had been presented only as percentages of a subtotal.

Concerning the figures presented, it was noted that the payments to design consultant Julian Lewis of East Architects were 21% of the tabled design fees of £342k; from which Mr Goy inferred this was about £72k. Further work on the design had been carried out by FM Conway at 57% of the design budget.

Some of the contingency money had been spent on:

- design changes to the 'pad parking bays'. It had been determined that metal frameworks were additionally necessary to strengthen them
- a new pelican crossing where previously a zebra crossing was intended
- a Mayor of London / Transport for London shortfall in previously-agreed Principal Routes agreed funding to the Council. They had indicated mid-project their intention not to provide the previously-agreed sum of £250k for Principal Route carriageway resurfacing as part of their new London-wide moratorium on such spending. The Council had contested this but had had to cover £50k from the Scheme Budget to cover a reduction of that amount from the previously-agreed grant.

Mr Munnelly explained that it would be usual for a post scheme completion report to be drafted which would go to the relevant scrutiny committee for scrutiny and noting. The Chairman suggested that a post contract meeting should be held in April, where the project's budget/financials could be looked at. He gave an assurance that all of the figures would be made public when finalised.

A discussion took place concerning the cleaning of the Beckenham Green Canopy.

	<p>This matter had been a cause of frustration for all concerned as it had still not been determined where the alleged £2k per annum funding for the cleaning budget would come from. The matter had been referred to the BID Company, but they had been unable to commit. The matter had additionally been referred to the Executive Director of Environment and Community Services to resolve. The Chairman recommended that in the meantime, the planning application should be progressed.</p> <p>RESOLVED that</p> <p>1) A late evening parking enforcement blitz was required, and that the recommendation be referred to the Renewal, Recreation and Housing PDS Committee.</p> <p>2) If it was decided that a credit was owed because of the wrong granite being laid at Beckenham Junction, then the Working Group members should be notified, and the credit be applied to the scheme for enhanced cleaning at Beckenham Junction.</p> <p>3) Mr Oliver continue to chase TfL so that the outstanding bus stop could be installed.</p> <p>4) A post contract completion meeting should be held in April 2019, when the project's budget/financials could be made public and examined in greater detail.</p> <p>5) The planning application for the Beckenham Canopy should be progressed.</p>
<p>46</p>	<p>MAJOR SCHEME UPDATE</p>
	<p>It was noted that the work being undertaken in Kelsey Square would be finished the following week. A request was made for restrictive parking lines to be painted in as soon as possible. The Chairman favoured a Residents' Parking Scheme. It was recommended that the Burnhill Road Car Parking Zone be extended to Kelsey Square.</p> <p>Cycle racks would be installed the following week, especially in areas where there had been unauthorised parking. Janice Pilgrim stated that in order to assist blind and partially sighted persons, the racks should be sited off centre, there should be a colour contrast on the racks, and the bikes should not stick out.</p> <p>The Working Group was informed that in the New Year, new street furniture and granite planters would be sited. It had been reported that there had been problems at Coopers Mews with motorists driving over the pavement.</p>

This would stop when new planters went in.

The Working Group heard that the lighting for Regal Alley had been completed. Issues around tree lighting would be discussed in the future.

Mr Goy reported problems he considered outstanding with the scheme nearing completion:

4.1 'Shared-use' parking bays with rough-surface grey bricks – Mr Goy conveyed a complaint from his elderly, registered-disabled mother about the rough and irregularly-surfaced bricks chosen for the parking bays / shared use paving. This was that the rough bricks were unnerving and dangerous for someone with difficulty walking, using a stick, or a wheeled walking frame.

4.2 Zebra crossing near the Odeon Cinema / Chicken Takeaway – The black and white stripes of the crossing had been painted at a peculiar angle to the footway and widened central refuge. Mr Goy had noticed this on a High St visit prior to the meeting, but there could be others around the War Memorial roundabout, which was in the final stage of the works.

4.3 Feature white mortar brick pointing at High St Junction with Burnhill Rd (outside Prezzo / Hak's Barbers) – The pattern of red and dark grey bricks, near historic Kelsey Square, had been pointed with a white mortar. However, the quality of pointing was such that the light pointing mortar was messy around and on top of the bricks and so looked scruffy. Mr Oliver replied that the Project Team had noticed this and been told that the overspill cement called 'snot' would wash away in the rain. Mr Goy was sceptical as it had been there some months already; he suggested removal by hand or mechanical means.

4.4 Missing Village Way Street Name Plates – Mr Munnelly said installation was pending agreement that night on the black on white 'Traffic' font name plates with the Beckenham crest. There had been a query on the three-tree detail from two different designers.

Mr Goy re-stated that he considered the 'new' design simply a return to the dated 1970's plates, some of which were still around. He much preferred the white Roman typeface lettering on a green background now in use in the borough.

4.5 Bike stands – Mr Oliver reported that the remaining stands were being installed. The Chairman referred to Mr Goy's request at the design stage to have these in small clusters near the shops for convenience of use. Mr Goy said the original design saw one large rack of about 15 stands near the closed-down toilets and not spread throughout the High St. He also

referred to bike stands effectively being used as 'bollards' by Highway Engineers-- bracketing parking and loading bays, where they might incur expensive cycle damage, e.g. from reversing delivery lorries.

Also, existing stands such as outside Lloyds Bank and Marks and Spencer's (near the Church Ave junction) were placed unnecessarily and inconveniently close together. Properly-spaced stands (of a separation of at least a metre) could accommodate two bikes each. Good separation eased access for loading with shopping, secure locking, removal and replacement of lights etc.

Mr Oliver replied that the remaining stands would be more widely spaced. He confirmed that the stands had stick-tapping rails, visibility strips and rounded edges.

4.6 Replacement phone kiosk by Marks and Spencer bus stop –

The former kiosk had been modest and mostly glass. The replacement was a larger black plinth with a large advertising screen facing oncoming traffic. It was really an LED advertising hoarding with a phone attached.

The siting and size was now such that the view, for waiting passengers at the shelter, of approaching buses was obscured by a large black rectangular obelisk.

This made it difficult for waiting passengers to see a bus approaching, determine if it was their route and destination, stand up from a shelter seat in good time and indicate to request it to stop. Passengers had just a second or two to see a bus and its destination board appearing from behind the enlarged opaque phone kiosk, and sometimes a second bus behind was still hidden.

Chloe Jane Ross commented on the danger of a new pedestrian crossing where there was no central refuge in the area where cars turned right into Village Way. Assurances were provided that this had passed a safety audit.

It was reported that there were problems with the crossing and the associated raised kerb outside of Citygate Church. This was being investigated by FM Conway.

It was asked when the old disused telephone box outside of Kelsey House could be replaced. The Chairman requested that this matter be chased and he asked to be informed of the date that the current planning permission for the box expired.

The Group noted the document that had been submitted by Marsha Berg (Improvements Check-28th November 2018). A comment was made concerning the uplighting at the Nat West Bank. There were issues with light shining into people's eyes.

	<p>Mr Oliver responded that this would be investigated and the uplighting adjusted if required.</p> <p>Local businesses seemed to be happy with it. A query was raised as to whether or not LBB maintained the Victorian Lampstand on the embankment. Mr Oliver said that he would investigate this.</p> <p>Marsha Berg asked if residents would get the complete declutter that had been promised. It was agreed that Ms Berg and Mr Oliver would do a walkabout to assess what was required.</p> <p>Mention was made of the 'Manchester' bollards that had been removed in the vicinity of Kelsey Square whilst re-surfacing work was being undertaken. They had not been replaced and now people were parking on the pavement because the bollards had been removed. This was occurring despite the fact that yellow lines were in place. Mr Oliver promised to investigate and report back.</p> <p>It was mentioned that the town sign on Beckenham Green had been damaged, and it was asked if this could be repaired. Officers confirmed that the sign had now been repaired.</p> <p>Mr Goy commented on the raised grey bricks that had been used for shared street parking. He stated that the design of the bricks meant that street cleaners could not remove the cigarette ends that were stuck in the gaps in the bricks.</p> <p>RESOLVED that:</p> <ol style="list-style-type: none">1) The Burnhill Road Car Parking Zone be extended to Kelsey Square.2) The matter of when the disused telephone box outside of Kelsey House could be removed is investigated and that the date when the current planning permission for the box expired should be reported back.3) Mr Oliver would check the uplighting at the Nat West Bank, and would investigate who owned the Victorian Lampstand.4) Ms Berg and Mr Oliver would do a walkabout to assess what was required with respect to any outstanding de-cluttering.5) Mr Oliver would report back concerning alleged parking contraventions that were taking place due to the removal of the 'Manchester Bollards'.
47	TOWN CENTRE TEAM UPDATE

	<p>The Group heard that an additional Purple Flag would be erected at Clock House, and the existing Purple Flag at Beckenham Junction would be renewed due to wear and tear.</p> <p>It was noted that on Friday, December 14th (known as ‘Black Friday’) two extra security staff would be working in Beckenham. They would be on duty between 9pm and 3.00am, and would be paid for by the BID.</p> <p>RESOLVED that the Town Centre Team update is noted.</p>
<p>48</p>	<p>BIN AUDIT</p>
	<p>A Litter Bin Audit update was provided by Marsha Berg. It was noted that as FM Conway had moved some bins during the scheme works, many bins were now required to be secured to the ground.</p> <p>Mr David Wood reminded the Group that the fingerpost sign by the entrance to Beckenham Green at Albemarle Road was incorrect and required changing. The sign currently read ‘Beckenham Place Park and Golf Course’. The golf course no longer existed and so this part of the sign needed to be painted over. Councillor Stephen Wells pointed out that someone had graffitied over the Albemarle Road sign, and that it now read as ‘Marble Road’.</p>
<p>49</p>	<p>UPDATE ON HERITAGE PLAQUES</p>
	<p>There was a brief update concerning the Heritage Plaques—Mr Munnelly stated that this matter was with Procurement, and would then go to Tender. He was hopeful that an updated programme for manufacture and installation could be disseminated with the minutes.</p> <p>RESOLVED that a work programme schedule for the Heritage Plaques would be disseminated.</p>
<p>50</p>	<p>ANY OTHER BUSINESS (PREVIOUSLY NOTIFIED)</p>
	<p>The Working Group noted the ‘Accessible Beckenham’ document that was presented by Jackie Groundsell. Members of the Working Group were appraised that the legal basis for the document was the Equalities Act 2010.</p> <p>The document was an audit of 190 business premises in Beckenham to determine the current provision of disabled access in the town. It was noted that the document would appear on the Beckenham Business Association website. A new audit was planned for March, and so if a Review Meeting was going to be scheduled for April, then the revised audit could be presented at that time.</p>

	<p>As well as there being a shortage of disabled ramps, there was also a problem with the provision of disabled toilets.</p> <p>The Chairman felt that the provision of disabled access and disabled toilets should be incorporated as a condition on new planning applications, and that this should then be enforced by Planning Enforcement.</p> <p>RESOLVED that a revised Accessibility Audit be presented at the scheme post contract completion meeting.</p>
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The meeting ended at 9.40 pm