

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

Minutes of the meeting held at 7.00 pm on 10 July 2012

### **Present:**

Councillor Sarah Phillips (Chairman)  
Councillor Neil Reddin FCCA (Vice-Chairman)  
Councillors Kathy Bance, Julian Benington, Nicky Dykes,  
John Ince, Paul Lynch, David McBride, Michael Tickner and  
Pauline Tunncliffe  
Ross Stanford, Bromley Youth Council

### **Also Present:**

Councillor Peter Morgan

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

An apology for absence was received from Councillor Ian Payne.

#### **2 DECLARATIONS OF INTEREST**

Councillor Julian Benington declared a personal interest as he knew the Director of the development company involved with the Bromley North Village - Public Realm Improvements Design.

##### **2.1 APPOINTMENT OF CO-OPTED MEMBER**

###### **Report RES12119**

Members were requested to consider a nomination put forward by the Bromley Youth Council for one of its members to attend meetings as a non-voting co-opted Member.

Following discussion with regard to the confidential nature of various reports submitted to Committee, Members agreed that representation from the Bromley Youth Council would be welcome in the capacity of a non-voting observer/spokesperson for the consideration of public reports.

**RESOLVED that Mr Ross Stanford be appointed to the Committee as a non-voting observer/spokesperson for the remainder of the 2012/13 Municipal Year.**

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

**3.a QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER**

No questions were received.

**3.b QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE**

No questions were received.

**4 MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 27 MARCH 2012**

Minute 138 - Questions for the Renewal and Recreation Portfolio Holder

Councillor Benington had recently visited the Bromley Charter Market at its new site in Bromley High Street. He had spoken with Mr Barratt who said he was delighted with the relocation.

**RESOLVED that the Minutes of the meeting held on 27 March 2012 be confirmed and signed as a true record.**

**5 MATTERS ARISING**

The position was reported on matters arising from previous meetings.

All matters were listed on the current agenda with the exception of the first item relating to 83b. Norman Park: Multi-hub which would be considered at the PDS meeting in October 2012.

**6 RENEWAL AND RECREATION PORTFOLIO - PREVIOUS DECISIONS**

**RESOLVED that the decisions taken by the Portfolio Holder at the previous meeting held on 27 March 2012 be noted.**

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

**7a BUDGET MONITORING 2012/13**

**Report DRR12075**

Members considered the latest budget monitoring position for 2012/13 based on expenditure and activity levels up to 31 May 2012. The controllable budget

for the Renewal and Recreation Portfolio was projected to be balanced at the year end.

Reduced activity within building control continued as a result of the on-going effect of the recession. Income was expected to be £120k below budget and was being offset by £120k savings as a result of sustained management action such as holding posts vacant.

**RESOLVED that the Portfolio Holder be recommended to endorse the latest 2012/13 budget projection for the Renewal and Recreation Portfolio.**

#### **7b PROVISIONAL OUTTURN 2011/12**

##### **Report DRR12075**

Members considered the 2011/12 provisional outturn for the Renewal and Recreation Portfolio which showed an underspend of £131k and represented a 1.28% variation against the controllable budget of £10.23m. The variation of £131k included £100k of carry forward requests which related to the Local Development Framework and libraries.

**RESOLVED that the Portfolio Holder be recommended to endorse the 2011/12 provisional outturn for the Renewal and Recreation Portfolio.**

#### **7c RENEWAL & RECREATION BUSINESS PLAN**

##### **Report DRR12/070**

Members considered the Renewal and Recreation Business Plan 2011/12 Monitoring Report for Quarter 4 which included a summary report of the delivery of actions for 2011/12. The report also outlined the draft Renewal and Recreation Business Plan for 2012/13 which reflected departmental changes that had occurred for 2012/13 and accordingly revised the department's priorities for the Council's property assets, incorporating new priorities to include functions around housing and public health.

The Director of Renewal and Recreation drew Members' attention to the following:-

- (i) Paragraph 3.5 (page 47) - 82% of applicable actions identified for progression in 2011/12 were achieved and a further 17% were close to being achieved or within 10% of meeting the identified target.
- (ii) Paragraph 3.8 (page 47) - how the department would deliver its key priority of creating a vibrant, thriving borough.
- (iii) As Member feedback on the usefulness and clarity of the Business Plan had been favourable, future reports would be submitted in the same format.

The following actions were considered and reported on:-

- (i) Appendix 2, 5<sup>th</sup> Action, page 89 - Improvement on the environmental impact of College activities - Subsequent to the amended target for the 2011/12 academic year, this was currently being achieved.
- (ii) Appendix 1, 1<sup>st</sup> Action, page 55 - Bid for Heritage Lottery funding to restore the Priory in Orpington - The first round application for funding proved successful. Members' comments were sought for inclusion in a report to be submitted to the Executive in July for the scheme to move forward. During the intervening period, a more detailed scheme would be outlined.

Councillor Tunncliffe was delighted with the outcome given the current concerns with regard to recent activities in Priory Gardens.

- (iii) Appendix 1, page 60 - Progression of planning applications - Targets were set nationally and as the quality of applications needed to be approved properly, it was inevitable that some delays were likely to occur, leaving the Council open to inspection by the Planning Inspectorate. The department would employ appropriate resources to meet Members' expectations. The Chief Planner believed the record of delivery of applications and the time taken for them to go to Committee was adequate however, suggestions from Members on ways to speed up the process would be welcomed.

Councillor Ince queried the number of planning decisions made under delegated powers as Plans Sub-Committees were considering fewer applications. A review report on how to improve the decision-making process would be submitted to Development Control Committee in December 2012.

- (iv) Appendix 3, page 115 - Proposals for Cray Valley Gymnastics/Cotmandene Sites - A number of interested parties had been identified and officers were currently working through costings in relation to the planning applications. A report outlining a range of options would be submitted to R&R PDS Committee in February 2013.
- (v) Appendix 1, page 57 - Create a Penge Master Plan and consider options for a new library service in the area - This was currently at the consultation stage and a confidential report for consideration was listed on the current agenda for this meeting. Good progress was being made and a report outlining details of workstreams would be submitted to the LDF Committee in September 2012.
- (vi) Appendix 1, page 72 - Strategic Asset Management Strategy - This was a big project and the Council needed to look at ways of rationalising the Council's use of buildings in order to realise efficiency savings. A report

would be submitted to Members of the LDF in September 2012 which would also be considered by the Cabinet.

The Chairman thanked officers for the work they had undertaken to compile the Business Plan.

**RESOLVED that:-**

- 1 the report be noted;**
- 2 the Portfolio Holder be recommended to:-**
  - 2.1 note the progress made towards the delivery of actions agreed in the Renewal and Recreation Business Plan 2011/12 for Quarter 4;**
  - 2.2 note the progress made against all actions in the Renewal and Recreation Business Plan 2011/12 across the year subject to comments received by PDS Members; and**
  - 2.3 agree the draft Renewal and Recreation Business Plan 2012/13, subject to comments, amendments or additions received from PDS Members.**

**7d TOWN CENTRE DEVELOPMENT PROGRAMME UPDATE**

**Report DRR12/077**

Members considered a report which outlined the progress made in delivering the Town Centres Development Programme and provided an update on the outcome of the Outer London Fund Round 2 bid.

The Head of Renewal reported that the Outer London Fund Round 2 bid had been successful resulting in an award of nearly £2m for Bromley Town Centre of which £150k would be set aside for a shop front improvement scheme. An application for development of Opportunity Site K of the AAP - Westmoreland Road Car Park, had been granted and vacant possession of the site would be taken in October when improvements to the car park would commence. A variable messaging system re the car park would be in place by September 2012. Subsequent to the High Court decision to quash the Policy on Opportunity Site A - Bromley North Station, a new policy will be taken through the Local Plan and submitted for consideration by Members of the LDF in September 2012.

The revised application for the development of Opportunity Site M of the AAP - Queens Gardens, had been refused.

With regard to the improvement of the Walnuts Shopping Centre in Orpington, a planning application had been submitted for the development of a 7 screen multiplex cinema with ancillary retail facilities and restaurants. The market

would be relocated to College Square. Before permission was granted, the Council would need to be sure of the scheme's viability.

With regard to Opportunity Site G - West of the High Street, the Executive had agreed that a developer partner be sought and subject to market testing, the preferred developer would be confirmed in April 2013

An expenditure breakdown for each town centre would be provided to Members.

Councillor Benington referred to a planning application on a site in Eden Park previously owned by GlaxoSmithKline UK scheduled to be considered by Development Control Committee (DCC) in July 2012. He raised concerns regarding the provision of housing on a site which was, and should, remain industrial employment land and suggested that Members notify DCC of its concerns in this respect. It was reported that DCC had sole decision-making responsibilities however, if Members wished to submit views on key policies or seek answers to DCC matters, a meeting of the LDF Steering Panel was scheduled for 17 July.

**RESOLVED that the Portfolio Holder be recommended to endorse the report.**

## **7e BECKENHAM TOWN CENTRE PROGRESS REPORT**

### **Report DRR12/082**

Members considered the progress achieved by Urban Design Consultants, East Architecture and Urban Design, on the concept design for Beckenham Town Centre. The final concept design would inform the submission of a funding bid to Transport for London's (TfL) Major Schemes initiative in September 2012.

Members also considered a list of short-term improvements which could be carried out against the Member Priority Initiatives relevant to the Renewal and Recreation Portfolio, as agreed by Council on 26 March 2012.

Councillor Tickner, Chairman of the Beckenham and West Wickham Town Centre Working Party (BWWTCWP), reported that the group met once a month at Beckenham Library. Two meetings had already taken place which had been well attended by local residents and local associations however, there was a distinct lack of officer support in particular, attendance from officers of the Environmental Services Department. The content of the agenda was very disappointing because, whilst Working Party members were very keen - both traders and residents alike - they were not receiving any substantial material to work on.

Councillor Tickner was disappointed with the consultants employed by the Council and whilst he acknowledged that they did go out to consult with local residents and associations, the Working Party did not have sight of the plans

which appeared to consist of repeated proposals for work already undertaken. Councillor Tickner requested that further lists be submitted to the Working Party for consideration. Councillor Tickner stated that the consultants had not approached any Councillors and he had received no response after raising the issue with them.

The Head of Renewal was sorry to hear the comments made by Councillor Tickner and informed him that a Town Centre Working Party meeting had been scheduled for 30 July to which the BWWTCP were invited. He felt confident that there was still enough time in the programme to accommodate further consultation before the September deadline. Detailed plans would be submitted to the July meeting. The Head of Renewal responded that in terms of feedback, there had been a strong input from local businesses.

The Director of Renewal and Recreation apologised to Councillor Tickner and assured him that appropriate steps would be taken to resolve the issues raised and to ensure that Members were happy.

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

- 1 approve the final concept design (subject to consultation with the Chairman of the Renewal and Recreation PDS Committee) in order that the plans can inform the submission of a funding bid to Transport for London's (TfL) Major Schemes initiative in September 2012;**
- 2 agree the preliminary list of improvements; and**
- 3 agree to prioritise any further spend in consultation with the Chairman of the Renewal and Recreation PDS Committee.**

#### **7f LOCAL PARADES IMPROVEMENT INITIATIVE 2012/13**

##### **Report DRR12/079**

In March 2012, Council approved the setting aside of £2,260k as an earmarked reserve for Member priority initiatives, of which £400k would be used to invest in small shopping parades and targeted neighbourhood activity. Of the £400k set aside, £250k was delegated to the Portfolio Holder for implementation to be used for one-off spending on schemes designed to improve the attractiveness, quality of life and economic viability of small shopping parades. The report outlined the proposed methodology for implementing the initiative.

The report also set out the application process and provided 'ground rules' to be followed upon receipt of applications from local parades wishing to be considered for funding.

Members were informed that schemes which did not involve a revenue tail i.e. the provision of hanging baskets or litter bins etc, would be funded by the

Council for year 1 with the proviso that local traders would be expected to fund the scheme in the years that followed.

One Member reported the astonishing amount of refuse which regularly accumulated at the car park in Cotmandene and requested that action be taken to resolve the problem. Members were informed that Environmental Services were being requested to address the issue. The site was often used as a dumping ground for rubbish and if residents missed the scheduled garden waste collection, the refuse would remain at the site until the following collection. There were 56 shops at Cotmandene Crescent and it was suggested that this parade would benefit by an initiative being implemented there.

A catalogue of suggested improvements had been devised (Appendix 2, page 175), which included examples of type and cost. The Chairman invited Members to submit ideas to improve local trade for which officers would provide a breakdown of costs.

It was confirmed that the £70k earmarked for the scheme to encourage physical activities in parks would be funded by Environmental Services.

It was suggested that a maximum of £25k be set aside for individual shopping parades and the decision on spending would be taken by the Portfolio Holder in consultation with the Chairman of the PDS Committee. Any schemes of greater value than this would need to be presented to a future R&R PDS Committee for approval.

Referring to the list of local centres (page 174), it was noted that the word 'Wards' should be replaced with 'Areas'.

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

- 1 the expenditure of £250k for improvement projects at local shopping parades across the borough; and**
- 2 the proposed scheme of delegation for decision making on requests on behalf of other local parades for expenditure from the allocated fund, based on the parameters and criteria set out in the report.**

**7g 49 HAYES CHASE, WEST WICKHAM, BR4 0HX**

**Report DRR12/058**

In May 2012, Members of the Plans 2 Sub-Committee resolved that direct action be taken against the landowner for breach of an Untidy Site Notice. The R&R Portfolio Holder was requested to authorise the action at a proposed cost of £3,750 which officers would endeavour to recover from the landowner.



Councillor Tickner suggested, and Members agreed, that officer time and legal costs accrued whilst undertaking the required work, should be recovered from the landowner.

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

- 1 accept the quotation of £3,750 and authorise entry to the land in order to carry out works in default to clear the site; and**
- 2 authorise that expenses reasonably incurred by the Council for carrying out the works, including officer working time and legal costs be recovered from the landowner.**

**7h MEMBERSHIP OF THE LOCAL JOINT CONSULTATIVE PANEL FOR TUTORS IN ADULT EDUCATION**

**Report RES12115**

Consideration was given to Local Authority Member nominations for appointment to the Local Joint Consultative Panel for Tutors in Adult Education for the Muncipal Year 2012/13 consisting of 6 Conservative Party nominations and 1 Liberal Democrat Party nomination.

Councillors Nicholas Bennett JP, Alexa Michael, Jane Beckley, Douglas Auld, David McBride, Sarah Phillips and Michael Turner were the nominated candidates.

**RESOLVED that the Portfolio Holder be recommended to appoint Councillors Nicholas Bennett JP, Alexa Michael, Jane Beckley, Douglas Auld, David McBride, Sarah Phillips and Michael Turner to serve as Local Authority Members on The Local Joint Consultative Panel For Tutors in Adult Education.**

**7i MEMBERSHIP OF THE ARTS CONSULTATIVE PANEL 2012/13**

**Report RES12095**

Consideration was given to Local Authority Member nominations for appointment to the Arts Consultative Panel for the Muncipal Year 2012/13 consisting of 4 Conservative Party nominations and 1 Labour Party nomination.

**RESOLVED that the Portfolio Holder be recommended to appoint Councillors Peter Fortune, Ellie Harmer, Alexa Michael, Sarah Phillips and John Getgood were the nominated candidates to serve as Local Authority Members on the Arts Consultative Panel.**

## **8 TOWN CENTRE MANAGEMENT UPDATE QUARTER 1 2012/13**

### **Report DRR12/083**

In March 2012, Members requested that updates be provided at future PDS meetings reporting on activities undertaken by the Council's Town Centre Management and Business Support Team since the previous PDS meeting. The report considered by Members covered the period end of March 2012 to the end of June 2012.

Written comments from Councillor Ian Payne with regard to membership of the Association of Town Centre Managers were reported at the meeting. The Head of Town Centre Management and Business Support confirmed that membership had not lapsed and would be continued until the end of December 2012.

Councillor Tickner reported concerns raised at the previous Beckenham and West Wickham Town Centre Working Group meeting about the lack of a Town Centre Manager for Beckenham. Members were informed that two candidates had been identified for the position and had been invited for an interview. It had proven difficult to find successful candidates as the position was only for a fixed term of 9 months. Any successful candidate would take up the position as quickly as possible.

**RESOLVED that actions undertaken by the Town Centre Management and Business Support Team for the period end March 2012 to the end of June 2012, be noted.**

## **9 LIBRARIES SURVEY - OUTCOME OF CONSULTATION**

### **Report DRR12/081**

The report informed Members of the outcome of the consultation exercise undertaken across the borough's libraries. Survey questionnaires had been adapted to suit individual libraries with regard to their usage, opening hours and the range of services they provided. The consultation process involved surveys conducted with library visitors, face-to-face exit surveys and telephone surveys.

The Assistant Director Renewal and Recreation reported that as usage of Orpington Library had exceeded expectations, this library together with Central and Biggin Hill Libraries were unlikely to be included in any decision to reduce hours of operation. Survey results showed that people were not too concerned about borrowing CDs and DVDs; they would much prefer to see book stocks replenished. Results in graph form would be circulated via e-mail to Members.

Councillor Benington commented on the usefulness of the report and the survey results therein. Mindful that the majority of people were against the closure of libraries, he recommended, and Members agreed, that a reduction

in the hours of operation (adapted to suit individual libraries) be the preferred option. He was also in favour of diminishing stocks of CDs/DVDs and replenishing book stocks.

Councillor Benington referred to the use of volunteer workers to support library staff and was informed that the Council would be looking at a scheme being implemented in Bexley whereby one library would be operated by volunteers and one qualified librarian. The results of the survey showed that quite a high percentage of people interviewed would be willing to work as volunteers. Library staff were however, heavily unionised and the Council would need to work closely with the unions to resolve any issues arising from a volunteer working scheme.

**RESOLVED that the outcome of the consultation be noted and the Portfolio Holder be requested to authorise that work be carried forward to pursue the option of reducing the operating hours of libraries (adapted to suit individual libraries), diminish stocks of CDs and DVDs with the savings from this being redirected to the book fund in order that more books could be purchased.**

## **10 LONDON 2012 OLYMPIC AND PARALYMPIC UPDATE**

### **Report DRR12/076**

Members considered an update on preparations for the London 2012 Olympic and Paralympic Games. Consideration was also given to the finalised arrangements in respect of the anticipated impact that the Games would have on Bromley.

The Torch Relay would pass through Bromley, Beckenham and Penge. All three town centres would hold additional organised music and dance events.

**RESOLVED that the report be noted.**

## **11 THE BROMLEY YOUTH EMPLOYMENT PROJECT**

### **Report DRR12/049**

Following the Executive Committee's decision to allocate £500,000 to support sustainable employment opportunities for young unemployed people living in Bromley, it was proposed to establish a three year project to create jobs for young residents aged 18-24.

In conjunction with partners, it was also proposed to apply to the Jobcentre Plus Flexible Learning Fund to create a skills based environmental training programme to complement Council initiatives in the borough's parks and open spaces.

The report was previously considered by the Executive and Resources PDS Committee on 14 June 2012. Following a request for further information

and/or clarification of certain points, Members approved the recommendations set out in the report (see extract of Minute attached at Appendix 1).

The spokesperson for the Bromley Youth Council suggested that residents from the age of 16 should be included in the project. He also commented that the timetable (paragraph 3.21, page 244) was rather vague. The Community Development Manager explained that as the majority of 16-17 year olds stayed on at school, it was deemed appropriate to set the minimum age at 18. The '14-19' Team did however have schemes in place to assist unemployed residents aged 16 and under. With regard to the timetable, it was confirmed that although not fully detailed, it had been considered by the E&R PDS Committee in its present format.

Referring to paragraph 3.9 of the report (page 243), Members were informed that although it was expected that salaries for both apprenticeship and internship opportunities would be paid at the full national minimum wage, it was up to individual employers to decide if they wished to pay a higher wage.

With regard to programme delivery, a soft market testing exercise would be undertaken to ensure that the specification and outcomes were designed to achieve best value from the market. The successful provider would be selected through a competitive tendering process.

A further report would be submitted to a future meeting of the Committee.

**RESOLVED that the report be noted.**

## **12 COUNCIL MOTION - HOUSING NEED**

### **Report RES12120**

In June 2012, Members of the Council approved the setting-up of a working group to consider housing needs within the Borough. The group should comprise Members of both the Renewal and Recreation PDS Committee and the Care Services PDS Committee.

Members were in favour of the establishment of a working group. Although responsible for setting its own terms of reference, it was suggested that the group restrict itself to the consideration of housing policies and strategies.

Councillors Ince, Bance and Dykes were nominated to serve as Members of the Working Group.

**RESOLVED that:-**

- 1 a Housing Working Group comprised of Members from both the Renewal and Recreation PDS Committee and the Care Services PDS Committee be set up; and**

- 2 Councillors John Ince, Kathy Bance and Nicky Dykes be appointed from the R&R PDS Committee to serve as Members of the Working Group.**

**13 SCRUTINY OF THE AGENDA FOR THE BROMLEY ECONOMIC PARTNERSHIP MEETING TO BE HELD ON 10 JULY 2012**

The Committee noted the agenda for the Bromley Economic Partnership on 10 July 2012.

**14 DEVELOPMENT OF THE RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME 2012/13**

Members considered the Committee's Work Programme. No additions or amendments were made.

**RESOLVED that the Work Programme be agreed.**

**15 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 items 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.

**16 EXEMPT MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE HELD ON 27 MARCH 2012**

**RESOLVED that the exempt Minutes of the meeting held on 27 March 2012 be confirmed and signed as a true record.**

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

**17a ORPINGTON BUSINESS IMPROVEMENT DISTRICT DRAFT PROPOSAL**

**Report DRR12/080**

**Members considered the report and supported the recommendations.**

**17b LEASE OF THE TREE CENTRE (TRAINING AND EDUCATION IN  
THE ENVIRONMENT)**

**Report DRR12/071**

**Members considered the report and supported the recommendations.**

**18 LEASE ACQUISITION - 46 GREEN LANE, PENGE**

**Report DR12/059**

**Members considered the report and supported the recommendations.**

The Meeting ended at 9.35 pm

Chairman