

**Minutes of last Working Group RENEWAL AND  
RECREATION  
POLICY DEVELOPMENT AND SCRUTINY COMMITTEE  
BECKENHAM AND WEST WICKHAM TOWN CENTRES  
WORKING GROUP**

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Minutes of the meeting held at 7.30pm on  
Thursday 23<sup>rd</sup> May 2013 at Beckenham Library

**Present**

- Councillor Michael Tickner (Chairman)
- Councillor Julian Benington
- Councillor Nicholas Bennett JP
- Councillor Peter Fookes
- Councillor Russell Mellor
- Councillor Sarah Phillips
- Councillor Stephen Wells
- Marsha Berg (Beckenham Business Association)
- Nick Goy (West Beckenham Residents Association)
- Jo Holmes (easyhomestyle)
- Marie Pender (West Beckenham Residents Association)
- Emma Rogers (Central Beckenham Residents Association)
- David Wood (Beckenham Society)
- Joe Burbidge (LBB Environment and Community Services)
- Chris Cole (LBB Environment and Community Services)
- Cheryl Curr (LBB Beckenham Town Centre Manager)
- Ayesha Malik (LBB Regeneration and Transformation Service)
- Kevin Munnely (LBB Regeneration and Transformation Service)
- Martin Pinnell (LBB Environment and Community Services)
- Kerry Nicholls (LBB Corporate Services)

<b>1.</b>	<b>APOLOGIES FOR ABSENCE</b>
	Apologies for absence were received from Councillor Diane Smith, Mike East (West Wickham Residents Association), Geoff Newton, West Wickham Safer Neighbourhood Forum and Chloe-Jane Ross (Copers Cope Area Residents Association).  Apologies for lateness had been received from Councillor Peter Fookes and Councillor Russell Mellor.
<b>2.</b>	<b>NOTES OF THE MEETING HELD ON 14<sup>TH</sup> MARCH 2013 AND MATTERS ARISING</b>
	The notes of the meeting held on 14 <sup>th</sup> March 2013 were confirmed.

**3. BECKENHAM TOWN TEAM AND FUTURE ARRANGEMENTS**

The Chairman advised that members of the Working Group that this meeting was to be the last in the current series of the Town Centres Working Group, a sub-committee of the Council's Renewal and Recreation Policy, Development and Scrutiny Committee. He noted that by meeting on a monthly basis in local libraries, the Working Group had successfully engaged with interested parties and progress chased action in Beckenham and West Wickham town centres which had not previously been forthcoming. A budget of £200K for capital improvements had been obtained from the Local Authority, and bids to Transport for London for funding would continue to be submitted.

Marsha Berg confirmed that members of the Copers Cope Residents Association, Beckenham Business Association and the Town Centre Manager for Beckenham had been working together for a period of two years to draw together residents, local business people and other stakeholders for the local area. Work was being undertaken to develop this group into a Town Team for Beckenham, similar to teams already established in Chislehurst and Bromley. The Town Team would bring together the widest possible range of stakeholders to support the continued development and promotion of Beckenham Town Centre and would be eligible to bid for funding from a range of sources.

The group had developed a constitution and terms of reference and had taken steps to join the Association of Town and City Managers, which was an organisation with a wide range of resources to support town centres, as well as experience across key town centre issues such as establishing Business Improvement Districts (BID).

The primary aim of the Town Team for Beckenham would be to support the continued development of a 'vision' for the area, as well as considering how best to invest the remainder of the £200K of capital improvement funds allocated by the Council for Beckenham. The Town Team would present their recommendations for investment of the funds in the most effective way to benefit town centre users, residents and businesses to the Renewal and Recreation Policy Development and Scrutiny Committee for consideration. A decision would then be made by the Portfolio Holder for Renewal and Recreation which would release funds for investment.

Councillor Julian Benington noted the recent successful establishment of a Business Improvement District (BID) in Orpington and queried whether this would be a useful tool to support businesses in Beckenham. Martin Pinnell, Head of Town Centre Management and Business Support, confirmed that a feasibility study would be undertaken, but that a BID could only be taken forward if there was sufficient support and interest from local businesses and business organisations.

In conclusion, members of the Working Group agreed to endorse the work of the Town Team for Beckenham with the provision that a wide range of stakeholders would be engaged with by the Town Team and that Ward Councillors would be consulted on any proposals developed.

**4. CONCLUDING UPDATE ON TRANSPORT ISSUES**

Chris Cole, Transport Planning Manager and Joe Burbidge, Traffic Engineer provided a concluding update on a range of transport issues identified in Beckenham and West

Wickham Town Centres:

### Car Parking Issues

Members of the Working Group considered the Beckenham Parking Survey report which analysed a range of issues identified by Beckenham Town Centre Retailers and the proposed responses by the London Borough of Bromley.

In considering the issues raised, Chris Cole noted that a number of respondents requested more parking bays in Beckenham High Street, whilst other respondents would prefer more loading bays, particularly at the east end of the High Street. There was very limited scope to introduce any new bays in the High Street, however the existing loading bays were often too small to accommodate delivery vehicles, and a number of retailers had complained that parking enforcement officers were not sufficiently flexible in dealing with delivery drivers.

The Chairman confirmed that private cars were entitled to use loading bays without penalty for a period of three minutes and that members of the public should be made aware of this amenity. There was a request to allow such use for five or ten minute stays in loading bays, as members of the Working Group considered that three minutes was too short a time to undertake loading or unloading without incurring a fine. It was noted that twenty minute parking bays worked well in other town centres across the Borough, provided there was appropriate enforcement of the time limit in place. Overall there was a need for clarity in signage for parking and charges as well as more visible signposting to off-street car parks in the area.

It was agreed that Officers would report back on the feasibility of the Council affixing helpful "parking guidance" notices to parking and loading bay signs, these being below and in addition to the statutory Government prescribed signs, which many drivers had complained were unclear.

Other issues identified included the extension of the annual parking permit for business owners to include Saturdays, the potential for relocation of Bus Stop P (located outside the Wimpy Bar) and the installation of a vinyl to improve the look of the vacant 'Jazz' shop unit (the latter was not a parking issue, but would be followed up by the Town Centre Manager).

Members of the Working Group agreed that a review of parking signs be undertaken by 1<sup>st</sup> September 2013 and presented to the Beckenham Town Team. Chris Cole also confirmed that he would speak with Gerry Broomfield, Parking Operations Manager and Ben Stephens, Head of Parking around the particular issues faced by Beckenham business owners and would report back to the Beckenham Town Team.

### Controlled Parking Zone

Following the review after 6 months of the Controlled Parking Zone around Kelsey Park Road and Burnhill Road, a slight amendment was proposed to convert some residential-only bays to shared use following lower than expected take up by residents. Part of Bevington Road had also been removed from the Controlled Parking Zone to ease traffic issues on Sundays. A further review would be undertaken in approximately three months

	<p>to consider the impact of these changes to the Controlled Parking Zone, and members of the Working Group were asked to contribute to the consultation.</p> <p><u>Junction Improvement (High Street/Rectory Road)</u></p> <p>A survey of utility services under the carriageway was taking place and no problematic issues had so far been identified. Designs for the proposed junction improvement had also been independently audited and had been confirmed as viable. The next stage would be development of more detailed designs with accurate costings. A consultation would then be undertaken on these detailed designs and, following consideration of all comments received, the Portfolio Holder for Environment would be asked to approve the scheme. The necessary Traffic Management Order could then be made. Following conclusion of this process, the proposed junction improvement was likely to take place in Quarter 1 of 2014.</p> <p><u>Major Scheme Improvement Bid</u></p> <p>Chris Cole confirmed that the bid would be submitted to Transport for London in September 2013 for funding in 2014/15. The Bromley North Village improvements funded by an earlier round of the scheme were currently behind schedule, but Officers would seek to ensure that there was a minimum potential overlap with the Beckenham bid.</p> <p><u>Swan Junction Improvement, West Wickham</u></p> <p>Chris Cole noted that Mott Macdonald would be undertaking a study of the design of the Swan Junction which would be completed in August 2013. A meeting would also be held between Transport for London and representatives of the London Borough of Bromley at the end of May 2013 to discuss issues with traffic flow around this junction.</p>
<b>5.</b>	<b>CONCLUDING UPDATE ON SHORT TERM IMPROVEMENT PROGRAMME</b>
	<p>Ayesha Malik provided a concluding update on the short term improvement programme across Beckenham Town Centre:</p> <p><u>Public Realm Improvements</u></p> <p>A range of street furniture, including town signs, finger posts and notice boards had now been ordered and would help provide Beckenham with a distinctive image based around the heritage of the area. Lighting schemes for notice boards and signs were still under consideration and the final design for the 22 litter bins that would be located across Beckenham Town Centre had yet to be agreed.</p> <p>In response to a question from Councillor Nicholas Bennett JP, Ayesha Malik advised members of the Working Group that the existing recycling bins would continue to be available in Beckenham Town Centre by Sainsbury's and Beckenham Junction Station, and that, in any case, rubbish deposited in general street litter bins was sorted for recycling by Payback Teams.</p> <p>Members of the Working Group discussed the design of the High Street road sign. Generally it was preferred that 'Beckenham' be displayed at the same font size as 'High</p>

	<p>Street', and that 'Beckenham' be displayed in a Bromley green font colour. Councillor Russell Mellor also queried whether the distinctive design for Beckenham street furniture could be registered as the intellectual property of the Beckenham Town Team.</p> <p>It was noted that the unveiling of the 'new look' town centre would be likely to take place in June 2013 and would be centred on the new town sign at Thornton's Corner. Ayesha Malik stated that approximately £50K for current improvements such as the town signs, finger posts, notice boards, bins and Heritage Trail publication had been either committed or allocated, although clarity on specification for the bins was required. Further improvements included possible new seating, painting, lamp columns, Heritage Trail pavers and a deep clean for the High Street.</p> <p><u>Progress: Heritage Trail</u></p> <p>The design of the Heritage pavers was considered and it was noted that each would be laid facing the marked point of interest. Designers were currently working on a first draft of a Heritage Trail Guide, and David Wood of The Beckenham Society would be key to developing the wording and photography for this.</p>
<b>6.</b>	<b>BECKENHAM CONSERVATION AREA STUDY AREA</b>
	<p>Ayesha Malik provided members of the Working Group with a draft map of the proposed Beckenham Town Centre Conservation Area (Study Area) for their consideration. This area had been supported by a meeting of Beckenham Councillors on 14<sup>th</sup> May 2013 at Beckenham library. There were 44 conservation areas across the Borough with four in Beckenham Town Centre, and a report would be considered by Development Control Committee in September 2013 around the proposed combination and extension of these four areas into one comprehensive area.</p> <p>Emma Rogers, Central Beckenham Residents Association, asked that residents in The Drive and Church Avenue be included in the conservation area as she felt this was an area of special residential character.</p>
<b>7.</b>	<b>ANY OTHER BUSINESS</b>
	<p>Councillor Nicholas Bennett JP highlighted concerns around The Studio renovation site which had recently suffered from fly-tipping, including vehicle tyres. Cheryl Curr, Town Centre Manager was requested to raise this as a matter of urgency with Environment Officers and Julian Melfi of Citygate Church, the leaseholder.</p> <p>Nick Goy raised concerns about misuse of the public toilets at Thornton's Corner and asked that this issue be raised with the Copers Cope Safer Neighbourhood Team and that the Police be requested to monitor the toilets for illegal activities.</p> <p>The Chairman thanked the members for the contributions they had made to Working Group in helping to develop a strategy that would support these town centres to continue to thrive into the future.</p>

The meeting ended at 9.37pm.