

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

Minutes of the meeting held at 7.00 pm on 5 July 2016

### **Present:**

Councillor Michael Rutherford (Chairman)  
Councillor Julian Benington (Vice-Chairman)  
Councillors Vanessa Allen, Douglas Auld, David Jefferys,  
Alexa Michael, Michael Tickner and Stephen Wells

Andrew Wolckenhaar, Bromley Youth Council

### **Also Present:**

Councillors Peter Morgan and William Huntington-Thresher

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

An apology for absence was received from Councillor Peter Dean.

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

#### **Report CSD16075**

Members considered a nomination put forward by Bromley Youth Council for one of its members, Andrew Wolckenhaar, to attend Renewal and Recreation PDS meetings as a non-voting co-opted Member for the consideration of public reports only.

The Chairman extended a warm welcome to Andrew.

**RESOLVED that Andrew Wolckenhaar be appointed to the Renewal and Recreation PDS Committee as a non-voting Co-opted Member for the current 2016/17 Municipal Year.**

### **3 DECLARATIONS OF INTEREST**

Councillor Benington's standard declarations for the Municipal Year 2016/17 were as follows:-

Governor of Charles Darwin Academy Trust; Trustee of the Biggin Hill Memorial Museum and family member employed by Affinity Sutton.

Councillor Morgan's standard declaration for the Municipal Year 2016/17 was as follows:-

Trustee of Bromley and Sheppards Colleges.

Visiting Member Councillor Huntington-Thresher declared an interest as Advisor to Orpington 1<sup>st</sup> BID Board.

#### **4 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

##### **4.A QUESTIONS FOR THE RENEWAL AND RECREATION PORTFOLIO HOLDER**

No questions were received.

##### **4.B QUESTIONS FOR THE CHAIRMAN OF RENEWAL AND RECREATION PDS COMMITTEE**

No questions were received.

#### **5 MINUTES OF THE RENEWAL AND RECREATION PDS COMMITTEE MEETING HELD ON 6 APRIL 2016**

**RESOLVED** that the Minutes of the meeting held on 6 April 2016 be confirmed and signed as a correct record.

#### **6 MATTERS ARISING FROM PREVIOUS MINUTES AND UPDATES**

The requested list of percentage figures (either by size or area) of small business units located in the Cray Corridor would be circulated to Members the following day.

Design and budget updates in relation to the Bromley Central Area High Street Improvements Scheme were included in the current Town Centres Development Management report.

The post-completion review for Bromley North Village would be submitted to the PDS meeting in November.

**RESOLVED** that the Matters Arising report be noted.

#### **7 RENEWAL AND RECREATION PDS COMMITTEE WORK PROGRAMME (SEPTEMBER 2016-APRIL 2017)**

##### **Report CSD16071**

The following amendments/additions were made to the Work Programme:-

- Bromley North Village Post Completion Review – November 2016;
- Bromley Valley Gymnastics Centre – to be considered at a Special meeting of the Committee in August 2016;

- Detailed report on Planning and Enforcement Action – September 2016 (to be attended by the Chief Planner);
- Update on New Homes Bonus Scheme including all four elements – September 2016
- Update on Community Libraries – to be considered at a Special meeting of the Committee in August 2016;
- Portfolio Plan/Review – August/September 2016;
- Beckenham/Penge BID – November 2016. Sharon Baldwin (Orpington 1<sup>st</sup> BID), Francis Forrest (Bromley BID Manager) to be invited to explain how BIDS work;
- Review of Portfolio Plan – April 2017; and
- Growth Fund Report – (to be decided)

The Chairman agreed to discuss options with the Assistant Director Culture, for Member visits to be arranged in regard to:-

- The Biggin Hill Memorial Trust and the Masterplan for West Camp;
- Biggin Hill Airport; and
- Crystal Palace Park.

**RESOLVED that subject to the addition of the items listed above, the Renewal and Recreation PDS Committee Work Programme for September 2016 – April 2017 be noted.**

## **8 PRE-DECISION SCRUTINY OF RENEWAL AND RECREATION PORTFOLIO REPORTS**

### **8.A BUDGET MONITORING 2016/17**

#### **Report FSD16046**

Members considered the latest budget monitoring position for 2016/17 for the Renewal and Recreation Portfolio based on expenditure and activity levels up to 31 May 2016. The total portfolio budget showed a projected overspend of £200k.

The Executive Director of Environment and Community Services informed Members that officers would look at ways to recover the £250k savings in relation to Community Libraries which would not be achieved in the current financial year (paragraph 5.4, page 27).

The budget option had been agreed by the Executive and had been built into the 2016/17 budget.

The Head of Finance responded to a Member's question about the number of bids received and the award of the preferred bidder status to Community Links Bromley. Full details of the tender process were included in the Part 2 report presented to the PDS Committee on 26 January 2015. As a mobilisation period of 3-6 months would be required to implement community

management arrangements, should the contract be awarded, it was considered unlikely that any part year savings could be achieved this financial year. Officers would look at ways to encourage earlier completion.

An update on Community Libraries would be submitted to a special meeting of the Committee in August/September 2016.

In relation to paragraphs 5.2 and 5.3 (page 27), Councillor Allen assumed that as a result of the increase in planning applications, more building control work would need to be undertaken. The Head of Finance agreed to e-mail Members with further details concerning staffing, vacant posts and the reduction of hours worked in the Building Control Section. However, it was later agreed that a report would be brought back to the next meeting with details of building control and its link with Planning. It was noted that outside organisations were often hired to carry out building control work.

**RESOLVED that the Portfolio Holder be recommended to endorse the latest 2016/17 budget projection for the Renewal and Recreation Portfolio.**

## **8.B PROVISIONAL OUTTURN 2015/16**

### **Report FSD16039**

Members considered the 2015/16 provisional final outturn position for the Renewal and Recreation Portfolio which showed an underspend of £361k.

Approval was sought for the drawdown of the carry forward sums held in Central Contingency of £223.3k to be used for New Home Bonus schemes, £54.9k for the Noise Action Plan for Biggin Hill Airport, £47.3k for the preparation of the Borough's Local Plan and £47.4k for the Biggin Hill Memorial Museum.

Members noted the overspend of Dr £89k as a direct result of lost planning appeals.

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

- 1) endorse the 2015/16 provisional final outturn for the Renewal and Recreation Portfolio; and**
- 2) approve the drawdown of the carry forward sums from the Central Contingency of £223.3k to be used for New Home Bonus schemes, £54.9k for the Noise Action Plan for Biggin Hill Airport, £47.3k for the preparation of the Borough's Local Plan and £47.4k for the Biggin Hill Memorial Museum.**

## **8.C RENEWAL AND RECREATION PORTFOLIO PLAN 2016/17 AND CONTRACTS REGISTER**

### **Report DRR16/061**

Members considered the draft Renewal and Recreation Portfolio Plan for 2016/17 which identified the Portfolio's key priority and outlined aims to facilitate the delivery of the three strategic outcomes required to deliver that priority.

Consideration was also given to the current status of all contracts for the Renewal and Recreation Portfolio with a whole life value greater than £50k.

The Portfolio Holder listed a number of projects which the Council was anxious to bring to conclusion including:-

- Improvements to High Street, Bromley;
- Site G;
- Bromley Valley Gymnastics Centre, Chipperfield Road;
- The Priory, Orpington;
- Anerley Town Hall;
- Chislehurst Library Project;
- Civic Centre Project;
- Department Store in Bromley;
- Sites A, B and K of the Area Action Plan; and
- Southborough Lane and Beckenham Libraries.

Members requested a review of the Portfolio Plan 2015/16 be submitted to the meeting of the Committee in September, including details on which projects had been achieved and how far each target had been met.

Members sought clarification on the timeframe for determining major/minor applications within the Planning Section. Non-determination within the time specified could leave the Council open to compensation claims. It was agreed that the Chief Planner be invited to attend the next meeting to explain the current process.

It was also agreed that the Portfolio Plan include a section on Planning Enforcement, incorporating figures for the number of complaints received and the time taken to investigate and take action.

Referring to site B (corner of Tweedy Road and London Road), (page 50), it was noted that a previous planning application was refused on appeal. The Planning Inspector had issued a statement requiring any future application to be of a very high quality design. The Head of Renewal confirmed that Design Guidance was sent out with marketing material. Members' views and the Planning Inspector's letter would be taken into consideration of any bid.

Referring to page 53, Aim 3 – Orpington, visiting Ward Member Councillor Huntington-Thresher was unclear as to what a development capacity study consisted of. The aim was to try to set a context as to what developers could take forward as and when properties came onto the market. Councillor Huntington-Thresher requested an SPD for Orpington be included in Aim 3 as it was important to have a strategy with some formal standing. The Head of Renewal confirmed that was one approach that could be taken and indicated that a masterplan for Orpington had previously been prepared but had not formally been adopted. He confirmed that he would discuss this matter with the Chief Planner.

The Executive Director of Environment and Community Services agreed to report back with further details of the delivery risk in regard to the relocation of local history exhibitions to Central Library (Aim 10.3, page 62).

The New Homes Bonus Scheme consisted of four elements of which the improvement of shop fronts was one. Various units in Penge Town Centre had been identified for shop front improvements for which funding had been secured. A further update on all four elements of the New Homes Bonus Scheme would be submitted to the PDS meeting in September 2016.

Councillor Jefferies requested an update on the protection of trees be submitted to the PDS meeting in September 2016.

Correction:- the End date for the Cleaning of Libraries contract (page 69) was amended to read 31.03.17.

It was confirmed that despite the contract end date for the Crystal Palace Park Regeneration Plan referred to 'Stage 1', this was purely a 'one-off' fixed contract. Any further contracts would be undertaken separately.

No further work was anticipated following expiry of the contract for the Crystal Palace Park – Sphinxes and Terrace Steps conservation.

The Beckenham Public Realm Improvements contract had been extended and work was progressing within the existing budget. TfL had demanded several changes be made to the original scheme. Further updates would be reported to Members when available.

The end date for all Library contracts were fixed for the same date to coincide with the outsourcing of the library service. Should outsourcing being delayed, the expiry dates of the contracts would be extended.

It was suggested that a more detailed contract register report, complete with RAG analysis and comments from the Commissioning Group, be submitted more frequently throughout the year for consideration.

**RESOLVED that the report be noted and the Portfolio Holder be recommended to agree (subject to any amendments/additions outlined**

above), the draft **Renewal and Recreation Portfolio Plan 2016/17** and note the contract summary for **Renewal and Recreation**.

## **8.D TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE**

### **Report DRR16/065**

Members received an update on progress made in delivering the Town Centres Development and Growth Programme.

In order to supplement the New Homes Bonus project in Orpington, approval was sought for the release of £81,512 from Section 106 funds in relation to the former Orpington Police Station site development. A further £24,500 Section 106 monies relating to the Premier Inn Hotel Development Agreement was sought to contribute towards the implementation costs of physical improvements to the Walnuts Shopping Centre area as part of the Orpington capital scheme.

Visiting Member Councillor Huntington-Thresher reported feedback from the BID Company regarding the consultation surrounding the scheme design. Stakeholders were concerned that the dilapidated external fire escape to the leisure centre should be replaced as part of the first phase of improvements. On the whole residents and businesses alike were very pleased with the initial regeneration results.

Communication with stakeholders was important to ensure the smooth-running of future events and activities planned for The Square.

Councillor Huntington-Thresher suggested that part of the S106 monies relating to the former Orpington Police Station and the Premier Inn Hotel could contribute towards improved signage and the installation of lighting to make visitors feel safe and secure.

Members were reminded that The Walnuts Shopping Centre was run and operated by a private company. Therefore, whilst there were public rights of ways across the centre, the Council needed to work in co-operation with the leaseholders to undertake the improvement works and secure long-term public access for events to be operated by the BID Company. S106 payments had been negotiated with the regeneration scheme in mind which would be delivered in two phases with as much as possible being completed in phase 1.

Referring to the Penge Town Centre Improvements (page 79), the Head of Renewal confirmed that further funding for the bus priority scheme had been incorporated into the work plan and he assured Members that no work would be undertaken during the Christmas period. A further update would be submitted at future meetings of the PDS Committee.

Detailed plans had been drawn up for the Beckenham Town Centre Improvements Scheme (page 76). TfL had allocated additional funding of up

to £950k, delegated to officers which was now in the approval process. A business case was submitted in March and was being rigorously scrutinised. Detailed planning was being prepared and a site identified for work to begin. Councillor Tickner reported that having been shown three samples of paving, for comments, the Head of Renewal confirmed that the implementation team would look to hire a liaison officer to assist residents and businesses in the period of disruption during the building works. A cleaning regime for the paving was being discussed with officers in Environmental Services.

It was unlikely that work would commence in September as officers were waiting for materials to arrive from abroad and until such time as final clearance was given and a phasing plan put into motion.

It was confirmed that a draft letter had been issued from Highways indicating that the works to Rectory Road/Albermarle Road, Beckenham would take place between 11 July and 5 September 2016.

The Head of Renewal reported that he and the Director of Commissioning had met with a well-known industrial developer to discuss the options for joint working on promoting employment growth in the industrial areas of the borough. They had looked at the Cray Corridor to give feedback on a joint venture/investment opportunities.

Referring to paragraph 3.21, Councillor Benington suggested a fine dining restaurant could be established on the top two floors of Central Library Tower as the view from that particular vantage point was spectacular. The Head of Renewal agreed to look into this suggestion.

The Head of Renewal confirmed that viability work was continuing in regard to the number of units to be provided at Site A: Bromley North Station (page 76). The impact on residents and the townscape would be taken into consideration. The Council would seek to provide 35% affordable housing at Site A.

In relation to Bromley Central Area High Street Improvements (page 76), the proposed eight semi-permanent bespoke kiosks for the sale of hot food or food produce would tie-in with the current market and would be a valuable asset to the Town Centre and complementary to existing food offers.

**RESOLVED that:-**

- 1) progress made on the delivery of the Town Centres Development Programme be noted; and**
- 2) the Portfolio Holder be recommended to agree that Section 106 funds of £81.512 relating to the former Orpington Police Station site development and £24,500 relating to the Premier Inn Hotel development be spent towards the implementation costs of physical improvements to the Walnuts Shopping Centre area as part of the Orpington capital scheme.**



## **9 BUSINESS IMPROVEMENT DISTRICT STRATEGY FOR TOWN CENTRES**

### **Report DRR16/050**

Following the successful establishment of BIDs in Orpington and Bromley Town Centres, Members considered the feasibility of extending the BID approach to other town centres in the borough – specifically Beckenham and Penge town centres. The report outlined the business case for the Council to invest in the introduction of further BID areas and contained a summary of issues arising in each town together with an explanation of how a BID could assist with tackling those issues.

The Head of Town Centre Management and Business Support reported that the Town Centre Manager post for Beckenham and Penge had been retained for a further year. However, as part of the post-holder's existing role, they would need to manage the project to develop the proposed Beckenham and Penge BIDs. The Portfolio Holder noted the Town Centre Manager was coping well. The BID development project was ongoing and would be delivered to a ballot in the timescale envisaged.

The Head of Town Centre Management and Business Support reported that a feasibility study had been carried out by Mosaic which indicated there was a positive feeling amongst business rate payers. It was noted however, that if one of the two towns did not vote in favour of a BID, plans for sharing of back office costs would need to change.

Members considered the owners of a substantial number of businesses between the two boundaries may feel left out and it would go some way to enhancing the BID if the two boundaries were combined. Officers agreed to look at the inclusion of businesses between the Beckenham and Penge boundaries, i.e. in the Clock House area. However, the Head of Town Centre Management and Business Support pointed out that the final decision on boundaries would be made by the businesses involved in the BID working groups at a later date, on the basis of whether any boundary extension would bring sufficient financial benefit to the BIDs and on whether businesses in these peripheral areas would stand to benefit from the BIDs – both of which were likely to be town centre focussed.

The reported percentage figures for food and drink businesses in the feasibility research were thought to be unrepresentative of the true number of establishments within the two towns. The Head of Town Centre Management and Business Support agreed to ensure that this under-representation was rectified as part of the more in-depth consultation which was the next stage of BID development.

Members were disappointed that only 11% of businesses responded to the survey (page 88). With only 30% of respondees having knowledge of what BIDs were and how they worked, it was clear that more information should be

made available. It was interesting to note that 80% of people in Beckenham and 65% in Penge wanted more car parking. It was essential that as many people/organisations as possible should be involved in the BID making process. The Head of Town Centre Management and Business Support explained that feasibility studies did not aim for higher than an 11% response rate. Availability and costs of parking were, perennially, one of the biggest issues in surveys of town centre businesses; BIDs did not have authority to build car parks.

It was agreed that managers/officers of both Penge Traders and Beckenham Business Association be invited to the PDS meeting in November when the BIDs would be further considered.

It was suggested that the issue of loading bays and the introduction of very short stay car parking provision (under five minutes) be considered; this would be extremely useful along Beckenham High Street.

The Head of Town Centre Management and Business Support would check whether Ward Councillors for Beckenham and Penge had been consulted on this BID report.

**RESOLVED that the report be noted and comments on the suggested strategy for the introduction of BIDs in Beckenham and Penge town centres be provided to Members for further consideration at the Executive meeting on Wednesday 20 July 2016.**

## **10 DAVID BOWIE MEMORIAL**

### **Report CSD16084**

Members considered possible options put forward by the Beckenham Town Centre Working Group (BTCWG) in relation to the provision of a Memorial to David Bowie.

Councillor Tickner briefly outlined the discussions which took place at the Working Group meetings. Various options put forward included a design mural on the side wall of 'Patrick's Place' which the owners were keen to have at an estimated cost of £3k; a sculpture with an estimated cost of between £20-50k; or perhaps a 'Stardust' motif for the pavement outside the Three Tuns pub (now Zizzi's). It was suggested that the renovated bandstand in Croydon Recreation Ground be renamed 'The David Bowie Stand'. Renovation of the bandstand would cost in the region of £150k and would be part-funded by the 'Buy a Brick' scheme with a planned concert to raise extra money.

Members considered a memorial should be in place before the first anniversary of David Bowie's death and agreed in principle that the idea for a wall mural and a statue in Croydon Recreation Ground near the bandstand, be taken forward by the Working Group with full details of a scheme being submitted for consideration by PDS Members when finalised.

An application for S106 funding for the project would need to go through the legal process. It was also noted that someone involved in the renovation of the bandstand had volunteered to undertake public fund-raising. Officers agreed to find out if S106 funding would be available and report this to Members. The possibility of a contribution from Community Fund money was also suggested.

**RESOLVED that the BTCWG continue to consider the ideas put forward for a memorial together with options for priority crowd-funding. Finalised details of the scheme should be submitted to a future meeting of the PDS Committee.**

The meeting ended at 9.10 pm

Chairman

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