

CLAPHAM JUNCTION TOWN CENTRE PARTNERSHIP

Minutes of the Clapham Junction Town Centre Partnership Board Meeting

Thursday 5 February 2009– 6.30 pm
BAC, Clapham Junction, London SW11

PRESENT: Members:	<p>Andy Wilson-Smith Insp Gilbert Martin Sergeant P Leonard Cllr Martin D Johnson Cllr Guy Senior Sarah Banham</p> <p>Scott Thwaytes</p> <p>Pamela Price Eoin Clarke Andrew Bishop Anthony Laban John Bloxham</p>	<p>AWS IGM SPL Cllr MDJ Cllr GS SB</p> <p>ST</p> <p>PP EC AB AL JB</p>	<p>Northcote Business Network Met Police Inspector Met Police – NST Sergeant WBC -Councillor WBC – Councillor Battersea Power Station (Treasury Holdings) Shopstop@Clapham Junction – Centre Manager Wessex House Chamber of Commerce BAC Lavender Hill Business Association St John’s Hill Business Association</p>
Advisors and others	<p>Dalton Cenac Barry Sellers Mike Singham Lorinda Freint Michael Gibbs</p>	<p>DC BS MS LF MG</p>	<p>WBC Highways WBC Planning Services WBC Waste Management Clapham Junction Town Centre Manager Northcote Business Network</p>
APologies	<p>Peter Deakins Harvey Heath Tony Tuck</p>		

1.	<p>Welcome and introduction</p> <p>LF welcomed everyone to the meeting, and chaired the meeting.</p>	
2.	<p>Election of the new Chair of the Partnership.</p> <p>Anthony Laban nominated Sarah Banham. Board agreed the nomination, and elected Sarah as the new Chair of the partnership.</p>	
3.	<p>Update from BAC – Andrew Bishop</p> <p>Bac is hoping to secure a Lottery Fund grant, and is discussing a long term funding agreement with the council.</p> <p>The play Don John which had a 4 week run in Stratford will be opening at BAC in April, and is guaranteed to draw large audiences.</p> <p>Young People’s festival will take place in April.</p> <p>The popular Tea Dances will again take place at BAC, and there will</p>	

	<p>be live music performances at the café.</p> <p>BAC is planning to hold markets on Town Hall Road.</p>	
3.	<p>Power Station Update – Sarah Banham</p> <p>The Consultation which started in June is still ongoing, various stakeholder comments have been sought, including from the Battersea society.</p> <p>Community outreach meetings have taken place with organisations like Thrive and BAC.</p> <p>Short term events programmes will be run at the power station.</p> <p>Very Big inward investment event planned for the end of March.</p>	
4.	<p>Update from St John’s Hill Business Association – John Bloxham</p> <p>4 businesses have recently closed on St John’s hill, JB is worried that the current economic situation will have a big impact on St John’s Hill. With more vacant premises graffiti and vandalism may become more prevalent. John suggested a “good neighbour” scheme, where businesses should look out for graffiti etc on vacant shops also.</p> <p>Business is very quiet at the moment.</p> <p>The empty shop where “spice of life” was now has steel shutters which are very unattractive. LF said that it has been reported to the planning enforcement team, and that Cllr McCausland also reported it as it makes the street look daunting and unsafe.</p> <p>Cllr MJ said that the Edo has been asked to come up with a standard procedure to improve the appearance of vacant shops.</p>	
5.	<p>Update from the Lavender Hill Business Association - Anthony Laban</p> <p>There was a certain amount of displacement from the exclusion zone approved by Lambeth Council on Wandsworth Road, but the situation has now improved. The police have done a lot of fieldwork in the area.</p> <p>AL said that businesses have just been informed that Thames Water intends to turn off the water on a part of Lavender Hill on Saturday for “essential works” but cannot give an exact time for when this will take place. This is very insensitive to the needs of businesses as the bars will all be full due to the Rugby (six nations), and hairdressers take bookings weeks in advance for Saturdays which is their busiest day. AL asked if there was something the council could do. DC said</p>	

	<p>that the council cannot refuse permission unless the refusal was highways related. General discussion followed, and Cllr Johnson assured AL that the matter would be taken up with both Thames Water and the Council.</p> <p><i>Post meeting note: Cllr Guy Senior took up the matter on the same evening, and the water was not cut off on the following Saturday.</i></p> <p>Meeting was held in January, and the Association agreed to have the Lavender festival again this year (14 June) as it was a great success in 2008 and very good for the street. The Association will apply to have the road closed for the festival this year. Board agreed a grant for the festival as it is one part of the Board's business plan objectives to support town centre events.</p> <p>Shops are encouraged to take part in Wandsworth in Bloom. The head of Parks at the council, Simon Cooper-Grundy will attend the next meeting of the Association</p>	Cllr MJ
6.	<p>Northcote business network update - Andy Wilson-Smith</p> <p>Board agreed a grant for the Northcote Summer Fair (21 June). The NBN will also try and get the road closed for the event. The Board will send a letter of support. Inspector Martin said that he supported the events and would arrange for policing on the days in question.</p> <p>AWS asked for the support of the Board for a letter the NBN will send to the department of Leisure and Amenity Services asking them to enforce the council's own charter of rules for the market. Board agreed support.</p> <p>Cllr Johnson said that councillors were not consulted prior to the new bread stall's appearance on Northcote Road. Cllr MJ and the other Northcote councillors have arranged a meeting with Councillor Grimstone.</p> <p>MS said that there is now a full component of enforcement officers, and that enforcement would be carried out.</p> <p>AWS said that the new website weloventhorthcoterd.biz would be launched on 18 March.</p>	LF
7.	<p>Waste Management Update – Mike Singham.</p> <p>MS said that because of the snow, waste management services on Monday Tuesday and Wednesday were problematical, but were now back to normal. There is also a revised cleaning schedule.</p> <p>LF asked if the area next to Falcon Road bridge was on the contractors cleaning schedule. MS said he didn't know, but would</p>	

	find out.	
8.	<p>Planning Update – Barry Sellers Planning Applications:</p> <p>2008/5439: 97 Lavender Hill, SW11: Change of use from a video library to a beauty salon.</p> <p>2008/5456: 68-72 St John’s Road, SW11: Change of use of 1st, 2nd and 3rd floors from offices to 6 two-bedroom flats.</p> <p>2008/5576: Battersea Arts Centre, 166 Lavender Hill, SW11: Listed Building Consent: involving alterations including removal of external doors and fanlight to Theatre Street and installation of new temporary doors; removal of internal doors and fanlight and installation of new temporary doors; creation of new opening from corridor into grand hall and new fire rated stud wall infill; installation of 4 new secondary glazing units in east grand hall corridor.</p> <p>2008/5586: 61 St John’s Road, SW11: Installation of a new shopfront.</p> <p>2009/0003: 123 Lavender Hill, SW11: Construction of side/rear extension at first and second floor levels, rear roof extension and additional floor above existing two-storey back-addition; formation of roof terraces at first and second floor level, all in connection with the conversion of the upper floors into 5 flats.</p> <p>2009/0117: 87 St John’s Road, SW11: Alterations including new shopfront and with separate residential access, formation of two additional floors of accommodation to form 5 flats (4 x 1 bedroom and 1 x 2 bedroom) including rear roof terraces</p> <p>2009/0180: 23-25 Battersea Rise, SW11: Variation of condition (d) of planning permission 79/N/2371 to extend hours of opening from 9am to 11pm (at present) to 9am to midnight 7 days a week.</p> <p><u>Local Development Framework:</u></p> <p>An initial report on house conversions and town centre issues for inclusion in the Local Development Framework Development Control Development Plan Document (DCPD) was reported to the Planning and Transportation Overview and Scrutiny Committee for information on 21 January and agreed by the Executive on 2 February 2009. See link below to view or download the report. http://www.wandsworth.gov.uk/moderngov</p> <p>It is intended that the Submission version of the Core Strategy will be</p>	

reported to the Planning and Transportation Overview and Scrutiny Committee and the Executive in February 2009, provided that there are no significant issues raised in respect to the soundness of the document. Submission to the Planning Inspectorate (PINs) will follow in March 2009, with an expected Examination in Public in July 2009.

The Core Strategy sets out how the wider Clapham Junction area will change and grow, as well as identifying broader town centres' policy and the shopping hierarchy in the borough.

The DCPD and a Site Specific Allocations Document (SSAD) is in preparation. Two of the main issues to be covered in the DCPD are house conversions and town and local centre boundaries and shopping parade designations. Consultation is expected to take place in early summer 2009.

Clapham Junction Exemplar:

The Council's Executive approved the scheme design on 2 February. Minor changes to the design are delegated to the Director of Technical Services. More significant amendments would be subject to consultation with the Cabinet Member and ward members.

The intention now is to produce detailed construction drawings to allow a scheme to be ready to go, in phases, as and when statutory approvals and funding allowed.

Clearly, the later the changes are made to the design, the greater the inconvenience in terms of amending specifications, programmes and plans. We would appreciate any burning issues relating to the design being sent by 20 February – after which amendments will incur additional costs.

The main traffic arrangements are:

- (a) Introduction of a right-turn movement from Lavender Hill into Falcon Lane;
- (b) Banning of the current right-turn movement from Lavender Hill into Falcon Road, except for buses;
- (c) Removal of the left-turn slip lane from Falcon Road into Lavender Hill, without banning the left-turn movement from Falcon Road into Lavender Hill;
- (d) Cycle lanes on Lavender Hill and advanced stop lines for cyclists at the main junction;
- (e) A mini-roundabout in Falcon Lane, at the service entrance to ASDA;
- (f) Widening of footways in St. John's Road, St. John's Hill, Lavender Hill and Falcon Road;
- (g) New straight across pedestrian crossings on all arms of the Lavender Hill-St. John's Hill junction, allowing an 'all-

- red' phase when traffic will stop on all arms and the pedestrian phase will operate;
- (h) A diagonal crossing between the Falcon public house and Debenhams store;
 - (i) Relocation of the taxi-rank from the centre of St. John's Hill to the kerbside;
 - (j) Merging of westbound bus stops in St. John's Hill, though otherwise bus stop locations are largely unchanged;
 - (k) Removal of a zebra crossing in St. John's Road; and
 - (l) Two raised junction treatments in St. John's Road.

Highway works include: -

- (a) Renewal of footways and carriageways;
- (b) Removal of most pedestrian guard-rail;
- (c) New constructed bus stops;
- (d) New street trees;
- (e) New street furniture; and
- (f) New lighting.

Key elements of the design are:

Paving (as per samples) – high quality large element slabs (900x600mm) where possible; smaller element where detailing is required – around covers, corners, narrower areas etc: normal standard off the main roads.

Street Furniture – GEO range.

Other issues

The project remains subject to statutory approvals and funding – the project is not approved (by TfL, Police etc.) or funded, and these should not be assumed given the scale and cost of what is proposed. Current or future planning applications for any adjacent sites may impact on the design, timing, phasing and funding of the project. Adjacent development is not assumed in the current design.

Battersea Rise/St. Johns' Hill/Northcote Road junction

TfL has appointed consultants Mott MacDonald to investigate improvements to this junction, primarily with the aim of improving pedestrian amenity and safety.

The junction already has direct crossings on all arms and an all red phase, but the geometry, design and topography of the junction makes it inconvenient for all users and it offers a poor gateway/connection for the town centre and Northcote Road. The consultants believe

	<p>there to be scope to improve the design and sightlines; they are hoping to draw up initial ideas by the end of March 09. They will also assess the effect of different signal timings, and ordering of the signal phases.</p> <p><u>Clapham Junction Conservation Area Appraisal:</u></p> <p>As mentioned at the previous meeting the Council is in the fourth year of preparing Conservation Area Appraisals for all the borough's conservation areas. A public meeting was held at the Battersea Arts Centre on 28 November 2008 to discuss the issues relating to the conservation area and suggested extensions.</p> <p>A report has been prepared on the public consultations carried out for all those conservation area appraisals carried out in 2008, including Clapham Junction and St John's Hill Grove. This will be submitted to the Planning and Transportation Overview and Scrutiny Committee on 18 February and the Executive on 2 March 2009. Minor changes to the boundary of the Clapham Junction Conservation Area were suggested in the draft report and these are being recommended for approval together with an amendment to the boundary around no. 155 Falcon Road, subject to a final consultation. Significant changes to the boundary of the St. John's Hill Grove Conservation Area were suggested in the draft report and again these are being recommended for approval, subject to a final consultation.</p> <p>The report will be available on the Council's website prior to the date of the Committee meeting. You will be able to view this at: http://www.wandsworth.gov.uk/moderngov</p> <p>The appendix to the Committee Report sets out details of the comments made at meetings, by email and by letter from a variety of correspondents.</p> <p>The final appraisals will be used in conjunction with the determination of planning applications and appeals in respect of development in conservation areas. The documents contain details of the history and character of areas as well as guidance on how to preserve and enhance their special interest. Final versions will be illustrated and made available on the Council's website in due course.</p>	
9.	<p>Highways Update – Dalton Cenac.</p> <p>The retesting of lamp columns in town centres boroughwide to determine suitability for hanging baskets has been completed. Total of 85No were tested in the Clapham Junction area (Northcote Road, Battersea Square, Battersea Park Road). 81No are satisfactory for hanging baskets and only 14No are satisfactory for banners.</p>	

	<p>In response to a previous enquiry by HH, DC confirmed that the Final Report for the Operational Reviews of the Wandsworth Common Cycleroute had now been received and recommendations would be submitted to Members for consideration in April or June.</p> <p>In response to AL, DC advised that Wandsworth Council has no power or jurisdiction whatsoever over Thames Water in relation to works on their infrastructure. The proposed outage on Saturday 7th February in Lavender Hill, that coincides with the “Six Nations” to repair a valve, is entirely an operational matter for Thames Water. Applications for road openings by Thames Water are assessed <u>solely on highway issues</u>. However the dissatisfaction of the Business Network with the inadequate notice and consultation given by Thames Water will be raised by DTS.</p> <p>In relation to proposals for a road closure of Northcote Road in June 2009, DC reminded that as much advanced notice as possible should be provided to allow proper consideration by DTS.</p> <p>Cllr MJ informed the Board that there had been a suggestion for small taxi rank in Abyssinia Close. The reason is that people would not have to walk all the way down to the Junction to get a taxi, and might help alleviate the problem with all the touting of illegal cabs in the area. The SNT team and the Northcote Business Network both support the idea, and CLLR MJ asked for the Board’s support for the taxi rank. Board agreed.</p>	
10.	<p>Town Centre manager’s update – Lorinda Freint</p> <p>Town Centre newsletters will be distributed in February. Attended business association meetings, and will help arrange road closure application meeting for NBN and LHBA. Working on Heritage Trails to be launched in June as part of Heritage month. Work on Literary Festival for 2009 about to start, Board support sought to underwrite the festival as part of the town centre’s programme of events for the year. Agreed. Town Centre Web site to be revamped as part of spend in 2009, as it is starting to look a bit tired. New features to be added, including perhaps ticket booking facility for the literary festival.</p>	
11.	<p>Police update, Crime report – Insp Gilbert Martin</p> <p>Insp Martin said that he was impressed with the Board meeting as forum, and pledged ongoing police support and presence at the meeting.</p> <p>Town Centre events will so far as possible be supported by the police, and they are happy to interact with the community.</p>	

	<p>TFL Pcsos about to start. There will also be a meeting with the TYROL team next week, dedicated to dealing with bus issues and problems in the town centre.</p> <p>Youth panel will commence soon, and the police is also looking to set up a separate business watch.</p> <p>Partnership work with the council is going very well.</p> <p>Sergeant L gave the crime update: Burglaries are down on last year and robbery figures are also low. The credit crunch does not appear to have had any effect on crime so far.</p> <p>There was a successful property marking scheme at Starbucks. Chelsea clips have been handed out to businesses which have been targeted for handbag theft.</p> <p>Inspector Martin informed the Board of the Musical Evening of Popular Opera that will be held on 3 March at St Mary's Battersea to launch the John Johnson Foundation.</p>	
	<p>Date of next meeting 2 April 2009</p>	