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CABINET

Monday, 29th March, 2010 at 5.00 pm

MINUTES

PRESENT:

Cabinet Members:

Councillor Lorna Campbell
Councillor Rachel
Heywood
Councillor John Kazantzis
Councillor Mark Bennett
Councillor Jackie Meldrum
Councillor Lib Peck
Councillor Steve Reed

Portfolio:

Cabinet Member for Health and Wellbeing
Cabinet Member for Culture and Communities
Cabinet Member for Employment and Enterprise
Cabinet Member for Community Safety
Deputy Leader of the Council
Cabinet Member for Housing and Regeneration
Leader of the Council

Apologies for absence

Councillor Jim Dickson, Councillor Paul McGlone and
Councillor Sally Prentice

Also present:

Councillor Jeremy Clyne, Councillor Daniel Fitzpatrick,
Councillor Ashley Lumsden, Councillor Daphne
Marchant and Councillor Alex McKenna

*Action
required by*

1. DECLARATIONS OF INTEREST

There were none.

2. STREATHAM HUB

(Report 405/09-10) (Key Decision – Urgency Item. Call-in period
ends Tue 13 April 2010)

The Cabinet Member for Housing and Regeneration introduced the report and stated that she and her colleagues were very pleased that an agreement had been reached on a regeneration scheme for Streatham Hub. The Cabinet Member acknowledged that there had been a number of setbacks in reaching this agreement, resulting in numerous delays over the years, however, a way forward had now been agreed upon, as set out in the report. Both members and officers were now confident that the scheme would be completed by the end of 2012.

The Cabinet Member for Culture and Communities empathised with anxieties expressed by the local community regarding the scheme, and in particular the proposal to erect a temporary ice rink on Streatham Common. She provided reassurance, however, that all permissions were temporary. A number of options had been considered, identifying Streatham Common as the only viable site for the temporary rink. It was planned to ring-fence funds in order to ensure that when the structure was dismantled, Streatham Common would be restored to its current state with various improvements.

The Divisional Director, Strategy and Partnerships, added that officers would now commence work to develop the terms of the agreement with Tesco, as well as submitting planning applications and carrying out the necessary public consultation on the proposals.

Cabinet received the following representations:

- Andrew Boyle, Project Manager Spen Hill, Tesco, stated that the agreement represented a good partnership between Tesco and the Council. The Council had been tough negotiators and he felt that a scheme had been developed that would give all parties and the community the maximum benefit. He added that once the plans for the temporary ice rink had been finalised a public exhibition would be held in order to present the proposals to the community.
- Saki Hajnal, Streatham Ice Skating Action Group, highlighted the importance of ensuring continuity of ice throughout the process. She enquired whether: the agreement would stipulate that the Tesco store could not open until the new leisure facilities had been completed; whether the planning applications for the main development and the temporary ice rink would be linked; and whether discussions with the Mayor of London and the Government Office for London (GOL) had already started in order to ensure that agreement from these organisations to proceed with the project did not cause unnecessary delay.
- Peter Newmark, Friends of Streatham Common, stated that he was very concerned at the proposals to use Streatham Common for the temporary ice rink and the Rookery car park for a temporary gym. He felt that erecting and dismantling these structures would cause unacceptable damage and disruption to the Common. The Friends of Streatham

Common felt that, given the choice, it would be better for the use of the Common to remain undisrupted than to ensure continuity of an ice rink in the area.

- Councillor Ashley Lumsden, Liberal Democrat Group, stated that he was pleased the Council had committed to continuity of an ice rink. However he added that, given the previous significant delays that had occurred with this project, there were concerns that the project would not go ahead this time around. He enquired whether it was planned to seek a guarantee from Tesco, such as obtaining a bond from them for the cost of building the public amenities, which would be returned when the project was completed. Councillor Lumsden was also concerned as to whether there would be adequate public consultation on the proposal to use Streatham Common for the temporary ice rink.
- Lee Alley, Streatham Action, supported the suggestion for Tesco to provide a bond as a guarantee that they would complete the development. He also stated that all alternatives to using Streatham Common for the temporary ice rink needed to be considered thoroughly and that the full reasoning behind whichever decision was reached should be made publically available.
- Matthew Stevens, local resident, stated that he was concerned that traffic problems in the area would worsen whilst the development was being completed. He also requested that details of the specific sports and leisure facilities that would be included in the development be made publically available.

The Cabinet Member for Employment and Enterprise accepted that it was not ideal for Streatham Common to be used for the temporary ice rink, however it was the best way forward to ensure continuity of ice. He also stated that the final agreement reached with Tesco would need to include strong guarantees that the work would be completed. In addition he was hopeful that S106 funding would be secured in order to help small businesses in the area with measures such as shop front refurbishments.

The Cabinet Member for Community Safety stated that it was vital for investment to be put into restoring Streatham Common once the ice rink had been dismantled. He also felt that improvements would be necessary, such as restoring the Grass Theatre and installing better sports facilities.

In response to the representations that had been made, the Divisional Director, Strategy and Partnerships, and the Divisional Director, Cultural Services, clarified the following points:

- The Tesco store would not be able to open until the leisure facilities had been completed. Similarly, the temporary ice rink would not close down until the new permanent rink had opened.
- The Mayor of London and GOL had both been briefed on the

plans and whilst detailed discussions were yet to be held, officers were confident that the time pressure surrounding the project could be impressed upon them to ensure that the discussions did not cause significant delay.

- In considering 12 different sites for the temporary ice rink, officers had agreed that Streatham Common was the most suitable option as it met the selection criteria. It would be possible to build conditions into the agreement with Tesco that improvements would be made to the Common when the ice rink had gone.
- Officers did not feel that it would be necessary to seek a bond from Tesco as a guarantee that the work would be completed. Instead, the robust final agreement that would be reached with Tesco would be sufficient to ensure that the project was completed.
- As part of the planning application process there would need to be wide public consultation on the use of Streatham Common for the ice rink. The public exhibition where the plans would be displayed would include information regarding the impact of the rink on the Common.

The Director of Legal and Democratic Services stated that as the land was a designated common, permission for the rink would need to be obtained from the Secretary of State and in order to obtain this the Council would need to present all options that were considered and the reasoning behind the eventual decision.

In conclusion, the Leader of the Council stated that he welcomed the proposed development and the benefits it would bring to the area. He thanked Tesco's Board for approving the plans and thanked the members and officers involved in the project for their hard work.

RESOLVED:

- (1) To approve in principle Tesco's revised scheme which includes additional retail floorspace, the construction of the scheme in a single phase, and the provision of a temporary ice rink to be located off-site, subject to planning and other statutory approvals.
- (2) To delegate authority to the Executive Director of Housing, Regeneration and Environment, and the Executive Director of Finance and Resources in consultation with the Cabinet Member for Housing and Regeneration to undertake any necessary changes to the Development Agreement and supporting documents.
- (3) To authorise officers, subject to further investigations and necessary permissions being obtained to grant licence to Tesco to provide, operate and decommission a temporary ice rink on Streatham Common, and ensure that the temporary

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ice rink is fully operational prior to the closure of the current Streatham ice rink and the commencement and any construction work in relation to Streatham Hub.

- (4) To approve the permanent decommissioning of the Streatham Leisure Centre with immediate effect.
- (5) To approve the proposal to progress consultation on options for the provision of a temporary indoor leisure facility, comprising gymnasium, activity studio and fitness facilities, in Streatham as outlined in the report.
- (6) To authorise officers to continue to investigate the feasibility of the provision of temporary swimming facilities in Streatham.

The meeting ended at 6.00 pm

CHAIR
CABINET
Monday, 14th June, 2010

Date of Despatch: Tuesday, 6 April 2010

Call-in Date: Tuesday, 13 April 2010

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