

Mayor and Cabinet		
Report Title	Matters referred by the Sustainable Development Select Committee: Street Trading Review	
Key Decision		Item No. 7
Ward	All	
Contributors	Sustainable Development Select Committee	
Class	Part 1	Date: 24 March 2010

1 Summary

This report informs Mayor and Cabinet of the report and recommendations resulting from the Street Trading Review, that was conducted by the Sustainable Development Select Committee. The Review's report and recommendations were presented to the Sustainable Development Select Committee on 10 March 2010.

2 Purpose of the Report

To inform Mayor and Cabinet of the Street Trading Review report and the recommendations made by the Sustainable Development Select Committee as agreed at their meeting on 10 March 2010.

3. Recommendations to Mayor and Cabinet

The Mayor and Cabinet is recommended to:

- (i) note the report (attached at Appendix A).
- (ii) note the recommendations (please see 4.1)
- (iii) agree that the Executive Director for Customer Services be asked to advise accordingly in relation to responding to the issues and recommendations as detailed at appendix A.
- (iv) agree to provide a written response to the Sustainable Development Select Committee to address the report and recommendations included at Appendix A.

4. Street Trading Review Recommendations

4.1 The review recommended the following:

Highways and Parking

1. The Committee acknowledges that a balance needs to be struck between on the one hand encouraging residents and visitors to the borough to use public transport, and on the other the need to provide sufficient free parking around Deptford Market to encourage customers to visit the market rather than go elsewhere, and to allow traders to park their vehicles.
2. The Controlled Parking Zone in Deptford is reviewed so that more free parking in Reginald Road, Frankham Street and around Deptford Market is made available for customers and traders, while taking into account the needs of local residents. There needs to be consistency between the CPZ and any other parking controls. Any regeneration plans for Deptford High Street or the area around it need to ensure sufficient provision is made for parking for the market, for both traders and customers.
3. There should be a feasibility study to consider whether Catford Market traders could be provided with a 'permit' to allow them to park in the Catford Broadway, or within the facilities available at the Catford Centre.

Regeneration

4. The Regeneration of Catford, Deptford and Lewisham should ensure that the markets are an integral part of the development and their importance is reflected in the plans.
5. If there is a development-related issue or planning application either in or within the vicinity of the markets, the Markets Teams should be consulted as a matter of course, in addition to the town centre management team..
6. Investigate the potential of administering the Catford Market and the Catford Centre stalls together now the Centre has been purchased by the Council.

Planning, Streetscape and Environment

7. The Local Development Framework should ensure that the social, economic and cultural importance of the markets is addressed and preserved or enhanced by any development projects.

8. Highways need to respond promptly to maintenance of roads and pavements in and around the markets when requests are made from the Markets Team and/or Market Inspectors.
9. Create a programme of maintenance to improve the streetscape in Deptford.
10. There needs to be a Historic Buildings Survey for Deptford to record the historic nature of buildings so that the Council can:
 - a) Improve planning and development control
 - b) Enforce policy in respect of historic buildings
11. More work needs to be carried out in raising awareness among business owners of historic buildings in the borough and planning restrictions in conservation areas.

Publicity, Signage and Funding

12. Investigate whether 'Section 106 funding' (of the Town & Country Planning Act 1990) from any planning applications could be used to improve the signage and street furniture of the markets.
13. Investigate whether the improvements and upkeep of market street furniture could be funded by sources other than the 'operating cost' from the markets, governed by the London Local Authorities Act 1990.
14. There needs to be more signage in Catford, Deptford and Lewisham to promote the markets, and where feasible, publicity at local bus-stops, on buses and at the local train and DLR stations.
15. Further legal advice is needed to clarify the extent to which the 'reasonable operating cost' of the markets can include publicity & promotion.

Anti-Social Behaviour, Street Drinking and Policing

16. Look at the feasibility of a Drinking Control Zone in Deptford to combat street drinking and anti-social behaviour in and around Deptford Market.
17. The Committee noted the concerns raised by market traders and residents of the impact that the proliferation of betting shops in Deptford was having on the area, and the perceived increase in loitering and ASB by street drinkers. The committee noted its concern that under the Gambling Act 2005, the Council's Licensing Committee has very limited grounds on which to refuse applications for new betting shops. The committee recommends that the Mayor writes to the Licensing Minister to express

our concerns, and desire for a change in law to give local communities a greater say in the matter,

18. Liaise with the police to ensure sufficient presence of Safer Neighbourhood Teams in and around the markets to make customers and traders feel safe.
19. Lighting in the markets should be improved, to make it feel safer to traders, customers and local residents. The Committee noted that CCTV in the markets was not having a discernable impact on people's perception in respect of their fear of crime.

Refuse Collection, Toilets and Storage

20. With the contract for the Compacter in Lewisham market now approaching renewal, the opportunity has arisen to investigate the feasibility of introducing recycling in the markets.
21. Ensure that a Waste Audit for the markets is carried out.
22. Investigate whether additional toilet facilities can be provided for the markets, particularly for Deptford while the regeneration of Deptford is ongoing.
23. There needs to be sufficient storage space available to market traders, and ensure that permanent storage facilities for the markets is available once the regeneration work has been completed in Catford, Deptford and Lewisham.

Forecourts

24. Environment Enforcement Reviews the forecourts licensing policy in Deptford, so it does not operate to the detriment of Deptford Market and its traders, whilst continuing to recognise the legitimate business interests of local shops.

New Market

25. Notes that as there is no market in west Lewisham at present, the Council should be looking to establish a market in Forest Hill/Sydenham.

5. Financial Implications

There are no financial implications arising from this report, however subsequent financial implications arising from the recommendations of the

Select Committee will need to be reported in the response of the relevant Executive Director(s) to Mayor and Cabinet.

6. Legal Implications

The Constitution provides for Select Committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months.

7. Background Papers

Background papers are available on the Lewisham Council website at the following links:

<http://www.lewisham.gov.uk/CouncilAndDemocracy/CouncilMeetings/SaferStrongerCommunitiesSelectCommittee/Meetings/>

<http://www.lewisham.gov.uk/CouncilAndDemocracy/ElectedRepresentatives/OverviewAndScrutinyCommittees/SustainableDevelopmentSelectCommittee/>

If you have any queries on this report, please contact Roger Raymond, Scrutiny Manager, extension 49446 or Kevin Flaherty, Head of Business and Committee, extension 49327.