

Strategy & Resources Committee – 26th March 2024

Question submitted under Standing Order 30

Question from Councillor Cooper:

At the Full Council meeting on 14th December under Minute 192, Cllr Langton stated that he would progress the matter of McDonald's lease of four areas of Quadrant House by contacting the relevant parties and getting agreement on key issues. Given his absence at the Full Council meeting on 8th February, could he update us on his progress on these matters? :

- a) Meeting Surrey Police to agree actions with them to ensure they can deal with drug dealing, anti social behaviour, littering and traffic problems which will be caused by the influx of motor scooters.
- b) Meeting Surrey Highways to agree changes to the road behind Quadrant House to enable motor scooters to use the road to handle deliveries in that road.
- c) To define modifications to Quadrant House to be carried out by Tandridge District Council to handle deliveries at the rear of Quadrant House.
- d) An application to the Planning Committee to legalise all necessary changes.

Response from Councillor Langton:

- a) *Officers are working with McDonalds to provide parking for delivery mopeds at the rear of Quadrant House, in order to remove any potential nuisance from Croydon Road. Officers are also working with McDonalds, Surrey Police and Surrey County Council on proposals to slow delivery mopeds at the rear of Quadrant House. McDonalds have specific protocols and initiatives for dealing with littering and other anti-social behaviour and Officers are ensuring that the lease specifically references these. I'm not sure that drug-dealing activity has ever been substantially proven in this particular area.*
- b) *Officers have met with Surrey County Council Transport Development Planning Officers. Two traffic calming measures are proposed to control the speed of delivery mopeds on the rear service road. Firstly, the 20mph Zone proposed for Caterham will cover this service road. Consultation is currently underway and will end on 28th March. Secondly, speed humps are proposed for the road. These will be of a design which will slow mopeds but not impede the delivery lorries which service Waitrose.*
- c) *Officers are working with McDonalds to provide moped parking at the rear of Quadrant House. This is on a strip of currently unused land beneath the staircase which leads to the rear of McDonalds. Doors with access controls will be installed on the staircase above the McDonalds level and to the side of the McDonalds' rear door, to ensure that delivery drivers can access McDonalds only and cannot access the rest of the building. McDonalds entire layout is designed to facilitate food delivery servicing from the rear of the property.*
- d) *McDonalds will make a planning application for change of use once heads or terms are agreed. Since Quadrant House is a Council property, this application will go to the Planning Committee.*

McDonalds are currently working on the design elements of the specific measures requested by Members. Once this work is complete, and the discussions in respect of a) to c) above have concluded, the proposed heads of terms will be presented to Councillors and discussed.

Also, a while ago, following the circulation of a photograph of the proposed location of the moped parking area (as requested by Councillor Gaffney) Members requested an architect's site plan. This will be provided once the McDonalds' architect's work is complete.

Supplementary question from Councillor Cooper:

Councillor Cooper expressed concern that everything continued to be 'in abeyance' and, notwithstanding the discussions taking place with TDC officers, no tangible solutions from the police or Surrey Highways had emerged to date. Whilst accepting the current absence of drug dealing in the area, he feared that this could now change. He referred to a recent stabbing at the McDonalds in Redhill and that, unsurprisingly, local Councillors did not want such serious incidents occurring in Caterham. He was also unconvinced that speed humps would slow down mopeds. He asked when an architect's plan for the rear of the premises and other detailed proposals [to mitigate against the risk of anti-social behaviour] would emerge.

Response from Councillor Langton:

Councillor Langton sympathised with Councillor Cooper's observations, but explained he was unable to identify a firm date as the work being undertaken by the McDonalds' architect was taking longer than anticipated due to the complexity of the project and the many factors involved. He stated that Surrey Highways could be held to account regarding its measures to reduce the speed of mopeds on the rear service road. Furthermore, he emphasised that nothing would be agreed until the proposed heads of terms had been presented to Members.

He referred to the significant interaction (both on and off-site) between officers and McDonalds, Surrey Highways and the police. The approximate number of meetings was stated. He was satisfied that work was progressing and was confident the detailed proposals could be presented shortly.