

**RECOMMENDATIONS FROM THE REGENERATION, ENVIRONMENT
AND COMMUNITY PANEL MEETING HELD ON 29 OCTOBER 2014 TO THE
CABINET MEETING ON 4 NOVEMBER 2014**

REC70: **CABINET REPORT – SITE ALLOCATIONS AND DEVELOPMENT
MANAGEMENT POLICIES**

The LDF Manager presented the Cabinet report and explained that the Site Allocations and Development Management Policies – Proposed Submission Document was intended to give effect to and complement the already adopted Core Strategy and would form Part 2 of the Borough’s Local Plan. The Panel was informed that the Site Allocations and Development Management Policies – Proposed Submission Document would help achieve the Core Strategy which set out the scale of growth and broad distribution of development for the Borough for the period up to 2026.

Extensive public consultation had been carried out and the documents now needed to be put forward for public representations and formal examination. The plan would be placed on deposit for six weeks before being submitted to the Planning Inspectorate for Examination.

The LDF Manager provided detail of the supporting documents which needed to be submitted along with the plan.

The Panel was informed that the document covered 134 settlements and 22 policy areas and included the distribution of housing, allocation of specific sites and development boundaries for settlements.

The Chairman thanked the LDF Manager for his report and invited questions and comments from the Panel, some of which are summarised below.

In response to a question from Councillor Crofts, the LDF Manager explained that he was unaware of any ‘land locked’ sites and in cases where sites had multiple owners collaborative applications would be submitted. He explained that some of the identified land would be used for open spaces and access issues had been investigated by Norfolk County Council. The LDF Manager invited Councillor Crofts to provide him with details of any sites which may have access issues.

Councillor Moriarty thanked the LDF Manager for his presentation and the work carried out by the LDF team and LDF Task Group in bringing the documents into fruition. Councillor Moriarty was concerned that the settlement boundaries in some areas had now been amended meaning that planning applications would fall within the new allocation, which had caused problems with a planning application within his Ward. Councillor Moriarty asked the Panel to consider the consequences of the introduction of the new boundaries. Councillor Moriarty asked that Cabinet give consideration to amending G.22 to retain the existing building boundary, allocating the new land (previously referred to as 508) for 11 properties.

Councillor Mrs Spikings reminded the Panel that some of the Members were also Members of the Planning Committee and it was important that current planning applications were not pre-determined.

The LDF Manager explained that the proposed plan would replace the 1998 Local Plan and it was inevitable that areas would be reviewed and changes made. He acknowledged that the transition process could be problematic in terms of planning applications for areas where boundaries had changed, but the new policies were now in the public domain so that people could see the advantages and reasoning of the new scheme.

In response to a question from Councillor Pitcher, the LDF Manager explained that it was always the intention to bring a report forward to Cabinet and Council, it did not specifically need agreement from the LDF Task Group to do so.

The LDF Manager reminded those present that the plan would be placed on deposit and public representations could be made which would be considered by the Planning Inspectorate as part of the formal Examination process. The Planning Inspectorate could then recommend that the plan be modified before final approval.

The Portfolio Holder for Development referred to the amendment to the recommendation proposed by Councillor Moriarty and reminded those present that extensive consultation had been carried out and opportunity to comment on specific sites had been provided. The Planning Inspectorate would be examining the soundness of the document.

Councillor Moriarty proposed that Cabinet be recommended to give consideration to amending G.22 to retain the existing building boundary, allocating the new land (previously referred to as 508) for 11 properties and give due consideration to other specific sites which were affected by boundary changes. The proposal was seconded by Councillor Mrs Collop and after being put to the vote the motion was carried.

Councillor Foster addressed the Panel under Standing Order 34 and referred to recommendation (e) as set out in the report which asked Council to agree to the Executive Director for Planning and Environment, in consultation with the Portfolio Holder to make minor amendments to the content of the documents and supporting material before it was placed on deposit for representations. Councillor Foster asked which Portfolio Holder would be consulted if the amendments related to the areas in which the Portfolio Holder for Development had declared a prejudicial interest. The Chief Executive informed the Panel that the Leader of the Council would be consulted.

Councillor Foster referred to pages 76 to 104 of the plan which referred to the draft allocations for King's Lynn. He explained that several of the sites were owned by the Borough Council and would be required to provide affordable housing if developed. He suggested that Cabinet

should consider increasing the amount of affordable housing to be delivered on Council owned sites to 20%. The Portfolio Holder for Development responded that affordable housing levels had recently been subject to a consultation process, the results of which were awaited. The LDF Manager explained that the affordable housing scheme was set out in the Core Strategy and took into account the amount of affordable housing which could be stood by development costs.

The Chief Executive commented that it could be unwise to agree to a higher percentage of affordable housing on land which was currently owned by the Council, as if it was sold to a private developer the rate of affordable housing may not be deliverable. He reminded those present that the Council could chose to provide a higher level of affordable housing on sites which it was bringing forward for development should Members wish to do so without having to change Council Policy.

Councillor Mrs Leamon addressed the Panel under Standing Order 34 and declared an interest as a Member of West Norfolk Patient Partnership. She asked if extra health care provision for additional development was ensured in the Local Development Framework. She also asked if energy efficient homes were being considered and referred to recent development in Great Yarmouth where low energy homes had been built. Councillor Moriarty commented that the Planning Committee had received a presentation on low energy homes and thought that there were some built in West Norfolk. The Portfolio Holder for Development informed those present that there were some homes which had been built to sustainability code 6 in the Borough.

The Portfolio Holder for Regeneration and Industrial Assets informed the Panel that he was in contact with Great Yarmouth Borough Council and was investigating low energy homes.

In response to Councillor Mrs Leamon's query regarding health care provision, the LDF Manager explained that the Council had a duty to co-operate with statutory organisations, such as the NHS, but it was the responsibility of the relevant organisation to provide the facilities. Councillor Mrs Watson commented that statutory organisations needed to be reactive and would consider demand for services.

The Portfolio Holder for Development and the Portfolio Holder for Regeneration and Industrial Assets left the meeting whilst the Panel considered their recommendations to Cabinet.

RESOLVED:

- (i) That Cabinet give consideration to amending G.22 to retain the existing building boundary, allocating the new land (previously referred to as 508) for 11 properties and give due consideration to other specific sites which were affected by boundary changes.
- (ii) That the Regeneration, Environment and Community Panel support the recommendations to Cabinet as follows:

That Cabinet and Council be invited to:

- a) Consider and approve the content of the draft Site Allocations and Development Management Policies – Proposed Submission Document and the relevant supporting material apart from Gayton; Upwell/Outwell; and Terrington St. Clement, for it to be placed on deposit for representations and subsequently be submitted to the Planning Inspectorate for Examination.
- b) Consider and approve the content of the draft Site Allocations and Development Management Policies – Proposed Submission Document and the relevant supporting material for Gayton, for it to be placed on deposit for representations and subsequently be submitted to the Planning Inspectorate for Examination.
- c) Consider and approve the content of the draft Site Allocations and Development Management Policies – Proposed Submission Document and the relevant supporting material for Upwell and Outwell and Terrington St. Clement, for it to be placed on deposit for representations and subsequently be submitted to the Planning Inspectorate for Examination.
- d) Recommends to Council that the Local Development Scheme be updated in the form presented at Appendix 5.
- e) Agrees to the Executive Director Planning and Environment in consultation with the Portfolio Holder making minor amendments to the content of the documents and supporting material before it is placed on deposit for representations.

REC71: **CABINET REPORT – NORFOLK COAST PROJECT AONB MANAGEMENT PLAN**

The LDF Manager explained that the Norfolk Coast Project had been set up pursuant to the Countryside and Rights of Way Act and had been running since 1968. The Borough Council was a Member of the Norfolk Coast Project.

The Project's current 5 year Norfolk Coast AONB Management Plan had been reviewed and updated to produce a plan for the period 2014-2019.

The LDF Manager explained that the plan set out background information along with a 20 year vision and 5 year objectives and policies for the management of the area.

He reminded the Panel that if the Norfolk Coast Project did not exist the Council would have to pick up their own area which would be considerably more expensive than the financial contribution made to the Norfolk Coast Project.

The Chairman thanked the LDF Manager for his report. There were no questions or comments from the Panel.

RESOLVED: That the Regeneration, Environment and Community Panel supports the recommendations to Cabinet as follows:

That:

1. The Borough Council welcomes the updating of the AONB Management Plan to 2019 and supports the Vision, Objectives and Policies (the content of these is outlined in Appendix 1).
2. The Executive Director Planning and Environment be authorised in consultation with the Deputy Leader to conclude amendments to the Memorandum of Agreement.

REC72: **CABINET REPORT – KING’S LYNN TRANSPORT INTERCHANGE PROJECT**

The Regeneration and Economic Development Manager presented the Cabinet report which outlined the work to date on development of the King’s Lynn Transport Interchange Project. The Panel was reminded that the scheme was funded mainly by Section 106 contributions received from Tesco Stores Ltd, Sainsburys PLC and additional funding from Norfolk County Council.

A public consultation process had been carried out along with consultation with key stakeholders. The full consultation report was available to Members upon request.

The Regeneration Project Officer outlined the responses from the consultation process, which had been incorporated into the scheme, as follows:

- Overall support and improvements were welcomed.
- Residents of Waterloo Street had indicated a preference for a smooth road surface.
- Waterloo Street residents had requested a permit parking scheme and for the road to be made ‘access only’.
- Increase cycle parking.
- Ensure adequate supply of seating.
- Concerns had been raised regarding weather protection of the canopy and perforated panels would be installed to increase protection from the elements.

The Regeneration Project Officer outlined the responses from the consultation process which had been considered but not incorporated into the final scheme:

- Altering the flow of Portland Street and Wellesley Street had not been incorporated because of the impact this would have on traffic flow.
- A safety audit had indicated that the introduction of a contra flow bus lane on Railway Road towards Portland Street would not be safe.
- All buses to use the north bound exit of the bus station would have a negative impact on air quality.
- Consideration had been given to increasing the amount of lay over bays in the bus station. Bus operators had now agreed to eight lay over bays.

- Relocation of the rail station bus stop to Portland Street had been subject to a safety audit.
- There was not enough space to have segregated footpaths and cycle paths.

The Panel was provided with a plan of the final layout of the scheme, computer generated images of the canopy and plans for the toilet and office refurbishment. The Regeneration Project Officer explained that the Conservation Areas Advisory Panel had considered the toilet and office refurbishment proposals. The Civic Society would also be funding and placing a clock on the building.

The Panel was provided with information on the relocation of taxi ranks and informed that the taxi trade had been consulted on the proposals.

The Regeneration and Economic Development Manager provided the Panel with information on the cost of the scheme and the funds available as set out in the report.

The Panel was informed that, subject to relevant permissions being obtained, work would start on site in January 2015 and, dependant on weather conditions, would be completed in June 2015.

The Chairman thanked the Regeneration and Economic Development Manager and the Regeneration Project Officer for the report and invited questions and comments from the Panel, some of which are summarised below.

The Chairman asked if previous issues relating to the work outside of the Railway Station had now been resolved. The Regeneration Project Officer explained that a high voltage electric cable had now been located in the area and work with Norfolk County Council was ongoing to determine if this could be moved, if it couldn't the scheme may need to be revised.

Councillor Crofts suggested that pay to use toilet facilities should be introduced in the area and referred to other resorts which had pay to use facilities. The Portfolio Holder for Environment explained that this was a separate issue, and if appropriate could be added to the Panel's Work Programme for consideration at a later date.

The Portfolio Holder for Regeneration and Industrial Assets noted the comments made by Councillor Crofts, but felt that the bus station served a lot of visitors and was not sure if this would be the right location to introduce a pay to use facility.

Councillor Baron Chenery of Horsbrugh asked if results of the survey indicated who did not support the proposals and the Regeneration Project Officer agreed to provide a breakdown of the survey results to the Councillor.

Councillor Bubb welcomed the proposals and asked if the Information Office would be staffed. The Regeneration Project Officer explained

that a Bus Station Area Officer would be jointly recruited by the Council and the Bus Operators and tasks would include enforcing the no smoking policy, ensuring the correct operation of taxis and buses and providing information to members of the public.

Councillor Moriarty referred to the funding contributions and project costs and asked if a £30,000 contingency budget was considered to be sufficient and what alternative funding sources had been investigated. The Portfolio Holder for Regeneration and Industrial Assets acknowledged that the project was challenging but felt that it needed to be taken forward for the benefit of the town centre. Reserves were available so that projects such as this could be taken forward. Reserves would be replenished from in year contributions from car parking operations.

The Chief Executive explained that discussions were ongoing with Norfolk County Council regarding potential alternative funding sources as Norfolk County Council was also keen for the project to go ahead. The Regeneration and Economic Development Manager commented that work was also ongoing with the Local Enterprise Partnerships and proposals had been put forward for Growth Deal funding.

In response to a question from Councillor Collis, the Regeneration Project Officer explained that the proposed canopy would cover an area of 270 square metres. She reminded those present that the results of the survey had also indicated that users would like to see the area become non-smoking.

Councillor Mrs Collop highlighted that the real-time travel information, recently installed at the bus station, was not working. The Regeneration Project Officer agreed to pass on the information to Norfolk County Council who administered the scheme.

Councillor Mrs Watson referred to the new toilets which had recently been installed at Downham Market Railway Station, and felt that they were quite a feature. The Chairman further explained that vinyl had been used on the walls and included maps and black and white photos with a railway theme.

In response to a question from Councillor Bubb, the Regeneration Project Officer explained that the refurbishment of the toilets had been planned so that reduced facilities would be available for use at all times.

The Regeneration and Economic Development Manager explained that investigations would be carried out into making the area non-smoking. The Panel agreed to add this as an additional recommendation to Cabinet.

RESOLVED: That the Regeneration, Environment and Community Panel supports the recommendations to Cabinet as follows, with an additional recommendation 5:

1. Cabinet approves the scheme (as attached in appendix 1 and detailed in 2.3 of the report) and delegate authority to the Chief Executive in consultation with the Portfolio Holder for Regeneration and Industrial Assets to oversee the implementation of the scheme.
2. Delegate authority to the Chief Executive in consultation with the Leader and Portfolio Holder for Regeneration and Industrial Assets to agree the level of additional funding of up to £300k to complete the full scheme.
3. Delegated authority granted to the Legal Services Manager to complete the necessary legal documentation required in order to implement the scheme.
4. Delegated authority granted to the Executive Director for Commercial Services in consultation with the Portfolio Holder for ICT, Leisure and Public Space to agree the operational arrangements for the bus station area.
5. That the bus station becomes a non-smoking environment.

REC73: **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

REC74: **EXEMPT CABINET REPORT – MATERIAL WORKS**

The Corporate Project Officer presented the report which updated Members on the progress that Material Works had made on the 'conditions precedent' associated with their contract with the Council to recycle residual waste. The report presented a revised timetable.

The Corporate Project Officer informed the Panel that a further meeting had been held with Material Works following publication of the Cabinet report and updated the Panel on progress.

The Corporate Project Officer reminded the Panel that the recommendations as set out in the report presented no additional risk to the Council.

The Chairman thanked the Corporate Project Officer for his report and the Corporate Project Officer responded to questions and comments from the Panel.

The Portfolio Holder for Environment explained that, currently, there were no other options available to the Council for the recycling of black bin waste and the options available were to either give up on Material Works and never realise the potential or give them extra time to hopefully see development.

Councillor Tilbury addressed the Panel under Standing Order 34. He explained that he was concerned with the lack of progress made against the conditions precedent. He asked if further information

regarding finance would be made available prior to the Cabinet meeting on 4 November. The Corporate Project Officer explained that if the information was forthcoming an update would be provided to Cabinet.

The Chief Executive referred to the recommendations within the report and explained that at the end of each of the proposed extension periods an update could be provided to the Regeneration, Environment and Community Panel.

The Panel discussed the implications of the election on the contract with Material Works. The Chief Executive explained that Material Works were aware of the election and that the administration at the time would be responsible for making the decision on how to proceed.

In response to a question from Councillor Collis, the Corporate Project Officer explained that Material Works were aware of the new recycling contract which allowed for additional materials to be recycled. The Council had not agreed a minimum tonnage with Material Works.

RESOLVED: (1) That the Regeneration, Environment and Community Panel be kept updated on progress.

(2) That the Regeneration, Environment and Community Panel supports the recommendations to Cabinet as set out in the report.

REC75: **EXEMPT CABINET REPORT – KING’S LYNN INNOVATION CENTRE**

The Regeneration and Economic Development Manager presented the Cabinet report which updated on progress with the development of the King’s Lynn Innovation Centre at the Nar Ouse Regeneration Area in partnership with Norfolk and Waveney Enterprise Services.

The Panel was provided with information on the lease agreements, plans and elevations of the building and informed that a reserved matters planning application had been submitted.

The Chairman thanked the Regeneration and Economic Development Manager for his report and invited questions and comments from the Panel.

In response to a question from Councillor Mrs Watson, the Regeneration and Economic Development Manager confirmed that there was the provision for green space and landscaping around the centre.

RESOLVED: That the Regeneration, Environment and Community Panel supports the recommendations to Cabinet as set out in the report.