

Borough Council of
**King's Lynn &
West Norfolk**



COUNCIL MEETING

Agenda

**Thursday, 26 February 2015
at 6.30pm**

*In the
Assembly Room
Town Hall
Saturday Market Place
King's Lynn*



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Borough Council of
**King's Lynn &
West Norfolk**



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18 February 2015

Dear Councillor

You are hereby summoned to attend a meeting of the **Borough Council of King's Lynn and West Norfolk** which will commence at **6.30pm** on **Thursday, 26 February 2015** in **The Assembly Room, Town Hall, Saturday Market Place, King's Lynn** to transact the business shown below.

Yours sincerely

Ray Harding
Chief Executive

BUSINESS TO BE TRANSACTED

1 PRAYERS

2 APOLOGIES

To receive apologies for absence

3 MINUTES

To confirm as a correct record the Minutes of the Meetings of the Council held on 29 January 2015 (previously circulated, pages 671 - 683).

4 DECLARATION OF INTEREST

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the member should withdraw from the room whilst the matter is discussed.

5 MAYOR’S COMMUNICATIONS AND ANNOUNCEMENTS

To receive Mayor’s communications and announcements.

6 URGENT BUSINESS

To receive any items of business which in the opinion of the Mayor are urgent.

7 PETITIONS AND PUBLIC QUESTIONS

To receive petitions and public questions in accordance with Standing Order 9.

8 THE FINANCIAL PLAN 2014/2018 AND COUNCIL TAX RESOLUTION 2015/2016

Pursuant to Minute CAB143: The Financial Plan 2014/2018, of the Cabinet Meeting held on 3 February 2015, the “Financial Plan 2014/2018 and Council Tax Resolution 2015/2016” (booklet enclosed with the agenda). The booklet which Council is invited to consider includes an updated summary of the Financial Plan 2014/2018, the County Council, the Police and Crime Commissioner - Council Tax for 2015/2016 and details of Parish Precepts and Internal Drainage Boards levies for 2015/2016.

NOTE: In accordance with Statutory Instrument 2014 No. 165, Local Government, England, The Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014, any decision taken on the Council’s Budget or Council Tax setting must be taken with a recorded vote

9 CABINET MEMBERS REPORTS

In accordance with Standing Order 11.1 to receive reports from Cabinet Members in the following order and under Standing Order 11.2 (a) Members of the Council may ask questions of the Cabinet Member on their reports and Portfolio areas:

(Councillors are reminded that this is a question and answer session not a debate.)

Culture Tourism and Marketing	- Page 6
Development	- Page 9
Housing and Community	- Page 11
ICT Leisure and Public Space	- Page 13
Regeneration and Industrial Assets	- Page 15
Special Projects	- Page 18
Deputy Leader & Environment	- Page 19
Leader	- Page 21

10 MEMBERS QUESTION TIME

In accordance with Standing Order 11.2 (b), Members of the Council may ask any questions of the Chairman of any Council Body (except the Cabinet) on any items in the Minutes of that Council Body being presented to the Council which have been previously circulated.

11 RECOMMENDATIONS FROM COUNCIL BODIES

To consider the following recommendations to Council:

i) Cabinet: 3 February 2015 : page 22

(NB: CAB143: The Financial Plan 2014/18 is dealt with at item 8 above)

CAB144: Capital Programme and Resources 2014-18

CAB145: Major Housing Development – Final Approval (NB: there are no Council recommendations within this item but the recommendations in CAB147 below arise from the 2 reports)

(Exempt report) CAB147: Major Housing Development – Final Approval

ii) Cabinet Scrutiny Committee: 19 February 2015

To consider any recommendations arising from the above meeting which meets after the dispatch of the Council agenda.

Ray Harding
Chief Executive

CABINET MEMBERS REPORT TO COUNCIL

26 February 2015

COUNCILLOR MRS EA NOCKOLDS CABINET MEMBER FOR CULTURE, TOURISM AND MARKETING

For the period 26 January to 14 February 2015

1 Progress on Portfolio Matters.



Art Cities & Landscape

The planning of the Light Festival being held during the week-end of March 27th /28th is well advanced. The French artistes are designing the shows and the site of the projectors are being planned and agreed. As requested many people sent in photos of selfies with the filming of the individuals chosen took place at the Guildhall last week. During the light show visitors will also be entertained by musicians and other street entertainment.

The event will be featured as a front page new item on the visitwestnorfolk website. A dedicated page will also be created to promote the displays as well as providing links to accommodation and food establishments in Kings Lynn. The event will also be highlighted in the main marketing campaign print produced for KL&WN as well e-mailing targeted consumers and twitter will be used to promote the display in the lead up and during the displays.

As part of the procurement work for the Town Hall project five contractors were invited to tender for the building work related to the project. The tenders have been evaluated which will be reported and considered at the next Cabinet meeting.

Around 250 objects including the 14th century Red Register, silverware, paintings and the Archives are being carefully packed ready to be transferred to the Norfolk Records Office. Following cleaning and necessary conservation all items will be returned ready for the opening of a new 'Stories of Lynn' exhibition and purpose built archive which is being developed in partnership with Norfolk Record Office and Norfolk Museums Service.

The Queen Anne silver maces and the King John Sword will be retained at the Town Hall and continued to be used at Civic functions.

The King John Cup and a facsimile of the King John Charter will also be retained at King's Lynn as they will be exhibited as part of the celebrations marking the 800th anniversary of the Magna Carta during June.

The Learning & Engagement Officer started work on the 'Stories of Lynn' Town Hall project in January. The officer will be working with a 4 year Activity Plan which was shaped at public and stakeholders consultation forum and gives details of all the events and activities which could take place within those 4 years at the Town Hall. The first year of the plan is already being worked on through meetings with community groups. One of the first groups to work with is members of the Matthew Project. It will be an 8 week project with them and they will be involved with the interpreting of the King John Cup in readiness for the Town Hall App for mobile phones and a hand held implement which will be used as a guidance through the exhibitions. The mobile phone App will not only tell the 'Stories of Lynn' but also signpost the visitor to the other heritage attractions throughout the town. Most community groups will be involved with the designing of the App, it will be ready for use at the opening of the Town Hall project April 2016. Within the first year of the Activity Plan the Officer will be working to recruit and develop new volunteers and designing a schools programme for Key Stage 1 & 2 children in conjunction with the Lynn Museum schools programme.

2 Forthcoming Activities and Developments.

The number of entrants for the Bepak GEAR 10K run is already far in advance of this time last year as 900 have registered. Special training evenings have been organised by Ryston Runners at Lynnsport during March for any runners registered for GEAR.

Alive Leisure have organised 2 initiatives for businesses to encourage their employees to have fun whilst keeping fit. Fit4Work Games are being held 18th March for businesses to challenge other local companies. Each company may enter teams to take part in badminton, football and rounders. The other programme is a Fun & Fit programme, these courses are free of charge and aimed at people who have not exercised for a long time.

Alive Leisure Trust is applying for externally funded grants. They are as follows:- to meet the demand for extra bowls sessions for those with mobility difficulties a grant from Sport England to fund 4 new wheelchair bowls buggies and a training coach, to make improvements to The Shed and an extension to the Gymnastic Centre. Funding for a new 12 month obesity and fitness pathway programme is in the planning stage.

3 Meetings Attended and Meetings Scheduled

Portfolio meetings with;
Ray Harding Chief Executive and Dr Ian Mack, Chairman of West Norfolk

Clinical Commissioning Group
Chris Bamfield Exe. Director Commercial Services
Ruth Farnan Learning & Engagement Officer Town Hall
Hanse Festival May 2015 working group
Alive Leisure Trust Governance Committee
Hunstanton Regeneration Project Team meeting
Norfolk Arts Forum
Town Hall Consultative Forum
King's Lynn Festival Board meeting
West Norfolk Sports Council
Active Norfolk Committee
Internal Drainage Board
Cabinet

CABINET MEMBERS REPORT TO COUNCIL

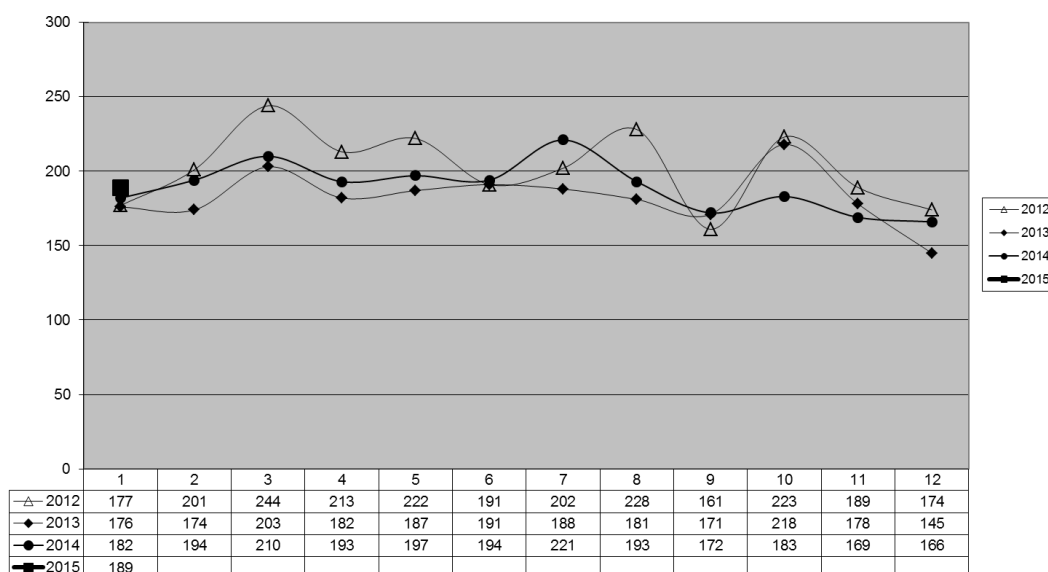
26 February 2015

COUNCILLOR MRS VIVIENNE SPIKINGS - CABINET MEMBER FOR DEVELOPMENT

For the period 26 January to 16 February 2015

1 Progress on Portfolio Matters.

Planning and discharge of condition applications received



There has been a successful prosecution of Fosters sports ground (under a Section 215 notice). The Council was awarded full costs.

This success was however dented a week later when a planning inspector granted planning permission for 40 dwellings on this site. The sole reason for granting planning permission in an area at severe risk of flooding was the finding of the Inspector that the Council could not demonstrate a five year land supply. We have taken legal advice regarding this decision which we believe to be fundamentally flawed in terms of both process and law and will be submitting a challenge via a judicial review asking for this decision be quashed. This process will take several months and in the meantime the Inspectors findings will be held in abeyance with little weight attached to his/her findings.

30 entries have been put forward for judging for the Mayor' Design Awards

which will take place in the week and thank everyone who makes this Award so interesting and a credit to the Borough.

To date 12/2/15 161 responses have been received from 68 people./organisations for the Sites Plan. Representations closed at 5p.m. on Monday 23rd February 2015.

2 Meetings Attended and Meetings Scheduled

Cabinet
Cabinet Sifting
REC
LDF
A47 meeting
Portfolio Briefings
Site Visits
Planning
Mayor's Design Award visits

CABINET MEMBERS REPORT TO COUNCIL

26 February 2015

COUNCILLOR ADRIAN LAWRENCE - CABINET MEMBER FOR HOUSING & COMMUNITY

For the period 26 January to 16 February 2015

Progress on Portfolio Matters.

Home choice

The total on the register prior to the change of policy on 1st October 2014 was 2,494 and at the end of January 2015 was 2,408, a drop of 86.

Development scheme update

A number of long awaited schemes are about to complete either this month or next.

A 15 unit scheme at the Sheep Field, Hunstanton will complete next month (March 2015). The scheme has been provided by Victory Housing Trust on land previously owned by the Council. All 15 units will be available for affordable rent with preference being given to local persons in housing need. The scheme is providing a mixture of both flats, houses and a 3 bed wheelchair adapted bungalow.

A 15 unit rural exception site scheme also completes next month in Outwell. This scheme is being provided by Hastoe Housing Association and is constructed to Passivhaus standard. A key factor with this construction standard is air tightness and thermal efficiency which minimises the heating demand of the properties and reduced fuel poverty.

National Planning Policy Guidance (NPPG) changes-

Consultation took place earlier this year on a proposed new 11-unit threshold for section 106 affordable housing contributions within national policy to reduce planning costs to developers. The Government proposes to implement this, but gives discretion to local authorities in certain areas to have a lower 5 unit threshold. For designated rural areas under section 157 of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty, authorities may choose to implement a lower threshold of 5-units or less, beneath which affordable housing and tariff style contributions should not be sought. Within these designated areas, if the 5-unit threshold is implemented then payment of affordable housing and tariff style contributions on developments of between 6 to 10 units should also be sought as a cash payment only and be commuted until after completion of units within the development. Parts of West Norfolk have designated rural area status under section 157 of the Housing Act 1985, and settlements in an Area of

Outstanding Natural Beauty (AONB) are also eligible for the lower threshold. The affected areas are all settlements with the exception of King's Lynn, Downham Market, Hunstanton, Dersingham, Heacham, South Wootton and Terrington St Clement. In these seven settlements a 10 threshold will apply.

Any financial contributions received from sites of 6-10 dwellings can only be used to provide affordable housing in the Borough. There are a number of ways in which the money could be used and the Council could choose to pursue a number of approaches. To ensure that adequate provision is made in areas of identified housing need and giving regard to the areas in which the contributions derived a cabinet report setting out the various options will be produced in the very near future.

Universal Credit

This week we have received notification that universal credit will roll out to new claims for single people, who would otherwise have been eligible for Jobseeker's Allowance, including those with existing Housing Benefit and Working tax Credit claims. The roll out is in tranches and the Council will be in Tranche Four – December 2015 – April 2016. This would complete the national roll out to single persons. At present there are no details as to how the transfer to Universal Credit will come about. I will of course report to Members when more information becomes available.

2 Meetings Attended and Meetings Scheduled

Cabinet
Cabinet sifting
Meetings with Officers
Portfolio meetings

CABINET MEMBERS REPORT TO COUNCIL

COUNCILLOR DAVID POPE CABINET MEMBER FOR LEISURE AND OPERATIONAL ASSETS

For the period 01 Feb to 28 February 2015

1 Progress on Portfolio Matters.

1. I have visited Kettlewell Lane to view the works to improve the area. Since beginning the project at Kettlewell Lane with the Norfolk Wildlife trust, we have removed all the scrub and dead trees from the site. This has been carried out with both local residents and volunteers over a series of activity days. Due to the sensitive nature of the wildlife that can be found in the area, the majority of the work has been carried out by hand, supported by the North Lynn Neighbourhood Team. All the scrub and wood cut down has been reused to create a wildlife barrier along the river edge, and to create habitat wood piles. During the last activity day, residents and volunteers planted cyclamen, daffodil and crocus bulbs into the existing Kettlewell Park area, to brighten it up this coming spring.

The next stage is to encourage the residents to form a Friends Group in order to access external funding which will help to add to the existing street light network and provide some CCTV, as well as improving the path network by paving the desire line that runs through the park, and making the existing hard standing more useable and accessible. There are also plans to create a wildflower meadow in the newly cleared area, and move the benches to areas where they more overlooked and less likely to be used for anti social behaviour purposes. Recently the Probation Service has been helping out by raking over the cleared ground preparing it for wildflower seed.

Long term the hope is to add the park to the list of sites that have achieved the Green Flag award status in the Borough.

2. During the refurbishment of the Bus Station with some buses utilising Portland Street the Council is employing some temporary staff to help bus passengers to find their bus. On a long-term basis a Bus Station Supervisor will be working in the Bus Station on a daily basis Monday to Saturday.
3. I am pleased with the Leisure Services operations now being carried out by Alive Leisure supported by the Council's Alive Management (Local Authority Company). At the Board Meeting of Alive Management on 3rd February the report of the Chief Operating Officer clearly shows that a good working partnership is developing.

4. I have visited the Crematorium to look at the improvement works. The shell for the new cremator hall is now completed and the cremators are installed and will be commissioned in March. Progress looks good for the scheme to be completed in the summer, which I will look forward to being in attendance for the grand opening of the new unit.

2 Meetings Attended and Meetings Scheduled

02 February - The Willows, Downham Mkt meeting
03 February - Alive Management meeting
03 February - Cabinet
09 February - Cabinet sifting
10 February - Kettlewell Park – site meeting with Sarah Moore
11 February - Visit to Mintlyn with Chris Bamfield and Dale Gagen
19 February - Norfolk Parking Partnership – NCC – Norwich
23 February - ICT meeting with Richard Godfrey
24 February - R & P meeting
25 February - Portfolio meeting – Chris Bamfield
26 February - Full Council

CABINET MEMBERS REPORT TO COUNCIL

26 February 2015

COUNCILLOR ALISTAIR BEALES - CABINET MEMBER FOR REGENERATION & INDUSTRIAL ASSETS

For the period 26 January to 17 February 2015

1 Progress on Portfolio Matters.

I think most Councillors will be aware that the Lynnsport/Marsh Lane housing proposals have dominated the recent workload of this portfolio. Public interest has focused on some areas of concern and I thought it worthwhile to lay out the consultation undertaken by the Council.

There have been three rounds of consultation:

Friday 12th September 2014 from 10.00 am - 8.00 pm at the Wembley Room, Lynnsport. An open event on the proposed new road, new Internal Drainage Board drainage scheme and an overview of proposed housing. Consultation ran from 12th September 2014 to 30th September 2014.

Thursday 11th December 2014 from 10.00 am - 8.00 pm at the Wembley Room, Lynnsport. An open event focused more upon the broad details of proposed new housing but again also covering the proposed new road and new Internal Drainage Board drainage scheme. Consultation runs 11th December 2014 to 30th December 2014.

Friday 9th January 2015 from 10.00 am - 8.00 pm at Wembley Room, Lynnsport, open event on proposed new housing but also covering the proposed new road and new Internal Drainage Board drainage scheme. There had been public criticism of lack of publicity of the December consultation so consultation was extended to 16th January 2015 and an additional open day held on 9th January as described.

I think this demonstrates the Borough Council's commitment to public consultation and worth noting that in addition to the Borough website, a press release was put out on each of the above occasions – every effort was made to publicize. Turning to the consultation responses received, some members of the public have questioned why they are not displayed on a website in the manner of responses to planning applications. Members will be aware it is normal practice for officers to summarize the key points raised via public consultation and it should be noted that the report to Cabinet contained at section 3 a detailed summary of those concerns and the response and mitigation measures taken by the Council. That section runs to three and a half pages of the report and has led to two major changes in the proposals, namely the dropping of the Marsh Lane bollards and the exclusion of Lynnsport 2. In addition I covered the concerns in great detail in my

presentation to Cabinet members. All this information is available to every Councillor who will vote on the proposals and given the public interest in the matter I would expect Councillors to be familiar with the issues. I have made and continue to make every effort to enable people to comment and for those comments to be heard.

There has been I believe some confusion around the Council being open with its proposals and seeking comment on the broad principle of proposals at Lynnsport/Marsh Lane in contrast to the detailed responses sought in a formal planning application; I have sought to clarify that issue at every opportunity. Nevertheless, there has been a good number of responses to the road planning application and responses to the wider consultation and several hundred people, have attended the open events. Whilst I accept that some things could have been clearer I think that beyond doubt the consultation has achieved its aims of making people aware of the proposals and seeking comment.

The public have also questioned if Lynnsport 2 was dropped from the proposals because of flood risk but this is not the case. Whilst there is no complacency over this issue, much of Kings Lynn is at risk of flooding and is defended accordingly as the successful containment of the tidal surge of December 2013 showed. Rather it was a demonstration that the consultation and open events run by the Borough Council have worked as intended and highlighted the areas of most concern to local residents and have resulted in tangible and major changes to the scheme. With the nature reserve of 2.6 hectares and the green space of Lynnsport 2 itself, a further 4.42 hectares, there is over 7 hectares of open space to the east of Lynnsport. This excludes the open space to the west of Lynnsport, part of which will accommodate the new hockey pitches and the green space around the running track area, the children's play area and the fishing lake used by disabled groups. At a minimum these areas will add up to over 20 acres (in old money) and the consultation highlighted the value of these open spaces to local residents and led to my recommendation that they remain undeveloped.

I have tried to outline areas not covered by the Cabinet report of 3rd February but I do refer Members to that report (part open and part exempt) for further information.

2 Forthcoming Activities and Developments.

Other activities continue and I will update Members in due course.

3 Meetings Attended and Meetings Scheduled

3rd Feb – Cabinet

4th Feb – interview with KLFM

7th Feb – walk Lynnsport site

9th Feb – Gayton PC
11th Feb – Leziate PC
13th Feb – meeting with residents and Henry Bellingham MP at Lynnsport
14th Feb – meeting with fellow Councillors at Lynnsport
19th Feb – Cabinet Scrutiny Committee
23rd Feb – meeting at Gayton Primary School
25th Feb – send apologies to REC Panel (meeting clash)
26th Feb – site visit to King’s Lynn Bus Station
26th Feb – portfolio meeting
26th Feb – full Council

CABINET MEMBERS REPORT TO COUNCIL

COUNCILLOR LORD HOWARD CABINET MEMBER FOR SPECIAL PROJECTS

For the period 26 January to 26 February 2015

1 Progress on Portfolio Matters.

The paving area between the Town Hall and the Minster is now completed including the metal insets to show the outline of the Charnel Chapel.

I am pleased to see the work in the bus station proceeding and have recently agreed a concept for an enhanced feature in the paving to celebrate several of the important heritage buildings in King's Lynn.

2 Meetings Attended and Meetings Scheduled

Council
Cabinet
Alive Management

CABINET MEMBERS REPORT TO COUNCIL

26 February 2015

COUNCILLOR BRIAN LONG – DEPUTY LEADER & CABINET MEMBER FOR ENVIRONMENT

For the period 26 January to 15 February 2015

1 Progress on Portfolio Matters.

Brown Bin Garden Waste Scheme

Waste Management are sending out approximately 250 letters each week to residents that had expressed interest and are on the waiting list.

Of the initial 500, 246 had joined the scheme, 6 had declined and 248 responses were awaited.

Winter Weather – Impacts on Waste Collections.

So far this year the small amount of snow and freezing conditions have not impacted collections too much and waste collections have generally not been effected. Waste Management will continue to provide email updates of any problems.

2 Forthcoming Activities and Developments.

Wash East Coast Management Strategy

The Environment Agency Large Project Review Group (LPRG) held a pre-meeting via telephone conference to iron out any information needed ahead of their acceptance and adoption of this strategy. This meeting went very well indeed with only minor points of clarification required to enable full sign off.

The Community Interest Company has lodged papers to start its formation. At the time of writing I have not had confirmation that this has concluded, but will advise Council as soon as this is clarified.

3 Meetings Attended and Meetings Scheduled

In addition to my usual Portfolio & Cabinet Meetings I have also attended the following:

Norfolk Waste Partnership at NEWS MRF

Kings Lynn Internal Drainage Board

Police and Crime Panel – Budget Meeting

Wash East Coast Management Strategy – Large Project Review

NCC Coastal working group

Mart Opening Parade

At the time of writing the following are scheduled:

Kings Lynn Conservancy Board

Planning Briefing – Land Supply

Future of Waste Conference

REC Panel

CABINET MEMBERS REPORT TO COUNCIL

26 February 2015

COUNCILLOR NICK DAUBNEY – LEADER AND CABINET MEMBER FOR RESOURCES

For the period 26 January to 26 February 2015

1 Progress on Portfolio Matters.

Financial Plan 2014/2018

The Financial Plan 2014/2018 forms part of this Council agenda and we will vote on freezing council tax at £111.97 for a Band D property in 2015/2016. Because our officers and we as members have been able to identify new ways of working and opportunities to cut costs or increase income I can recommend that, once again, we hold car parking charges and council tax at the same levels that we set in April 2010.

I remain fully aware that we have some way to go to steer the Council through these difficult years but I also remain confident that we will play our part in reducing the demand for funding from Government whilst at the same time providing our residents, businesses and visitors to the borough with a wide range of quality services.

My thanks to all of those involved in preparing the budget and those that have helped the Council to maintain our aim of sound financial management of the public finances.

2 Meetings Attended and Meetings Scheduled

Attended since last council:

Alive Management Board

Presentation – Centre for Advanced Knowledge Engineering, Downham Market

Cabinet

College of West Anglia Board

RAF Awards Evening

LEP Leaders Group Meeting (Greater Cambridge/Greater Peterborough)

Norfolk Constabulary

LGA Westminster (Safer, Stronger Communities Board)

RECOMMENDATIONS FROM CABINET ON 3 FEBRUARY 2015 TO COUNCIL ON 26 FEBRUARY 2015

This Minute CAB143 below is dealt with at item 8 above.

CAB143: THE FINANCIAL PLAN 2014/18

Cabinet considered a comprehensive report presented by The Leader, Councillor Daubney which explained that as part of the council tax setting process the Council updated its longer term Financial Plan to take account of any changes in financial settlements, inflation on service costs and revised priorities of the administration.

In February 2014 the Council set out a Financial Plan for 2013/2017 that took account of the Government's aim of reducing the national deficit and the impact on the Council of significant reductions in Government grant.

In the financial settlement announced by Government on 18 December 2014 it was confirmed that the level of funding to be available to the Council for the year 2015/2016 from formula funding was £8,897,030. This was £20,960 higher than the level of grant included in the current Financial Plan which was based on a projection of funding announcements from Government last year.

The provisional formula grant figure announced by Government for 2015/2016 showed a reduction of 15% on the formula funding for 2014/2015.

There were no provisional figures for the level of funding to the Council for 2016/2017 or 2017/2018 but it had been assumed that further cuts would be made to the formula funding and a provisional figure of £8,490,660 had been included in the Plan for 2016/2017 with a further reduction to £8,149,410 in 2017/2018.

An additional funding stream available to the Council introduced by changes to local government finance in April 2013 came from the retention of growth in business rates. The Council would retain 40% of any net growth in the business rates achieved and 100% of any growth in business rates from Renewable Energy facilities. The amount estimated to be retained by the Council in 2014/2015 was £531,100. Additional funding from business rates was expected to increase to £694,280 in 2015/2016 and continue to rise over the period of the Plan as other new businesses come on to the valuation list.

In April 2011 the Government introduced a scheme which incentivised councils to increase housing supply by rewarding them with a New Homes Bonus. The value of the Bonus was equal to the national council tax band D for each additional property added to the council tax list in a year and was paid for the following six years as an unringfenced grant. The Council received funding of £2,352,000 in 2014/2015.

The grant figure for 2015/2016 was estimated to be £566,980 giving a total sum due of £2,918,980. It was assumed that over the next two years the bonus would increase to £3,329,690 in 2016/2017 and then reduce to £3,303,140 in 2017/2018 as the 2011/2012 element was removed and the

2017/2018 came into account.

The Council over the past few years had adopted a policy of seeking efficiencies and different ways of delivering services producing significant levels of savings and reductions in staffing and as a consequence the payroll. Since 2009 service reviews had reduced ongoing annual spending each year by £7.6m.

The costs of services of the Council had been updated. The impact of the reduced funding from Government and the slow recovery of the economy made the longer term picture difficult to project. In terms of containing spending a number of service budgets had been held at 2014/2015 levels and increases had been made only where known price increases had occurred. With regard to projecting levels of income in certain services including planning/car parks and industrial estates it remained difficult in this period and a cautious approach had been taken in projecting forward into 2015/2018.

As in previous years the Council continued to make use of working balances and reserves to protect against volatile changes in the cost of services and receipt of income. The use of balances provided the Council with time to consider in a more proactive and measured way how to deal with situations like the reduction in grant or changes in income from services. At no time did the Plan take working balances below the minimum level as stated in the Policy on Earmarked Reserves and General Fund Working Balance of the Council.

As part of the financial settlement the Government had once again included an incentive for councils to hold council tax to current levels. If the Council set council tax Band D at £111.97 – no increase – then the Government would provide extra grant equivalent to 1% of council tax income. This would equate to £66,010 for the Council but the incentive was at present only available for 2015/2016.

The Financial Plan for 2015/2018 assumed no increase in council tax for 2015/2016 with a 1.5% increase proposed for 2016/2017 when a council tax Band D charge would rise from £111.97 to £113.65 – £1.68 pa (3 pence per week) and a further 1.5% in 2017/2018 when a Band D council tax charge would rise to £115.35.

Councillor Daubney drew attention to the record of the Council on council tax over the past few years which had been exceptional. If the Council delivered council tax at the proposed level for 2015/2016 it would have been held at £111.97 (Band D property) since April 2010 and over a period of 11 years since April 2005 the council tax would have risen from £108.67 to £111.97 - by only 3%. He further reminded Members that because of the fact that there had been no increase to the Council's level of council tax this Council's was one of the lowest in the country.

The Council had a focus on cost reduction, income generation and changes to service delivery for 2015/2018.

The Financial Plan 2014/2018 showed that the Council would need to manage the fact that spending in 2017/2018 and future years was projected to be

above the level of income/funding available and that a cost reduction programme should remain active. Work was already underway on a number of initiatives that would reduce costs in 2015/2016 and future years.

In elaborating on the contents of the report and the Council's proposals for the coming year Councillor Daubney drew attention to:

- The fact that as well as no increase to the Boroughs Council Tax levels, it was also proposed that there be no increase to car parking charges.
- The Town Centre Promotions budget would be maintained to assist with ensuring the town centre remained at a strong and vibrant level.
- As the Government continued to maintain the reduction in Revenue Support, the cost reduction programme within the organisation would be maintained.
- The growth in business rates was being worked upon, despite the recent decisions of the Valuation Office on appeals which had considerably reduced the valuations of a number of businesses.
- The Authority continued to hold healthy balances, of which £2m would have to be used in the final year of the Plan 2017/2018.

Councillor Daubney reminded Members that by having 3 year projections to the budgets it enabled forward planning for any changes and cuts to balance without a "black hole" appearing in the current year.

Councillor Beales asked whether the inflation assumptions for utility costs for oil and gas would be excessive following the recent reductions in oil and gas prices, or was it prudent budgeting?. The Chief Financial Officer responded that the levels had been set in September, which meant that they would be reviewed for the April monitoring report, but the commercial levels were different to domestic including a level of payment of infrastructure costs.

Councillor Long asked whether as the tonnage of recycling was better than expected it would have an effect on the revenue costs. The Chief Financial Officer reminded Members that the new arrangements had only been in place since October, and if the tonnages improved it would be picked up in the monitoring reports.

Councillor Beales asked if the draw from balances was from revenue or capital reserves. It was confirmed it was the revenue reserves. The Deputy Chief Executive explained that balances had started at £5.3m, dropping to £3.2m after the payment for the pension deficit, however it was intended to put finances back into the revenue working balances during the course of the year.

Councillor Long asked whether special expenses were frozen in the same way as Council Tax and could parishes increase their levels. The Deputy Chief Executive explained that the Special Expenses were frozen, but that there was no requirement on parishes to freeze their levels or to hold a referendum on their increases.

In response to a question from Councillor Beales on whether the changes to Parish levels depended on their Council Tax base, the Deputy Chief Executive explained that the Council Tax base would impact on the level of precept and Special Expenses if the eligible number of residents changed.

Councillor Mrs Nockolds commented on the level of services provided by the Council with such a low level of Council Tax was partly due to the fact that the Council had been actively seeking partnership working, new ways of working, provision of services by others or for others, all of which assisted in keeping the level of Council Tax down.

Councillor Daubney drew attention to the growth in business rates which delivered funding for the Authority. He commented that 2 businesses in the town had announced considerable expansion plans in the Borough which would be to the Council's benefit.

In response to a question from Councillor Mrs Nockolds as to whether the Council was looking at sharing management etc, Councillor Daubney explained that the Council would continue to be innovative, but any proposals had to be costed properly, he draw attention to the Leisure Trust which had been set up with anticipated annual savings in the region of £400,000.

Councillor Beales asked what the Councils total pay bill amounted to. The Deputy Chief Executive explained that the one for one system for new posts was continuing before any new posts could be created. He agreed to provide the total pay figure.

Councillor Beales also asked if the figures for the print machines were for new leases. It was explained that a large saving had been negotiated for 2 years and the 2016/2017 year showed the provision for new equipment. A decision would be taken at that point on the way forward for the print service.

Councillor Daubney reminded Members that the item had been debated fully at both Panel meetings, both of which had supported the recommendations. He drew attention to the fact that it had been a challenging year, but it had been rewarding to be able to deliver one of the lowest levels of Council Tax in the country.

He congratulated Management Team and all the staff involved who had brought forward the level of efficiencies over the recent years to be able to deliver the budget and maintain the low level of Council Tax.

RECOMMENDED 1) That the revision to the Budget for 2014/2015 as set out in the report be approved.

2) That the Policy on Earmarked Reserves and General Fund Working Balance and the maximum balances set for the reserves as noted in the report be reaffirmed.

3) That Council :

a) Approve the budget of £18,070,690 for 2015/2016 and note the

projections for 2016/2017 and 2017/2018.

- b) Approve the level of Special Expenses for the Town/Parish Councils as detailed in the report.
- c) Approve the Fees and Charges 2015/2016 detailed in Appendix 4 of the report.
- d) Approve a Band D council tax of £111.97 for 2015/2016

4) That a minimum requirement of the General Fund balance for 2015/2016 of £937,781 be approved.

CAB144: CAPITAL PROGRAMME AND RESOURCES 2014-18

Councillor Daubney presented a report which:

- revised the 2014/2015 projections for spending on the capital programme
- set out an estimate of capital resources that would be available for 2014-2018
- detailed new capital bids that were recommended to be included in the capital programme for the period 2015-2018
- outlined provisional figures for capital expenditure for the period 2014-2018

He drew attention to the fact that despite the financial constraints under which the Council operated, the Capital Programme remained ambitious. Major renovation schemes such as the Tuesday Market Place, Saturday Market Place and the Spinney had been delivered, with redevelopment of the Town Hall planned in the coming year, along with considerable investment in Business Facilities in the town.

The Chief Financial Officer explained that the report presented didn't include the Nora Phase 3 or the Major Housing Scheme if it was approved at the meeting.

Councillor Long made reference to the improved savings which would be made on the replacement CCTV cameras optical data transfer, and asked if this had been taken into account in revenue savings. The Chief Financial Officer explained that they had been funded in 2015/16 from prudential borrowing from the projected savings.

Councillor Beales drew attention to the successful bids for funding from the Local Enterprise Partnership (LEP) and Lottery for projects during the current year which assisted in providing an ambitious programme. He also drew attention to the funding for the refurbishment of the toilets in Hunstanton brought about by Councillor Pope.

Councillor Beales asked if the Nora Utilities costs reflected the current savings on the current NORA phase where the utility costs had been less than expected. The Chief Financial Officer confirmed that the first phase hadn't called on all of the finance set aside.

Councillor Daubney drew attention to the complicated business transacted by the Council, along with the success in attracting external funding particularly with the LEP had meant working together with others which helped improve investment to the Borough. He congratulated all involved with the work in the previous year and with plans for the future year.

Cabinet noted that the Resources and Performance Panel had debated the item and supported the recommendation.

RECOMMENDED: 1) That the amendments to capital schemes and resources for the 2014-2018 capital programme as detailed in the report.

2) That new capital bids are to be funded from available capital resources and included in the capital programme 2015-2018 as detailed in the report.

CAB145: **MAJOR HOUSING DEVELOPMENT – FINAL APPROVAL**

Councillor Daubney introduced the report and explained to the public that following the adjournment of the item on 13 January work had been carried out to split the contents of the report in order that a debate could be held in the public area.

Councillor Beales presented the report and explained that there had been considerable public interest in the report so only the element relating to the finances, contracts and tenders was now within the exempt report, with the rest being in the public session.

In summarising the report Councillor Beales explained that the project was to deliver housing on the Lynnsport site and Marsh Lane area over a 4-5 year period. The proposal contained within the report had changed following the original consultation exercise. He explained the recommendations set out in the report.

He explained that Savills had been engaged to assess the viability of the proposals and considerable legal and commercial advice had been taken to analyse the risks and costs in order to bring the proposals forward. The report set out the changes which would take place on the Lynnsport site in terms of sports facilities, the model railway and community facilities if the proposals went ahead. A section 106 reserve would be established to fund the infrastructure on the site from the proposed housing, and a contribution would be made to the Internal Drainage Board to fund a pumping station on site.

In referring to the Marsh Lane site clarification was given that the area had always been identified for housing. In preparation and investigation, the area had been cleared of a considerable amount of detritus which had been dumped there over the years, and the old orchard area was to be left as a centre piece for the development.

The new road to be built from Edward Benefer Way through to Lynnsport, not only permitted access to Lynnsport but also the proposed Marsh Lane Development, and North Lynn. It would provide access which was appropriate

for a sports facility of Lynnsport's calibre. A planning application had been submitted for the construction of the road, for which there were large drawings available to be put on display for the public. There were no detailed plans at this stage for the housing element because the consultation was carried out on the early stages and the broad principles and areas proposed.

The consultation events had been well attended raising a number of issues on the proposed development of green spaces, soccer pitches and suggested bollards along Marsh Lane and the new road. Concerns had also been raised about the utilities, school and health provision for the area. Efforts had been made to channel resident's views and come up with a way of responding to them.

Following the consultation, amendments had been made to the scheme which meant that the two 3G soccer pitches, cricket clubhouse and pitch and new changing rooms would not be included, and the 2 grass soccer pitches would remain in situ. The concern raised on the bollards had resulted in their removal from the scheme.

The new road had received comments that some people didn't want the new road to be constructed at all, but the noise concerns for nearby houses had been mitigated and several stages of safety audits had been carried out before the proposals had been declared cycle safe. The Cycle Route 1 would continue on its current route, and there would be cycle compliant traffic calming along the road. The existing hedge would be retained and improved upon. It was considered that the new road would provide extra connectivity for the North Lynn and Marsh Lane estates with the ability to get to them both from Edward Benefer Way. The benefit of the road for Lynnsport would be tremendous, giving it the access that was much needed, and those clubs now using the site who often didn't go there when playing away games due to the difficulty in getting to it would be able to access it easier. Construction of the road would be carried out early in the process with the minimum of disruption to ensure access to the rest of the site. Additional new much needed car parking spaces would also be provided at Lynnsport.

With regard to utilities, schools and health provision, there would be a major upgrade to the utilities in the area, as there was not currently a ring main for electricity, this would now be provided to assist the switch to another part of the grid if required in the event of power cuts etc. There was a surplus of secondary school places, and work was being carried out with the County Council to increase the number of primary school places available. Discussions had also been carried out with the Clinical Commissioning Group (CCG) and NHS England who had indicated that funding followed where the population increased.

With regard to the housing numbers, as a result of the consultation process, 153 houses had been taken out of the Beulah Street area, leaving just under 400 for the whole development. The capital receipt gained from the development would be used for the benefit of the Borough. Councillor Beales explained that the Dutton Pavilion would now remain and be extended to provide both changing facilities and a community facility. There would also be

a Nature Area, which would be managed by the Norfolk Wildlife Trust and a volunteer led group.

The timetable for the project from here, if approved was to agree the legal elements in February 2015, submit planning in March, finalise procurement and the detailed design and technical approvals in March with a start on site in approximately September 2015. With regard to the Governance arrangements for the project, Council would have the final say on the proposals put forward here and the progression onto each phase. .

Councillor Daubney thanked Councillor Beales for going through the report in such detail. He explained that the recommendations would be submitted to the Council meeting on 26 February 2015.

Under Standing Order 34, Councillor A Tyler asked the following questions on behalf of residents in the area:

- Would there be a referendum on the issue;
- Would there be the possibility of more feedback and informal consultations with residents;
- Following concern raised about the potential for anthrax infected pigs being buried on the site would the Council ensure it was looked at by qualified professionals;
- Were Cabinet satisfied that the health provision was sufficient on the site.

Under Standing Order 34 Councillor J Moriarty drew attention to concern which had been raised at the consultation meetings that the wrong version of drawings had been displayed which potentially meant a number of people were not aware of the changes and felt misled because of it. He applauded the Council for the early consultation work, and commented that he hoped it would choose to consult on the renewed plans which he felt would remove the need for a referendum.

Councillor Daubney responded to the question of a referendum, by stating that the consultation was very comprehensive, but the he was keen that the people who lived in the area continued to be involved. He drew attention to the opportunity to raise public questions at the Council meeting if the recommendations were put forward. He would promote a partnership with residents so they had a real opportunity to influence the project and the Borough Council would work in a constructive way for what was an important development for the Borough.

Councillor Beales gave assurance that thought would be given to how this could be achieved, involving officers and the Leader and himself, ensuring that the public felt they were talking to those who made the recommendations.

With regard to the issue raised about the pigs buried in Marsh Lane, Councillor Beales explained that Defra held a longstanding register of every site where such burials had taken place. Investigations were under way to ascertain from them whether any contaminated pigs had been buried on the site. He gave assurance that the site would be investigated properly. He was also aware of

the history of the sites, the orchard etc was planted in 1946, and drew attention to the old concrete bases on the site which were greenhouse bases.

With regard to the question of the health provision, he explained that discussions were being held with the CCG. Councillor McGuinness had been helpful in this respect.

In response to Councillor Moriarty's comment, he assured that the detail of what was consulted on would be improved. The process that had taken place was well in advance of a planning application being submitted for the housing developments. There was great detail on the road proposals, but the details on the housing were not yet available. He undertook to take the comments on board, but commented that not everyone would be happy with the proposals which linked with the sports element, housing and access into the town. He undertook to involve as much detail as possible in the public consultation to come.

Councillor Mrs Nockolds supported the response made on the issue of a referendum, in that it was much better to have face to face meetings and discussions where the details and information could be shared.

Councillor Lawrence drew attention to the proposals for Lynnsport, which he considered would be amazing for the young people of the area to participate in and potentially take part in higher level competitions because the facilities were upgraded to enable those levels to be reached.

Councillor Beales drew attention to the fact that some people had said the sport arguments weren't valid, but the numbers of people wanting to come forward and play hockey and tennis were there. The busier Lynnsport was, the more viable it was, and the new road and developments, along with the day time use increased that viability.

Councillor Pope drew attention to his particular interest in Lynnsport, he asked if further safety crossing measures could be introduced between the road and the disabled persons fishing facility. Councillor Beales acknowledged the comment and undertook to take that forward.

Councillor Long commented that he would like to see a green corridor created between the length of the cycle path and road to provide habitat wildlife and a natural barrier between cars and cyclists etc. Councillor Beales confirmed that the road had been extensively safety audited, and the hedge separating the two would be useful. He also reminded Members that there would also be a pedestrian footpath along the road which would mean that there would be a further break and more capacity for cyclists and pedestrians which currently was often precarious. The existing hedge would be left in situ. He also commented that the old orchard would be kept as it was intended to make it a nice place to want to be.

Councillor Daubney asked if as some of the comments had asked for parts of the Lynnsport site to be protected as open space, was there any protection that could be offered. Councillor Beales reminded members that they were

transient in their role as elected Members and would therefore look to see what protection could be offered for the long term.

Councillor Daubney in commenting that the affordable housing would be pepper potted on the developments asked what type of construction the houses would be made from. Councillor Beales confirmed that the construction would be conventional, and the properties would be family homes, some privately owned, some affordable, some privately rented but they would be mixed across the site.

Councillor Mrs Nockolds asked about the aspiration that the developer would be able to create apprenticeships. The Corporate Project Officer explained that this was not the first major development Lovells had undertaken in King's Lynn, they had redeveloped Hillington Square. As part of the agreement they had to develop Apprenticeships, so in the course of the development from year 2 onwards they would provide them across the board from Architects to bricklayers.

Councillor Daubney reminded the public that the report was in two sections, and the time had now come to discuss the exempt section of the report. He reiterated the issue of the ability to submit in advance public questions to Council on 26 February.

RESOLVED: The comments received through the public consultation exercise and proposed responses outlined in the report were noted. Consideration was given to the suggested changes to the original outline plan when considering the second report on the scheme which was taken in Exempt session, as set out in Section 8 of the report.

CAB146: **EXCLUSION OF THE PRESS AND PUBLIC**

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."

CAB147: **MAJOR HOUSING DEVELOPMENT – FINAL APPROVAL**

Councillor Beales presented the exempt report on the Major Housing Project. He explained the financial and contractual changes to the report with the reduction of the number and tenure of houses being built and the changes to sports facilities. He explained that any houses which were not initially sold and rented out by the Council would be dealt with by a locally procured agent. He reminded Members that if the Council did not move on to the next phase it would have to be for purely financial reasons without the contractor seeking recompense. He drew attention to the risks and mitigation which were clearly set out in the report.

The Corporate Project Officer drew Members attention to recommendation to Cabinet that the release of an additional £200,000 to enable Lovell's to continue with their pre-development works be authorised which was to allow

Lovells to take the elements of the programme forward and keep to the project timetable.

Councillor Pope congratulated Councillor Beales and officers for the proposals, which he felt had been considered by all in great detail.

Councillor Long asked if the IDB drainage costs would reduce with the reduction in houses. The Corporate Project Officer confirmed that the IDB officers had been involved throughout and were aware of the implications.

Councillor Daubney drew attention to the fact that there had been considerable public interest in the proposals, and a lot of work had gone into reaching this stage. He stressed the need for the town to continue to develop and prosper. He congratulated Councillor Beales for his presentation of the report which ensured all the information was available to the public.

Councillor Beales drew attention to the tremendous amount of work which had been put into the project by the Dale Gagen the Corporate Project Officer.

RECOMMENDED: 1) That approval be given for the following:

- (a) the modified scheme, and in particular the exclusion of Lynnsport 2 from this project;
- (b) the inclusion of the relevant capital costs and funding set out in Section 5 into the Council's capital programme for the period 2015/2018;
- (c) the investment into the leisure facilities needed for the scheme to progress as set out in Section 4 of the Open report;
- (d) the building of the new road from Edward Benefer Way to Lynnsport including the proposed car park proposals;
- (e) the starting of phase 1 (Marsh Lane);
- (f) the replacement of 'Private Rental units' with 'For Sale units' as set out in paragraph 1.4 of this report.

2) That Cabinet and Council act as the bodies authorised to sign off the start of subsequent 'contracted phase' subject to; a business case being produced by Lovells and the 'contracted phase' meeting the financial viability tests set within the contract and outlined in this report.

3) That delegated authority be given to the Chief Executive in consultation with the Leader, Regeneration & Housing Portfolio holders to enter the proposed agreements with Lovell Partnerships Ltd.

4) That the principle of funding the Local Authority Housing Company by the Borough Council; which will hold any properties that have not been sold as part of each phase as private rental units, until they can be sold without adversely affecting the property market be approved.

5) That the programme governance arrangements set out in the Open report be approved.

6) That a forum of interested parties and consultees be drawn upon in order to inform the development process with the direct involvement of the Leader and the Cabinet Member for Regeneration