

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**REGENERATION AND DEVELOPMENT PANEL**

**Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 30th October, 2018 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn**

**PRESENT:** Councillors P Gidney (Chairman), Mrs J Collingham, C J Crofts, M Chenery of Horsbrugh, P Kunes, C Manning, T Smith, Mrs E Watson and D Whitby

**Portfolio Holders:**

Councillor R Blunt – Portfolio Holder for Development  
Councillor I Devereux – Portfolio Holder for Environment  
Councillor Mrs E Nockolds – Portfolio Holder for Culture, Heritage and Health

**Officers:**

Chris Bamfield – Executive Director  
Alan Gomm – LDF Manager  
Ged Greaves – Senior Policy and Performance Officer  
Ray Harding – Chief Executive  
Nikki Patton – Housing Strategy Officer  
Hannah Wood-Handy – Principal Planner

**By Invitation:**

James Brierley – Gerald Eve Consultants

RD50: **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor A Tyler.

RD51: **MINUTES**

**RESOLVED:** The minutes from the previous meeting were agreed as a correct record and signed by the Chairman.

RD52: **DECLARATIONS OF INTEREST**

There was none.

RD53: **URGENT BUSINESS**

There was none.

RD54: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Bird, Pope and Wing-Pentelow were present for all items.

RD55: **CHAIRMAN'S CORRESPONDENCE**

The Chairman reported that he had received two items of correspondence from Councillors relating to the South East King's Lynn Strategic Growth Area/ West Winch Relief Road and would forward the correspondence to the relevant officers and Portfolio Holder.

RD56: **SOUTH EAST KING'S LYNN STRATEGIC GROWTH AREA/WEST WINCH RELIEF ROAD**

Members received a presentation from the LDF Manager, Strategic Housing Officer and Principal Planner (as attached). The Panels attention was drawn to the Cabinet Report and the recommendations to proceed with the work involved to bring forward the Strategic Growth Area.

The Panel welcomed James Brierley from Gerald Eve Consultants to the meeting. James Brierley explained that he had been working on the Infrastructure Delivery Plan which was aimed to support the viable commercial aspects of the plan and took into consideration the National Planning Policy Framework and the Local Plan. He explained that it also set out how development could be delivered and relevant timescales. Members noted that it was an eighteen year plan and estimated costs had to be taken into consideration due to the extensive time period.

The Panel was informed that meetings had been held with key stakeholders and land owners to inform them of the proposals.

The Principal Planner provided the Panel with information on the Hopkins Homes Planning Application which had been submitted and would deliver development on a portion of the site. It was explained that an outline application with reserved matters had been submitted and Hopkins Homes would be required to contribute towards infrastructure in terms of the Infrastructure Delivery Plan.

The LDF Manager drew attention to the recommendations as set out in the report which would allow officers to prepare the necessary Section 106 agreement and submit an outline planning application for the rest of the site, working with land owners.

The Chairman thanked officers and James Brierley for their presentation and invited questions and comments from the Panel, as summarised below.

Councillor Pope addressed the Panel under Standing Order 34. He asked for detail on how much the borough council would be required to contribute financially. The Chief Executive explained that the borough

council had contributed to phase one which included the design of the road. Norfolk County Council funding and business rate pool funding had also been used. Another application had been submitted to the business rates pool for the next stage of the work, which would be match funded by the borough council. Land owners would also be required to contribute and it was noted that Norfolk County Council owned some land in the area so would be asked to contribute in the same way as other land owners. It could also be possible that the borough council would have to fund some work up front and then reclaim it from the developers once development had started and they had funds available.

The Chief Executive explained that this was a strategic site and development was important in order to achieve the five year land supply, therefore it was crucial that the borough council supported land owners and encouraged development to come forward on the site.

Councillor Pope referred to the eighteen year plan and commented that costs could increase by then. The Chief Executive explained that the borough council would continue to look for funding opportunities to deliver infrastructure, and infrastructure would also be delivered via developer contributions and Section 106 agreements. He reminded the Panel that the borough council would not be developing the site, this would be down to the land owners, but it may be possible that the council could look at acquiring some land if there was a commercial case for it in the future.

Councillor Pope referred to how the land values would be shared equally between the land owners. He commented that different parcels of land had different values, for example if they were facing the road, or were ransom strips. James Brierley explained that the value of land could vary if they were isolated developments, but if you looked comprehensively the land may only be valuable if it was developed along with the rest of the site. He commented that equalisation agreements would be important and there may be some disputes, but disputed land could be bypassed, which would lower its value. James Brierley explained that equalisation agreements made it fair to all land owners. He also referred to Compulsory Purchase Order powers which could be used as a last resort if required.

Councillor Mrs Collingham commented that the report was lengthy and she required clarification on what the Panel was being required to consider. Reference was made to the recommendations within the Cabinet report and that the Panel would be requested to make relevant recommendations to Cabinet.

In response to a question from the Chairman, Councillor Gidney, it was confirmed that an outline application with reserved matters Planning Application would be submitted for the rest of the site. It was also confirmed that a project management team would be set up to oversee the project. With regard to Section 106 agreements it was also

confirmed that specialist advice would be sought as required as the agreements would be quite technical and it would be important that they secured all infrastructure required in the Infrastructure Delivery Plan.

The LDF Manager referred Members to the options set out within the report and the preferred recommended option for delivery. He explained that the preferred option required a planning application for the whole of the site, so there may only be one section 106 agreement for the whole of the southern site, which would hopefully simplify the process.

Councillor Mrs Watson commented that a dedicated person would be required to liaise with Parishes and local residents to keep them informed on progress. The LDF Manager explained that meetings had been held previously with Parish Councils and the Panel noted that the Infrastructure Delivery Plan was based on the Local Plan and Neighbourhood Plans.

The Chief Executive explained that it was essential to get communications right. He explained that the council would produce a communications plan and keep local communities updated as appropriate.

Councillor Crofts asked if the development was included in the five year land supply. The LDF Manager explained that they were, but not necessarily within the next five year period. He explained that the plan for development was over eighteen years.

In response to a question from Councillor Smith, it was explained that the relief road was still in the design stage, so its precise location was not yet confirmed, but it would roughly go along the edge of the site.

The Portfolio Holder for Development, Councillor Blunt explained that the design phase was currently ongoing and was a big project. He explained that the purpose of the Infrastructure Delivery plan was to enable the delivery of homes which was required in order to maintain the five year land supply.

The Chairman, Councillor Gidney, asked if the project was themed as it was in effect a blank canvas and development could be interesting. The LDF Manager explained that the plan would give structure to overall development and was based on Neighbourhood Plans, so it would need to reflect the type of design that the local community had wanted in its plan.

The Chairman, Councillor Gidney asked if custom and self-build opportunities would be considered in the site and it was explained that there was nothing that would prohibit this and discussions would be held with developers and opportunities could be explored. The Portfolio Holder for Development, Councillor Blunt commented that he

hoped that there would be some custom and self-build opportunities on the site.

The Chairman, Councillor Gidney, referred to correspondence he had received from Councillor McGuinness relating to healthcare facilities. The LDF Manager explained that the borough council could not determine where or when facilities would be developed but the Local Plan Task Group had met with local and regional health bodies to keep them updated on the proposals.

**RESOLVED:** That the Panel supported the recommendations to Cabinet as set out below:

1. That the IDP document and the levels of cost outlined within it are used to prepare a suitable S106 agreement to accompany planning approvals for development sites on the Growth Area.
2. Authority is delegated to the Chief Executive in consultation with the Leader to agree the form of planning application and associated documents and submit them.
3. Authority is delegated to the Chief Executive and Deputy Chief Executive in consultation with the Leader to sign off Option 3 if the Business Rates Pool bid is successful and review alternative funding options if necessary.
4. Cabinet agrees that amendments to the Capital Programme are made.
5. Authority is delegated to the Property Services Manager in consultation with the Leader and Portfolio Holder to acquire land within the growth area should the situation arise.

RD57: **CORPORATE PERFORMANCE MONITORING - QUARTER 1 - 2018/2019**

The Senior Policy and Performance Officer presented the report which contained information on the corporate performance monitoring undertaken during quarter one, 2018-2019. It was explained that there were fourteen targets which fell within the remit of the Regeneration and Development Panel, ten of which had met their targets. Four of the indicators did not yet have targets.

The Chairman thanked the Senior Policy and Performance Officer for his report and invited questions and comments from the Panel as summarised below.

Councillor Smith congratulated those involved in working to ensure that targets were met.

Councillor Mrs Collingham commented that the report was very well written and very easy to understand.

**RESOLVED:** The Panel reviewed the performance monitoring report and agreed the actions outlined in the report.

RD58: **CUSTOM AND SELF BUILD POLICIES**

The LDF Manager presented the report and explained that an action plan would be created and submitted to Cabinet which would set out the intentions of the Council in relation to custom and self-build opportunities. He explained that the action plan was a result of the work of the Custom and Self-Build Policy Development Task Group and joint working with Mario Wolf who was a leading expert in the area. The Panel was provided with a brief overview of the work of the Task Group, how they had worked with Mario Wolf and the public event which had been held.

The purpose of the action plan was to co-ordinate the activities of a number of departments and promote awareness to Members on the importance of custom and self-build. The action plan incorporated promotion, facilitation and enabling of opportunities and actions were prioritised into short, medium and long term.

The Chairman thanked the LDF Manager for his report and invited questions and comments from the Panel, as summarised below.

Councillor Crofts referred to the action relating to providing guidance and advice to those interested in custom and self-build opportunities. He asked if advice would be chargeable in a similar way to planning pre-application advice. The Strategic Housing Officer explained that this would depend on the extent of the advice and more work would be carried out to determine the offers which would be made available.

Councillor Bird addressed the Panel under Standing Order 34. He informed those present that he was a Member of the Task Group and he was pleased to see that things were now moving forward. He hoped to see some of the actions progressed before the next Borough Election and he also referred to the varying demographics within the borough and hoped that opportunities would be brought forward which would be attractive to different areas and different types of people. Councillor Bird commented that he supported the action plan.

The Portfolio Holder for Development, Councillor Blunt, informed those present that he was Chairman of the Task Group and he was also pleased to see the action plan coming into fruition. He also referred to the event which was held and commented that this had gone really well and had resulted in a lot of follow up work and interest. Councillor Blunt commented that it was now important to focus on delivery and his aim was to bring forward a council owned site for custom and self-build development.

In response to a question from Councillor Smith, it was explained that short term actions were within one to two years, medium was two to five years and long term was five years plus.

In response to a question from the Chairman, Councillor Gidney, it was explained that Neighbourhood Plan Parishes had the opportunity to define sites for custom and self-build opportunities if they so wished and officers would raise awareness of these opportunities to Parishes as required.

Councillor Blunt, the Portfolio Holder for Development, commented that one of the actions within the plan was to integrate custom and self-build plots as part of West Winch growth area, working with landowners.

**RESOLVED:** That the Regeneration and Development Panel supported the creation of the action plan and for it to be submitted to Cabinet in due course.

RD59: **CORN EXCHANGE CINEMA PROPOSALS**

The Executive Director presented the proposals (as attached). He explained that the Guildhall Informal Working Group had originally come up with the idea for a cinema at the White Barn to generate footfall, however the future of the Guildhall was now going in a different direction and there was the opportunity to pursue this idea for the underused upstairs bar area at the Corn Exchange.

The Executive Director provided the Panel with statistics on cinema usage, costs to develop the space and information which had been provided in the consultant's report. He commented that the offer would support the leisure offer in the town centre and the evening economy.

The Executive Director explained that he had met with the owner of the Majestic Cinema, who was supportive of the proposals for the Corn Exchange, with his reason being that the offers could complement each other and this would also mean that an out of town cinema offer would be more unlikely, which could have a severe detrimental effect on the Majestic Cinema and the night time economy in the town centre.

The Executive Director explained that there was the option to create one larger, or two smaller screens in the bar area, with the preferred option being two smaller screens with approximately sixty seats each. Members' attention was drawn to the revenue projections and timescales as set out in the presentation.

The Chairman thanked the Executive Director for his presentation and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Baron Chenery of Horsbrugh, the Executive Director explained that the back row of seats would be removable to provide space for wheelchair users.

In response to a question from Councillor Crofts, it was confirmed that refreshments would be permitted in the cinema.

Councillor Mrs Collingham commented that village cinema clubs were growing in popularity and could be competition for King's Lynn. She explained that King's Lynn Cinema Club currently used the Guildhall and commented that there may be an opportunity for them to use the Corn Exchange. She also asked for information on the types of films which would be shown. The Executive Director explained that a variety of films would be shown including Blockbusters which would hopefully be shown when they were first released. He also explained that he had met with representatives from King's Lynn Cinema Club who were supportive of the proposals and would potentially be interested in using the facilities.

The Portfolio Holder for Culture, Heritage and Health, Councillor Mrs Nockolds explained that other options for the cinema could include specialist clubs, Saturday morning clubs, parent and toddler, under 5's, and film festivals. There also may be opportunities to work with organisations such as Creative Arts East.

Councillor Mrs Collingham commented that it was important to improve the evening offer in King's Lynn and the cinema offer could also benefit food and beverage businesses in the town centre.

Councillor Smith commented that he preferred the option for two screens as there could be more variety.

Councillor Wing-Pentelow addressed the Panel under Standing Order 34. He asked how much the consultant's report cost to produce. The Executive Director commented that it cost approximately £9,500 and that the report was important to understand if the project was viable. In response to further questions from Councillor Wing-Pentelow it was explained that comparisons had been carried out to some other cinemas in the area. It was also highlighted that the capital cost of the scheme would be approximately £1 million and reference was made to the revenue projections included in the presentation. It was confirmed that installation of a lift was included in the costs.

In response to a question from the Chairman, it was explained that the cinema would be integrated into the Corn Exchange offer. The existing booking system could be used and staff could ensure that start times were staggered. It was anticipated that ticket prices would average £7. The Executive Director explained that the next stage would be design, and experts would be used to ensure that soundproofing was adequate. It was confirmed that the Corn Exchange was a Listed

Building, but Conservation Officers had visited the site and did not anticipate there being a problem.

**RESOLVED:** The Panel supported the proposal for a two screen cinema in the upstairs bar area at the Corn Exchange.

RD60: **WORK PROGRAMME AND FORWARD DECISION LIST**

The following were identified for possible future consideration by the Panel:

- An update on the Hunstanton Southern Seafront Masterplan would be presented in March 2019.
- Street Lighting – possible item for the Environment and Community Panel to consider.
- It was noted that Grounds Maintenance would be considered by the Environment and Community Panel at its meeting in December 2018.
- Councillor Smith reported that the Heritage Action Zone Informal Working Group would present their report to the panel in April.
- At the request of Councillor Mrs Collingham an update on the Guildhall was provided by the Executive Director.

**RESOLVED:** The Panel's Work Programme was noted.

RD61: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 11<sup>th</sup> December 2018 at 6.00pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

**The meeting closed at 7.52 pm**

# West Winch / North Runcton Strategic Growth Area – Securing delivery

Alan Gomm, Nikki Patton, Hannah Wood-Handy

Borough Council of  
King's Lynn &  
West Norfolk



# Introduction

- South East Kings Lynn Strategic Growth Area allocated in the Core Strategy and SADM plans (2011 / 2016)
- A working figure of 4000 houses (including 1100 homes - current application- Hopkins Homes)
- Long term allocation stretches for 18+ years, vital in development of wider King's Lynn area
- Borough Council is taking a serious interest in ensuring it is built out – delivery of allocations
- It will be a community of nearly 10 000 people it needs the right elements
- Care needed to plan the infrastructure and bring it forward with the housing



# Outcomes and recommendations to Cabinet for 13 November

- Endorsement of the provisions of the IDP
- Allow these to translate into legal agreement
- Work with landowners and developers to ensure fair distribution of costs and benefits
- Agree to 'masterplan' the remaining allocation area (compatible with the Hopkins Homes application)
- Agree to prepare and submit an outline planning application (remaining allocation)
- Provide a de-risked site for development
- Allow a coherent approach for Government funds as they become available



# Infrastructure Delivery Plan

- Translates the requirements of the Local Plan and NPlan into costed items, and show who pays
- Considers the phasing of items
- Understands the value of the whole development
- Examines the viability of the whole development against industry standards
- Vital to ensure that a S106 Agreement is reasonable
- Prepared with consultation of landowners and developers



# Current application - Hopkins Homes

- Would provide for up to 1100 homes
- Technical issues almost resolved – further consultation shortly
- Hopkins to provide infrastructure/contributions required of them by the IDP and linkages to the wider allocation in accordance with Core Strategy/SADMP/NPlan plans
- Amended parameter plans ensure safeguarded land for the provision of the Housing Access Road
- Arrangements to be put in place to secure future provision of a dual carriageway linking the Housing Access Road to Hardwick Roundabout
- Timeframe for the determination of the application to be agreed



# Viability of delivering the strategic growth area

- Specialist consultants have provided this input for the project.

# Corn Exchange Cinema

Chris Bamfield

Borough Council of  
King's Lynn &  
West Norfolk



# Consultants' Report – Commercial Cinema Offer

- Market Study
- Competitors
- Drive Time
- % occupancy
- Admissions and revenue estimates – 5 years
- Capital estimates/design



# Consultants' Report - Cinema Trends

- 17% of cinema development out of town
- 83% in town centres
- Box office growth 29% since 2012
- Trend to smaller more space efficient cinemas
- Digital technology
- Event cinema
- Good value quality night out/supported by F&B



# Corn Exchange Cinema

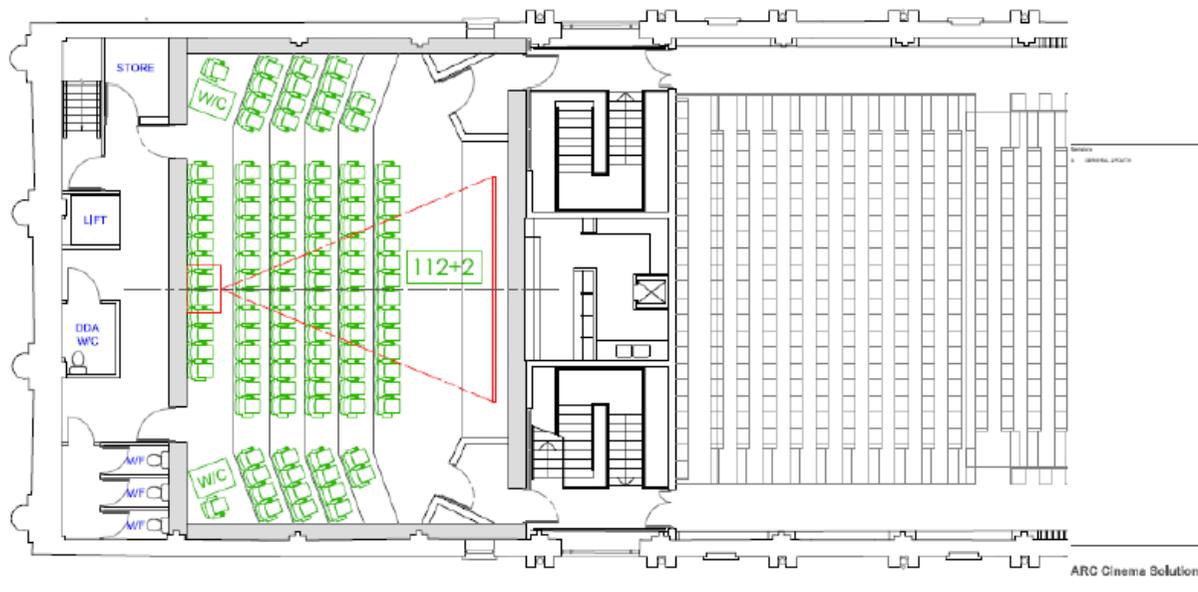
- Utilises dead space
- Highly visible and easily accessible
- Excellent and sufficient parking (option to include in price)
- Supported by casual dining F&B
- Placemaking/leisure offer to support for town centre
- Quality offer – seats/rake/screen/sound/ancillary areas – lift for disabled access



# Corn Exchange Option – 1 screen

1 screen – 112 seats and 2 disabled  
Capital cost of £908,518 (current cost)  
41,496 ticket sales at 25% occupancy  
Net profit year 3 £198,253

525



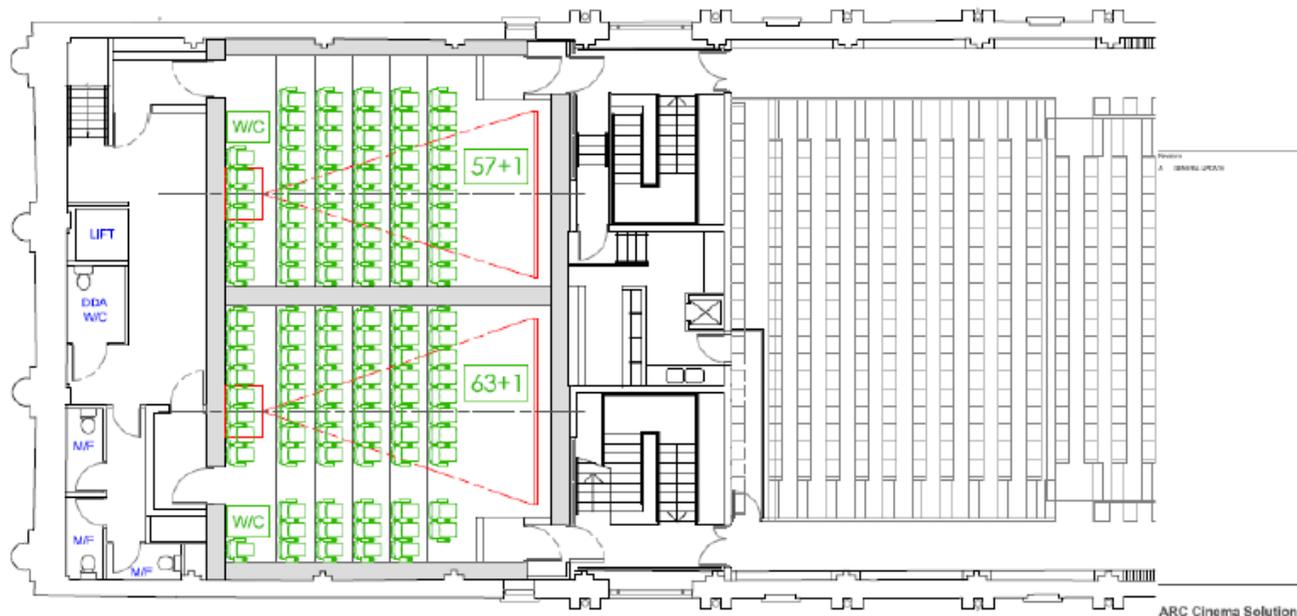
# Corn Exchange Option – 2 screens

2 screens – 120 seats (2 x 60) and 2 disabled

Capital cost of £1,029,485 (current cost)

50,752 ticket sales at 28.5% occupancy

Net profit year 3 £240,458



526



# Cinema to Main Theatre

- Possible later upgrade of main auditorium to include cinema
- Capital cost of circa £120,000
- Utilise dark nights in theatre
- Capable of short notice programming

# Revenue Budget Projection Year 3

	Consultants' Appraisal
Admissions	50,752
Income	£560,840
Film Hire	£157,850
Retail Purchase	£49,110
PRS/3D/Others	£6,000
	£212,960
Payroll	£42,240
Marketing	£11,510
Film Programming	£10,610
Contracts and Maintenance	£16,780
Utilities/Supplies	£14,070
Insurance/Other	£12,220
	£107,420
Net Profit	£240,460
Capital 25 year repayment £72,000 per annum	+ 5/7 year upgrade of equipment

528

# Revenue Projections Sensitivity

SALES	SURPLUS
10% less ticket sales	£206,900
20% less ticket sales	£173,260
30% less ticket sales	£139,670
50% reduction in ticket sales	£72,500

529

# Timescale

R & D Panel	30 <sup>th</sup> October
Cabinet	11 <sup>th</sup> November
Listed Building Consent	Spring 2019

Provisional Works January – March 2020  
Open Spring 2020

Works to isolate upper bar area circa 6 weeks  
Overall conversion 14-16 weeks