

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, 10th September, 2019 at 6.00 pm in the Council Chamber, Hunstanton Town Hall.

PRESENT: Councillors J Collingham (Chair), L Bambridge, F Bone, M de Whalley, M Howland, B Jones, J Lowe, C Manning, J Moriarty (substitute for J Bhondi), T Parish and S Patel.

PORTFOLIO HOLDERS:

Councillor P Gidney – Portfolio Holder for Project Delivery
Councillor G Middleton – Portfolio Holder for Business Development
Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

MEMBERS PRESENT UNDER STANDING ORDER 34: Councillors Beal, Hudson, Morley and Ryves.

OFFICERS:

Chris Bamfield – Executive Director
Dale Gagen – Corporate Project Officer
Alan Gomm – LDF Manager
James Grant – Project Officer
Ged Greaves – Senior Policy and Performance Officer
Jason Richardson – Regeneration Project Officer

RD29: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bhondi and Whitby.

RD30: MINUTES

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

RD31: DECLARATIONS OF INTEREST

There was none.

RD32: URGENT BUSINESS

The Chair reminded the Panel that an urgent item had been circulated to the Panel in advance of the meeting relating to Nelson Quay. The item would be considered later on in the meeting.

RD33: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Beal – all items
 Councillor Hudson – RD41: Nelson Quay Proposals
 Councillor Morley – RD36: Corporate Business Plan
 Councillor Ryves – all items.

RD34: **CHAIR'S CORRESPONDENCE**

There was none.

RD35: **COMMUNITY INFRASTRUCTURE LEVY - GOVERNANCE ARRANGEMENTS**

The LDF Manager presented the report which set out the draft terms of reference in order to develop a system for spending CIL (Community Infrastructure Levy). The Panel was asked to consider the proposed terms of reference and their attention was drawn to the tasks, highlighted in yellow in the Appendix, which set out what was required and how the governance structure could work.

The Chair thanked the LDF Manager for his report and proposed that a Task Group be established to look at the terms of reference in more detail and report back to the Panel.

In response to a question from the Chair, the LDF Manager provided background on the CIL regime and how money could be spent.

RESOLVED: 1. A CIL Governance Task Group be established comprising of 6 Members (3 Conservative, 2 Independent and 1 Labour)
 2. The Democratic Services to contact Group Leaders to ask for Group Membership for the Task Group.
 3. The Task Groups Terms of Reference would be to develop a system for spending CIL with the Terms of Reference included in the Report.
 4. The Task Group to meet two or three times and then report back to the Regeneration and Development Panel.

RD36: **CORPORATE BUSINESS PLAN**

The Senior Policy and Performance Officer presented the report which introduced the high level draft priorities and objectives for potential inclusion in the Corporate Business Plan. He explained that the Panel would have the opportunity to shape the plan.

Members of the Panel broke into two workshop groups to brainstorm ideas to help inform the Corporate Business Plan. The Senior Policy and Performance Officer collated the suggestions of the Panel and

would bring back a more detailed report to the Panel at their next meeting.

RESOLVED: (i) The Panel considered and commented on the draft priorities and objectives.

(ii) The Panel to receive a more detailed report at their next meeting.

RD37: **COASTAL COMMUNITY FUND - SAIL THE WASH UPDATE**

The Regeneration Project Officer provided an update on Sail the Wash and the Coastal Communities Fund, as attached.

The Chair thanked the Regeneration Project Officer for his presentation and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Jones, the Regeneration Project Officer agreed to circulate the original business case to the Panel. He also reminded the Panel that this project was 100% externally funded.

Councillor Howland commented that the Council should work with the Port as they had space available and lift and store facilities. The Regeneration Project Officer explained that commercial opportunities had been discussed with the Port, but this funding was for the Riverfront area.

Councillor Moriarty asked what would happen if the project overspent. The Regeneration Project Officer explained that there were certain elements of the project which could be changed, for example, there was funding available to purchase a rib, but other opportunities could be looked at if funds needed to be diverted elsewhere. The Regeneration Project Officer explained that the project was funded for a three year period, after which any increased costs would be the Council's responsibility.

In response to a question from Councillor Bambridge, the Regeneration Project Officer explained that discussions were ongoing regarding the provision of facilities with the Sea cadets. It was also explained that some users of the pontoons had made arrangements with existing businesses on the quayside to use their facilities, although this had not been marketed.

In response to a question, the Regeneration Project Officer explained that the current lease did not permit commercial use of the pontoons, but this would be looked at as part of the project.

Councillor Hudson addressed the Panel under Standing Order 34. She commented that facilities should be available first before the pontoons

were extended otherwise it would not be well used and not make a profit.

The Chair summarised that overall the Panel seemed supportive of the proposal, however the provision of shore side facilities should be a priority.

RESOLVED: The panel supported the progression of the project on the basis of:

- Revised lease terms with King's Lynn Conservancy Board allowing more commercial approach to operations.
- Longer stays and Winter berthing being possible on the extended facilities.
- No increased revenue burden until the end of the funded project.

RD38: **EXCLUSION OF 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 items 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.

RD39: **WITHDRAWN ITEM - EXEMPT - DERELICT LAND AND BUILDINGS GROUP UPDATE**

This item had been withdrawn from the Agenda. The Panel were encouraged to submit any questions and comments arising from the update (which had been included in the Agenda) to the relevant officer.

RD40: **EXEMPT - ACCELERATED CONSTRUCTION PROGRAMME - HUNSTANTON**

The Project Officer provided Members with an update on the Accelerated Construction Programme for Hunstanton including information on the proposals for two sites and the key issues for the Panel to consider.

Members of the Panel had conducted a walking tour of the sites prior to the meeting.

The Chair thanked the Project Officer for his report. The Project Officer and Corporate Project Officer responded to questions and comments from the Panel relating to Car Parking, consultation processes and the location of bus stops.

Councillor Beal addressed the Panel under Standing Order 34. The Project Officer responded to questions relating to the location of bus stops and the loss of car parking spaces. Councillor Beal commented that he did not support the proposals for Southend Road.

Councillor Hudson addressed the Panel under Standing Order 34. She commented that there was a lot of second homes in Hunstanton and more social housing was required in any future development.

The Corporate Project Officer explained that the next stage would be a viability study which would be brought back to members for consideration. This would include alternative options which had been looked at along the preferred option.

The Chair commented that it would be important for the Major Project Board to monitor the project.

Members of the Planning Committee abstained from voting as the proposals would be subject to a future planning application.

RESOLVED: The Panel supported the scheme and the recommendations as included in the report.

RD41: **EXEMPT - NELSON QUAY PROPOSALS**

The Executive Director presented the report which detailed options for the development of Boal Quay.

The Chair thanked the Executive Director for his report and the Executive Director responded to questions and comments from the Panel.

Members of the Planning Committee abstained from voting on the proposals.

RESOLVED: The Panel supported the proposal, as set out in the report.

RD42: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme was noted.

RD43: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 29th October 2019 at 6.00pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 8.23 pm

Sail the Wash Coastal Communities Fund

Jason Richardson
Regeneration Project Officer

Borough Council of
King's Lynn &
West Norfolk



Aims of Project

The project will aim to create 40 more permanent berths and generate 3000 visitor boat nights over the 3 year period of the project by;

Extending existing permanent and visitor mooring provision through a combination of pontoons and swing moorings on the River Nene at Sutton Bridge and on the River Great Ouse at King's Lynn.

Providing mooring within the Wash at various locations to provide convenient and safe anchorage destinations for leisure boaters while travelling between port destinations around the Wash

Commission a series of up to date surveys and anchorage to aid navigation and improve access and passage making for leisure boaters to and from the Wash

Developing an accompanying marketing campaign and promotion to target markets through the 'borderless' marketing entity which will be 'Sail the Wash'

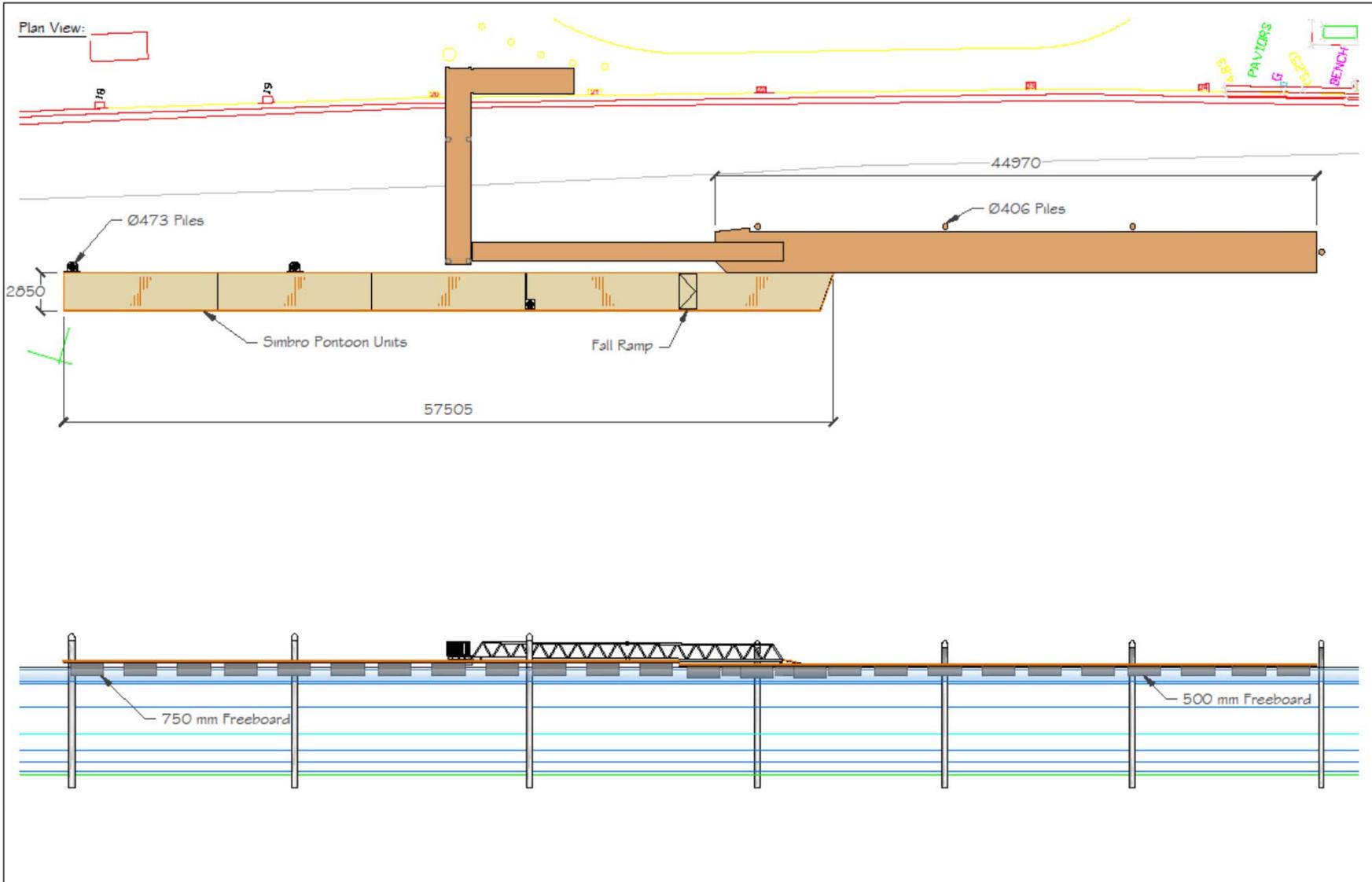


Coastal Community Foundation R5 Funding

The project is 100% externally funded and will be delivered in partnership with Fenland District Council and Lincolnshire County Council.

The overall award consists of:

	2019-20	2020-21	Total for grant
Revenue plus overheads	£ 63,500.00	£ 59,500.00	£ 123,000.00
Funding from CCF	£ 63,500.00	£ 59,500.00	£ 123,000.00
From other funders			£ -
Capital	£ 522,871.45	£ 33,175.98	£ 556,047.43
Funding from CCF	£ 522,871.45	£ 33,175.98	£ 556,047.43
From other funders			£ -
Total funding required	£ 586,371.45	£ 92,675.98	£ 679,047.43
Funding from CCF	£ 586,371.45	£ 92,675.98	£ 679,047.43
From other funders			£ -



CLIENT P.D.Harvey & Co Town Quay Extension - Kings Lynn	DRAWING Option A Elevations	DRAWN BY RF	SCALE 1:250 @ A3	DATE 09/03/18	 Solent Marine Ltd.		REF 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
	DRAWING NO./REV SOL-3411-SC06-000	APPROVED BY OP	TYPE Schematic	Copyright © Solent Marine Ltd.			

Solent Marine Ltd. Mill Rythe Lane, Hayling Island, Hampshire, PO11 0QG Tel: 02392 466 666 Email: Projects@solentmarine.com Website: www.solentmarine.com

Implications and ongoing revenue costs

- Kings Lynn Conservancy Board – Annual Rent £15,000 tbc
(Increase from £12500)
- Crown Estates – Annual Rent – Circa £1500 tbc
- Total increased in revenue cost post year 3 – Circa max £4000
- Business case projected increased income year 1 – £10,800

Recommendations

Support that project progresses on the basis of:

- Revised lease terms with Kings Lynn Conservancy Board allowing more commercial approach to operations.
- Longer stays and Winter berthing being possible on the extended facilities.
- No Increased revenue burden until end of funded project.

The above conditions ensure the project contributes to the aims of the Informal River Working group as laid out in previous reports.

Any Questions?