

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



# **Regeneration and Development Panel**

## **Agenda**

Wednesday, 27th January, 2016  
at 4.00 pm

in the

**Committee Suite  
King's Court  
Chapel Street  
King's Lynn  
PE30 1EX**



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**King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX**  
**Telephone: 01553 616200**  
**Fax: 01553 691663**

Thursday, 21 January 2016

Dear Member

**Regeneration and Development Panel**

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 27th January, 2016 at 4.00 pm** in the **Committee Suite, King's Court, Chapel Street, King's Lynn** to discuss the business shown below.

Yours sincerely

Chief Executive

**AGENDA**

**1. Apologies for absence**

To receive any apologies for absence.

**2. Minutes (Pages 7 - 12)**

To approve the minutes of the previous meeting.

**3. Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of 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.

Those declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

**4. Urgent Business**

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

**5. Members Present Pursuant to Standing Order 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

**6. Chairman's Correspondence**

If any.

**7. Matters referred to the Panel from other Council Bodies and responses made to previous Panel recommendations/requests**

To receive comments and recommendations from other Council bodies, and any responses subsequent to recommendations, which the Panel has previously made.

At the Cabinet meeting on 12 January 2016, the following responses were made to the recommendations from the Regeneration and Development Panel Meeting on 6 January 2016, in respect of the following items:

RD20: Lynnsport Development

PANEL RECOMMENDED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out in the report.

CABINET RESPONSE: The comments of the Panel were taken into account when Cabinet considered the item.

RD22: EXEMPT – Proposed Surgery Development King's Lynn

PANEL RECOMMENDED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out in the report.

CABINET RESPONSE: The comments of the Panel were taken into account when Cabinet considered the item.

RD23: EXEMPT – Nar Ouse Regeneration Area – proposed sale of land

PANEL RECOMMENDED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out in the report.

CABINET RESPONSE: The comments of the Panel were taken into account when Cabinet considered the item.

RD24: EXEMPT – King's Lynn Land Acquisition – Boal Quay and the Friars

PANEL RECOMMENDED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out in the report.

CABINET RESPONSE: The comments of the Panel were taken into account when Cabinet considered the item.

RD25: EXEMPT – King’s Lynn Land Acquisition – Wisbech Road

PANEL RECOMMENDED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out in the report.

CABINET RESPONSE: The comments of the Panel were taken into account when Cabinet considered the item.

**8. Hunstanton Heritage Gardens HLF Stage 2 Submission (To Follow)**

**9. Work Programme and Forward Decisions List (Pages 13 - 16)**

To consider the Work Programme.

In considering the Work Programme Members’ attention is drawn to the Cabinet Forward Decision List.

**10. Date of the next meeting**

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on **Wednesday 24<sup>th</sup> February 2016** at **6.00pm** in the Committee Suite, King’s Court, Chapel Street, King’s Lynn, Norfolk, PE30 1EX.

To:

**Regeneration and Development Panel:** Mrs J Collingham, C Crofts, M Chenery of Horsbrugh, M Howland, P Kunes, Mrs K Mellish (Chairman), M Shorting, J M Tilbury, A Tyler, Mrs E Watson, D Whitby and Mrs A Wright (Vice-Chairman)

**Portfolio Holders:**

Councillor Mrs E Nockolds  
Councillor D Pope

**Management Team Representatives:**

Chris Bamfield, Executive Director Commercial Services  
Laura Hampshire, Regeneration Project Officer  
Ray Harding, Chief Executive  
Honor Howell, Assistant Director - Central and Community Services

**Appropriate Officers:** The following officers are invited to attend in respect of the Agenda item shown against their name

**Executive Directors**  
**Press**

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

**REGENERATION AND DEVELOPMENT PANEL**

**Minutes from the Meeting of the Regeneration and Development Panel held on Wednesday, 6th January, 2016 at 6.00 pm in the Committee Suite, King's Court, Chapel Street, King's Lynn**

**PRESENT:** Mrs K Mellish (Chairman)  
Councillors L Bambridge, A Bubb (substitute for Mrs J Collingham), Mrs S Fraser (substitute for C Crofts), M Chenery of Horsbrugh, M Howland, P Kunes, J M Tilbury, A Tyler, Mrs E Watson, D Whitby and Mrs A Wright

**Portfolio Holders**

Councillor A Beales - Portfolio Holder for Regeneration and Industrial Assets

Councillor D Pope – Portfolio Holder for ICT, Leisure and Public Space

**Officers:**

Chris Bamfield – Executive Director, Commercial Services

Ray Harding – Chief Executive

Matthew Henry – Property Services Manager

**RD13: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs Collingham, Crofts, Daubney and Long.

**RD14: MINUTES**

**RESOLVED:** The minutes from the meeting held on 25 November 2015 were approved as a correct record and signed by the Chairman subject to the addition of Councillor Kunes to the list of apologies received.

**RD15: DECLARATIONS OF INTEREST**

There was none.

**RD16: URGENT BUSINESS**

There was none.

**RD17: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Bambridge – Agenda Items RD22, 23, 24 and 25

**RD18: CHAIRMAN'S CORRESPONDENCE**

There was none.

**RD19: MATTERS REFERRED TO THE PANEL FROM OTHER COUNCIL BODIES AND RESPONSES MADE TO PREVIOUS PANEL RECOMMENDATIONS/REQUESTS**

There was none.

**RD20: CABINET REPORT - LYNNSPORT DEVELOPMENT**

The report proposed amendments to the current agreements and leases with Alive Leisure and Alive Management for future operation of the new tennis courts and multi-purpose synthetic pitch including the appointment of a Tennis Development Officer.

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

The Vice Chairman commended the proposals to bring Tennis facilities to King's Lynn. She asked if any thought had been given to include Cricket facilities. Councillor Mrs Watson commented that there was some good cricket clubs in the Borough which were very well subscribed. The Vice Chairman explained that she would like to see the sport made more available for young people who did not have transport or the funds available to join a Cricket club. The Executive Director agreed to pass her comments on to Alive Leisure and the Sports Development Unit.

Councillor Tyler explained that he was pleased that the new facilities would be available and provide opportunities for local people to become engaged in sport. He asked if the installation of the new facilities would be at the detriment to any existing facilities on the proposed site. The Executive Director confirmed that no facilities would be lost from the use of the space.

In response to a question from Councillor Baron Chenery of Horsbrugh, the Executive Director explained that a job advert for the position of Tennis Development Officer had been published before Christmas, but a poor response had been received. Further advertising of the job was now taking place through the Lawn Tennis Association and other relevant clubs and organisations.

Councillor Bubb asked if an indoor Tennis facility had been considered. The Executive Director explained that any such facility would need to be self-financing and this was something that could potentially be



investigated in the future if the current proposals proved popular and generated a surplus.

The Portfolio Holder for Regeneration and Industrial Assets referred to the new Kingsway Pavilion and to improve the facilities for Cricket would be investigated.

The Portfolio Holder for ICT, Leisure and Public Space commented that he felt that this was a very good scheme and would be an added asset to Lynnsport.

**RESOLVED:** That the Regeneration and Development Panel support the recommendations to Cabinet as set out below:

Cabinet is recommended to:

- (i) Agree to incorporate the management of the new facilities at Lynnsport in the current arrangements with Alive Leisure and Alive Management.
- (ii) Agree the appointment of a three year Tennis Development Officer to maximise the use of the new courts.

RD21: **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.

RD22: **EXEMPT CABINET REPORT - PROPOSED SURGERY DEVELOPMENT - KING'S LYNN**

The Property Services Manager presented the report which contributed towards the savings required as part of the Cost Reduction Programme and assisted to diversify the Council's investment property portfolio whilst helping to facilitate and enhance the delivery of medical services within King's Lynn.

The Chairman thanked the Property Services Manager for his report and invited questions and comments from the Panel.

In response to a question from Councillor Tyler, the Property Services Manager explained that the NHS had taken the view that King's Lynn would be expanding and the population would grow. The proposed facility would provide a wider range of services and incorporate a wider catchment area.

Councillor Bambridge addressed the Panel under Standing Order 34. She referred to patients of St James surgery and felt that patients

without transport may have problems accessing the new centre, especially as there was not a current bus route serving the area.

The Vice Chairman referred to the proposed site and the Property Services Manager explained that due diligence would be carried out and dealt with accordingly. Spend incurred would be reflected in the rate of return. The lease with the NHS would be on a 25 year basis and the Borough Council would retain the property asset.

The Portfolio Holder for Regeneration and Industrial Assets explained that this was primarily a commercial transaction but would also provide an improved health service. He explained that the Council would get a 6% return on their investment.

The Chairman commented that the Council had put lots of money into projects with the College, NWES and she felt that this proposal was lower risk than those undertaken previously.

The Chief Executive commented that this was a commercial transaction and the Council were not subsidising a private business. The lease would be with NHS England on a long term basis. Improved health benefits were a bonus.

The Portfolio Holder for Regeneration and Industrial Assets explained that the NHS would be obliged to look at bus routes and the impact of the surgery development.

Councillor Baron Chenery of Horsbrugh commended the proposals as he felt that it would take some of the pressure off the Queen Elizabeth Hospital. The Property Services Manager commented that the proposals included a GP training facility.

Councillor Mrs Fraser queried whether the proposals would have an impact on neighbouring villages. She was concerned that village surgeries could be closed and moved into the town centre. The Portfolio Holder for Regeneration and Industrial Assets explained that this was out of the Councils control, but felt that the expanding population and growth anticipated for King's Lynn was the primary reason for the proposals.

**RESOLVED:** That the Regeneration and Development Panel support the recommendations to Cabinet as set out in the report.

RD23: **EXEMPT CABINET REPORT - NAR OUSE REGENERATION AREA - PROPOSED SALE OF LAND**

The Property Services Manager presented the report which set out the provisionally agreed terms for the proposed disposal of a parcel of land at NORA, and authority was sought from Cabinet to progress the disposal through to completion.

The Chairman thanked the Property Services Manager for his report and invited questions and comments from the Panel.

In response to a question from Councillor Tyler, the Property Services Manager confirmed that he was unaware of any archaeological importance on the site.

**RESOLVED:** That the Regeneration and Development Panel supported the recommendations to Cabinet as set out in the report.

RD24: **EXEMPT CABINET REPORT - KING'S LYNN LAND ACQUISITION - BOAL QUAY AND THE FRIARS**

The Property Services Manager presented the report which set out the provisionally agreed terms for the proposed acquisition of parcels of land at Boal Quay/The Friars, and authority was sought from Cabinet to progress the acquisition through to completion.

The Chairman thanked the Property Services Manager for his report and invited questions and comments from the Panel.

The Panel discussed the proposed land to be acquired and other parcels of land in the vicinity. The Panel requested to be kept updated on progress with the acquisition of additional land on the site and any other issues which arose.

The Portfolio Holder for Regeneration and Industrial Assets felt that it was right to proceed with acquiring the land which was available which would assist the Council in moving forward with potential development of the site in the future. He confirmed that any future land acquisitions would be subject to an additional Cabinet report.

**RESOLVED:** That the Regeneration and Development Panel supported the recommendations to Cabinet as set out in the report.

RD25: **EXEMPT CABINET REPORT - KING'S LYNN LAND ACQUISITION - WISBECH ROAD**

The Property Services Manager presented the report which set out outline terms for the proposed acquisition of a parcel of land at the southern end of the Waterfront Regeneration Area, and authority was sought from Cabinet to progress the acquisition through to completion, subject to agreeing acceptable terms in consultation with the relevant Portfolio Holder.

The Chairman thanked the Property Services Manager for his report and invited questions and comments from the Panel.

In response to a question from Councillor Whitby, the Property Services Manager confirmed that access to the site was available.

The Portfolio Holder for Regeneration and Industrial Assets explained that the acquisition would have no effect on Hardings Pits. The acquisition of the site would improve the marriage value of the land and the assembly of development land in the area. It joined up with land already under the Council's ownership.

The Property Services Manager confirmed that at this stage the proposals were to acquire the land, any development proposals would be subject to Cabinet consideration in the future.

In response to a question from Councillor Tyler, the Property Services Manager explained that any flood risk issues would form part of the planning application if and when development was to take place on the site.

**RESOLVED:** That the Regeneration and Development Panel supported the recommendations to Cabinet as set out in the report.

RETURN TO OPEN SESSION

RD26: **WORK PROGRAMME AND FORWARD DECISIONS LIST**

The Chairman referred to the Panel's Work Programme and requested that Members of the Panel contact her if they had suggestions on items they would like to be considered.

**RESOLVED:** The Work Programme and forward decision list was noted.

RD27: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on Wednesday 27 January 2016 at 4.00pm in the Committee Suite, King's Court, Chapel Street, King's Lynn, PE30 1EX.

**The meeting closed at 7.35 pm**

## REGENERATION & DEVELOPMENT WORK PROGRAMME 2015/2016

### 25 November 2015 at 4.00pm – meeting to be preceded by a tour of the Arts Centre at 3pm

- Arts Centre Redevelopment
- Destination Management Plan – Tim Humphries
- Norfolk Rural Development Strategy Update and Local Strategy for the West Norfolk LEADER Programme – Vince Muspratt and Eliska Cheeseman – Norfolk County Council

### 6 January 2016 – 6.00pm

- Cabinet Report – Lynnsport Development
- EXEMPT Cabinet Report – Proposed Development – King's Lynn
- EXEMPT Cabinet Report – Nar Ouse Regeneration Area Proposed Sale of Land
- EXEMPT Cabinet Report – King's Lynn Land Acquisition – Boal Quay and the Friars
- EXEMPT Cabinet Report – King's Lynn Land Acquisition – Wisbech Road

### 27 January 2016 – 4.00pm

- Hunstanton Heritage Gardens HLF Stage 2 submission – Laura Hampshire
- Capital Programme (Joint meeting with Environment and Community Panel at 4.30pm)
- Budget (Joint meeting with Environment and Community Panel at 4.30pm)

### 24 February 2016 – 6.00pm

- Highways works – Quentin Brogdale – Norfolk County Council

### 23 March 2016 – 4.00pm – venue – Education Room, Town Hall

**Please note that the Town Hall will be open from 2.30pm to 4.00pm for Members. Officers will be on hand to answer any questions.**

- Update on Town Hall Works
- Update on the Arts Centre

20 April 2016 – 6.00pm

**FORWARD DECISIONS LIST**

<b>Date of meeting</b>	<b>Report title</b>	<b>Description of report</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
2 February 2016	Budget 2016/17		Key	Council	Leader Asst Exec Dir – L Gore		Public
	Capital Programme 2015-2020		Key	Council	Leader Asst Exec Dir – L Gore		Public
	Electric Vehicles Charging Points		Non	Cabinet	ICT Leisure & Public Space and Environment Exec Dir – C Bamfield		Public
	Procurement – Print Equipment		Key	Cabinet	Leader Exec Dir – D Gates		Public
	Community Infrastructure Levy		Key	Council	Housing and Community Exec Director – G Hall		Public

<b>Date of meeting</b>	<b>Report title</b>	<b>Description of report</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
1 March 2016	Treasury Management Strategy 2016/17		Non	Council	Leader Asst Exec Dir – L Gore		Public
	Asset Management : Land with Development Potential		Key	Council	Regeneration & Industrial Assets Exec Dir – C Bamfield		Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	King's Lynn: Strategic Land Acquisition		Key	Council	Regeneration & Industrial Assets Exec Dir – C Bamfield		Private- Contains exempt Information under para 3 – information relating to the business affairs of any person

							(including the authority)
	Electoral Review		Key	Council	Leader Chief Executive		Public
	Affordable Housing Company		Non	Cabinet	Housing & Community Chief Executive		Public

<b>Date of meeting</b>	<b>Report title</b>	<b>Description of report</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
5 April 2016	The Statement of Community Involvement		Non	Cabinet	Development Exec Director G Hall		Public
	NORA Joint Venture – Phase 3		Key	Council	Regeneration Chief Executive		Public