

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 August, 2016 at 5.00 pm in the Committee Suite, King's Court, Chapel Street, King's Lynn

PRESENT: Councillors P Gidney (Chairman),
Miss L Bambridge, Mrs J Collingham, C J Crofts, I Gourlay,
M Chenery of Horsbrugh, M Howland, C Manning (substitutue for Councillor Kunes) and Mrs E Watson

Portfolio Holders

Councillor A Beales - Deputy Leader and Portfolio Holder for Regeneration and Industrial Assets

Councillor R Blunt - Portfolio Holder for Development

Councillor Mrs K Mellish - Portfolio Holder for Human Resources and Shared Services

Councillor Mrs E Nockolds – Portfolio Holder for Culture, Heritage and Health

Officers:

Chris Bamfield – Executive Director

Jemma Curtis – Regeneration Programmes Manager

Alan Gomm – LDF Manager

Ray Harding – Chief Executive

Ostap Paparega – Regeneration and Economic Development Manager

RD40: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Buck, Kunes, Long, Rochford and Tilbrook.

RD41: APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor M Howland be appointed as Vice-Chairman for the meeting.

RD42: MINUTES

RESOLVED: The minutes from the Regeneration and Development Panel Meeting held on 27th July 2016 were agreed as a correct record and signed by the Chairman.

RD43: DECLARATIONS OF INTEREST

There were no declarations of interest.

RD44: **URGENT BUSINESS**

There was no Urgent Business.

RD45: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor D Pope – items RD48, RD49, RD50 and RD52.

Councillor Mrs A Wright – item RD52.

RD46: **CHAIRMAN'S CORRESPONDENCE**

The Chairman reported that a speaker Mike Barker had offered to give a talk to the Panel on Trees and Planning. It was hoped that this would take place on 22 September 2016 at the Town Hall. The Chairman added that the invite would be extended to all Councillors and he hoped that as many would attend as possible.

RD47: **SITE ALLOCATION AND DEVELOPMENT MANAGEMENT POLICIES PLAN INSPECTORS REPORT - BRIEFING FOR ALL COUNCILLORS**

The LDF Manager explained that the report on the Examination into the King's Lynn and West Norfolk Site Allocations and Development Management Policies Local Plan had been published. The report had been sent to all Councillors and published on the website.

The report was in two parts – the Inspectors findings and then an appendix of his main modifications. The Inspector had concluded that subject to the modifications contained within the appendix, the plan was 'sound'.

The LDF Manager then went through some of the modifications and highlighted that the Inspector wanted the Council to confirm to a commitment of an early review of the local plan. The Inspector also wanted the introduction of greater flexibility in the housing allocations policies. In addition, 4 new allocations had been put forward.

The Inspectors report would be presented to Cabinet on 7 September 2016. Once the Plan had been adopted by Council, it would be the starting point for decisions on planning applications and would give the Council added weight in relation to the 5 year land supply calculation.

The LDF Manager explained that the review of the Plan and Core Strategy was well under way.

The Portfolio Holder for Development commented that this was the end of long journey, which he had been a part of for the last 12 months. He

wanted to thank everyone who had been part of the process, in particular Councillor Mrs Spikings and the LDF Task Group, who had put in a lot of work in assessing all the sites. He added that he had found the Inspector's analysis intriguing and felt that the Council had done a good job resulting in the Inspector concluding that the plan was sound. He reiterated that work had already started on reviewing the Plan.

In response to a question, the LDF Manager outlined to the Panel the timetable for the review of the Plan.

RESOLVED: That the update be noted.

RD48: **UPDATE FROM THE CUSTOM BUILD AND SELF BUILD POLICY TASK GROUP**

The LDF Manager explained that the minutes of the meeting held on 25 August 2016 had been published today. He gave an update to the Panel of what had been discussed at the meeting.

The Portfolio Holder for Development explained that at the meeting on 25 August 2016 only 3 members attended. He therefore suggested that the size of the Task Group should be increased to 9 members.

In response to question, the LDF Manager explained that self-build would be exempt from CIL, as directed by Government.

The Portfolio Holder for Development explained that the wording in the Act was not always that clear, there was a lot of information to go through and it was very early days. He hoped that there would be more to report in 2 months' time.

RESOLVED: (i) The Regeneration and Development Panel increase the size of the Task Group from five Members to nine Members. This would include 7 Conservative, 1 Labour and 1 Independent to be proportional.
 (ii) The Custom Build and Self Build Policy Development Task Group's Terms of Reference be amended to reflect the increase of membership.
 (iii) That the Group Leaders be contacted by the Democratic Services Officer to ask for their nominations for additional Members to the Task Group.

RD49: **HLF - HUNSTANTON HERITAGE GARDENS UPDATE**

The Regeneration Programmes Manager gave a presentation to the Panel on the HLF – Hunstanton Heritage Gardens Update. A copy of the presentation is attached to the minutes.

The Chair then invited questions from the Panel, which are summarised below.

The Regeneration Programmes Manager explained that work would be carried out on a phased basis to avoid disruption to the peak tourist season.

In response to a question regarding toilets in Hunstanton, the Executive Director, Commercial Services explained that this was an item on the agenda for the Environment & Community Panel Meeting tomorrow night. He confirmed that it was proposed to refurbish the Esplanade and Bowling Green Toilets.

In relation to the Butterfly Shelters, the Regeneration Programmes Manager explained that the structure of the shelters would have to remain as existing with parts refurbished or replaced subject to further investigation on their condition. However different roofing materials were being considered and the drainage would be looked at as part of the detailed design.

The Panel was informed that the siting of the statue was being looked into, as it had to be within the HLF boundary.

Under Standing Order 34, Councillor Pope made reference to cost of the scheme and that Hunstanton Town Council had contributed £3,020.

The Portfolio Holder for Regeneration and Industrial Assets explained that this scheme was part of an allocated budget and part of the Hunstanton Master Plan. He made reference to the fact that the town had been extremely busy day after day, and this was a purpose built Victorian resort. He added that the regenerative and commercial impact would be increased, and he was delighted that this scheme would be going ahead. He also thanked the community representatives and officers involved in the scheme and that the idea of the statue had come from the community and funded largely from them.

The Chair congratulated those involved in obtaining the funding from the HLF.

RESOLVED: That, the update be noted.

RD50: **RIVERFRONT DELIVERY PLAN**

The Regeneration and Economic Development Manager and Regeneration Programmes Manager gave a presentation to the Panel on the Riverfront Delivery Plan.

The Regeneration and Economic Development Manager explained that car parking, transport and access to the area would be part of the brief.

In relation to residents groups being invited as key stakeholders, the Regeneration and Economic Development Manager explained to the Panel that some local residents already had ideas as to what they would like to see, however, the idea was to inform people of the site constraints, etc and be able to put various options in front of them.

The issue of parking and marketing of the heritage area was raised, and the need for buses to be able to drop people off close to the heritage area rather than Austin Fields was essential, and the use of Boal Quay was suggested. However, it was acknowledged that Boal Quay was earmarked for residential development in the Local Plan.

The Portfolio Holder for Regeneration and Industrial Assets disagreed with the comment that there was no marketing of King's Lynn taking place. He explained that Boal Quay was an allocated site but this would not be looked at in isolation. He added that this was a real opportunity for this area of King's Lynn.

The Portfolio Holder for Culture, Heritage and Health explained that the Council did have a Tourism Department and King's Lynn itself was being heavily promoted. Lots of initiatives had taken place such as the Amiens Funding light projections, summer classical music festival and other outdoor events, all of which was making King's Lynn being known as a festival town. She assured the Panel that King's Lynn was being marketed more than in the past.

The Chair welcomed the update and added that the north section of the riverfront should not be ignored. He also stated that there had been places in the past where overdevelopment had taken place.

RESOLVED: That, the update be noted.

RD51: **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 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.

RD52: **HERITAGE ACTION ZONE**

The Regeneration and Economic Development Manager presented a report which explained that in June 2016, Historic England launched the Heritage Action Zone (HAZ). The aim of the HAZ was to stimulate economic growth in historic places and make heritage assets more productive. The Regeneration and Economic Development Manager outlined the range of support, eligibility and key issues.

The Panel also had two options to consider:

Option 1 – submit a King's Lynn wide proposal;

Option 2 – submit an area based proposal.

In accordance with Standing Order 34, Councillor Mrs Wright addressed the Panel and stated that this was an excellent opportunity for King's Lynn. She asked whether the proposal could include areas of deprivation.

Councillor Pope addressed the Panel in accordance with Standing Order 34 and made reference to the Urban Renaissance Strategy.

RESOLVED: (1) That the Panel selected Option 1 – submit a King's Lynn wide proposal for further consideration and debate.

(2) That the comments of the Panel be noted.

RETURN TO OPEN SESSION

RD53: **WORK PROGRAMME**

Members of the Panel were reminded that there was an eform available on the intranet which could be completed and submitted if Members had items which they would like to be considered for addition to the Work Programme.

RESOLVED: The Panel's Work Programmes was noted.

RD54: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on Wednesday 19th October 2016 at 6.00pm in the Committee Suite, King's Court, King's Lynn, Norfolk, PE30 1EX.

Further details about the talk scheduled for 22nd September 2016 would be circulated.

The meeting closed at 7.45 pm



Hunstanton Heritage Gardens

Jemma Curtis
Regeneration Programmes Manager

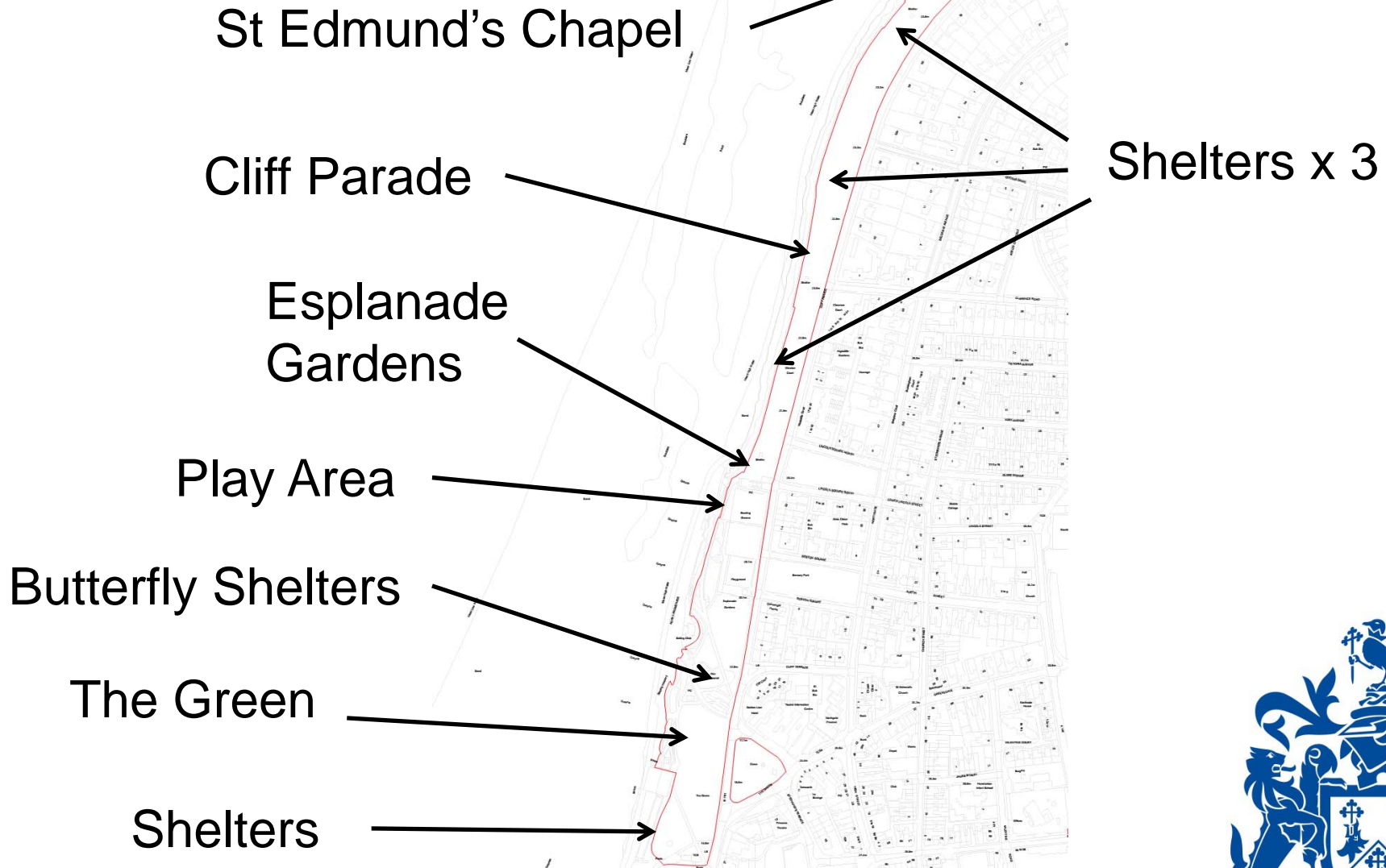


Background

- Heritage Lottery Fund (HLF) 'Parks for People' Stage 1 Application **approved** June 2016
- Comprehensive **restoration** of the Seaside park, which celebrates and respects the original vision of Henry Styleman Le Strange
- **Activities** and **training** events to increase the awareness of the heritage of the town
- **Capital works** to infrastructure throughout the area:
 - Restoration of key heritage assets
 - Facilities – play area, crazy golf, toilets
 - Footpaths & street furniture & site boundaries
 - Improved interpretation throughout the area



Project Area



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UNDERSTANDING HUNSTANTON



1



2



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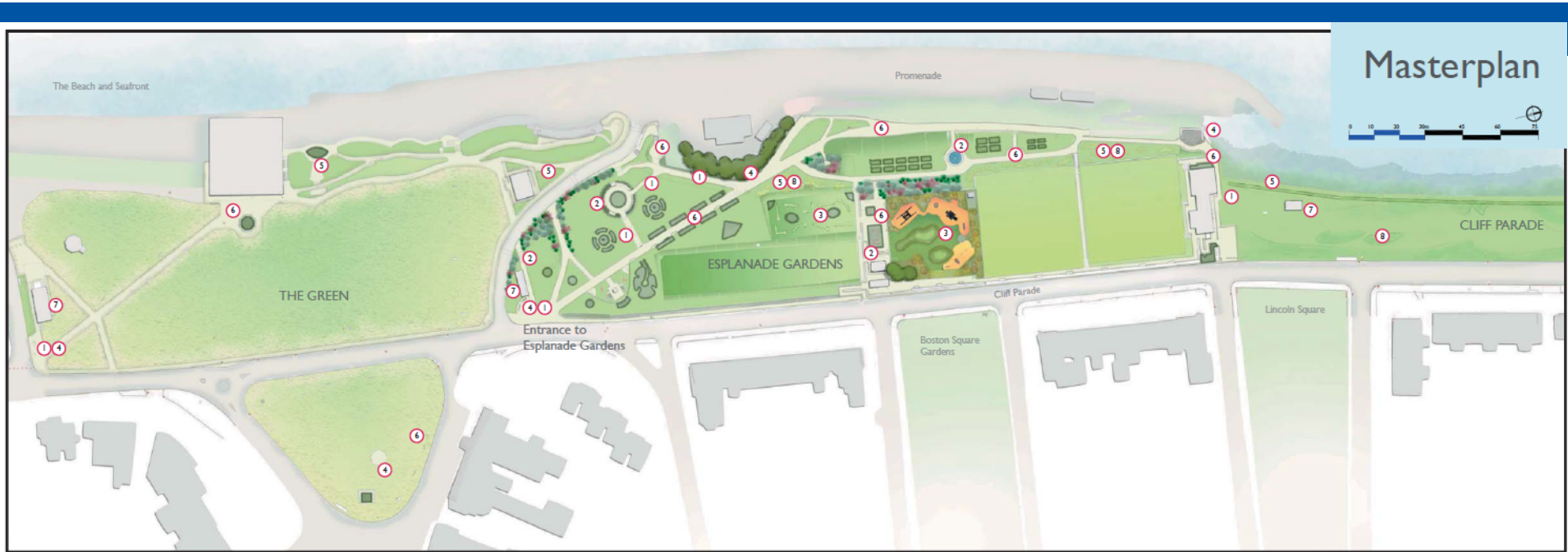
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Design Principles and Strategies

- 1 **Improve accessibility**
Orientation maps and accessibility information to be provided at main gateways, new footpath to 'Time and Tide' garden and more routes with compliant access.
- 2 **Preserve and enhance local heritage**
Refurbishment to historic features, new rose garden setting to the Edwardian Pavilion, re-instatement of historic path in Esplanade Gardens.
- 3 **Encouraging people to stay longer**
Expansion and re-location of play area including more equipment with greater play value, new relocated crazy golf course.
- 4 **Improve interpretation and visibility of Hunstanton's assets**
New interpretation panels with historic photos and engaging themes linking to local heritage trails.

- 5 **Preserve and enhance community engagement**
New hedge row and bulb planting to form part of community engagement workshops, 'adopt-a-bed' flowerbeds retained.
- 6 **Improve the quality and experience of the public realm**
New areas of hard paving in front of the Pier building, extensive surface dressing to pathways, de-cluttering and re-organisation of street furniture, new fencing and improvements to lighting. Uninterrupted views are maintained.
- 7 **Improve shelters**
New gull-wing shelter in Esplanade Gardens, refurbishment works to Victorian shelters and the shelter on The Green.
- 8 **Enhance biodiversity and ecology**
New planting provides increased biodiversity that is sensitive to local ecological needs.

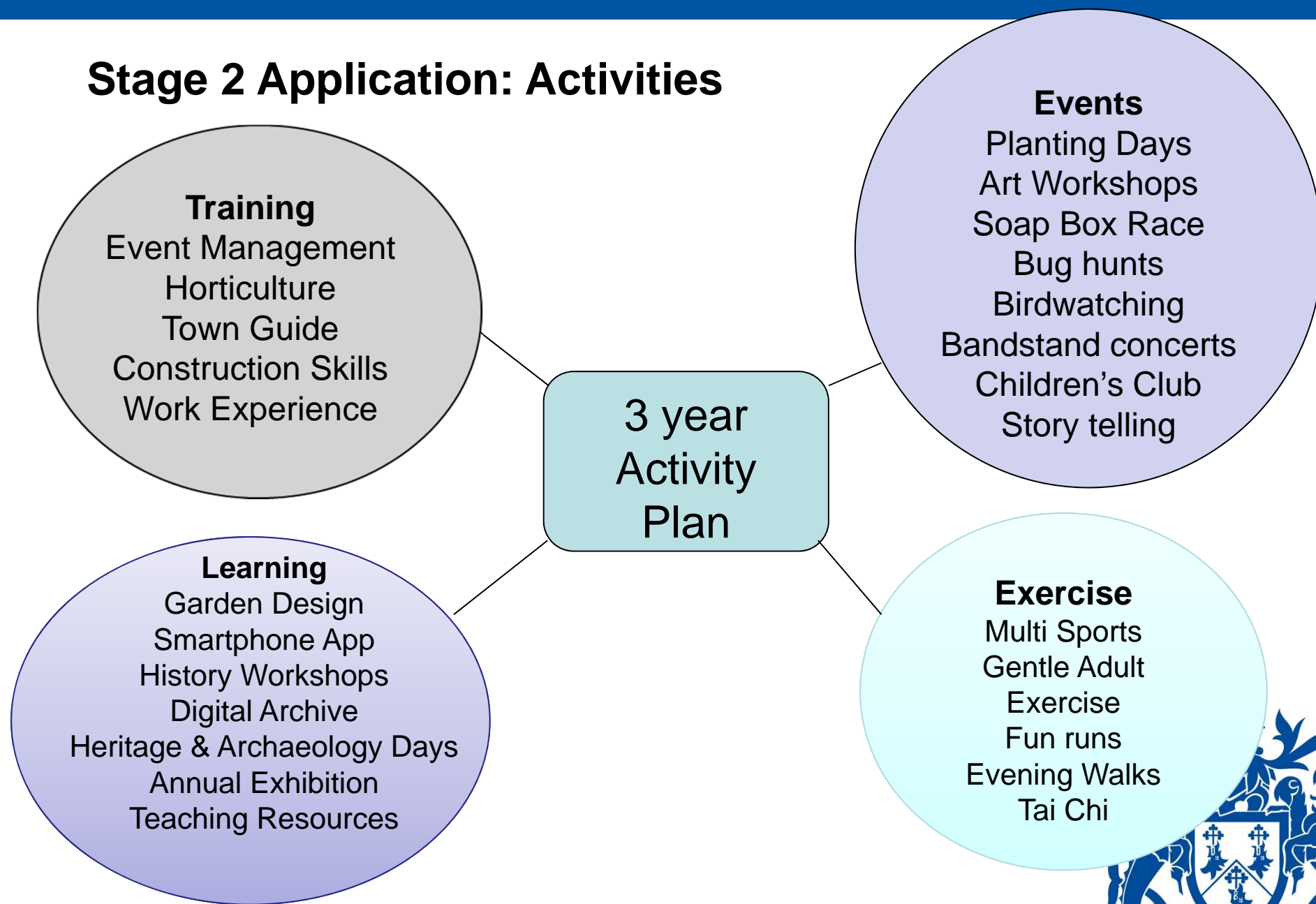
Stage 2 Application: Capital Works

Key Features

- Refurbishment of Butterfly Shelters
- Play Areas – new children's play area and crazy golf
- Statue of Henry Le Strange
- 'The Lookout'
- 'Time & Tide' Garden
- Rose Garden
- Restoration and repair works to Fountain, Town Sign, Cross and St Edmunds Chapel
- Improvements to street lighting, paving, street furniture



Stage 2 Application: Activities



Project Costs and Funding

Cost Items	£
Capital works	£ 1,176,300
Activities	£ 148,770
Total	£ 1,325,070
Funding	£
Heritage Lottery Fund	£ 993,900
Borough Council	£ 288,650
Hunstanton Town Council	£ 3,020
Chamber of Trade	£ 32,000
Volunteer Time	£ 6,600
Total	£1,325,070



Project Delivery

- **Delivery Team** Regeneration, Public Opens Spaces & Resorts Team, Conservation Team, Property Services, Wynne Williams Associates (Landscape Architects) with RHP and GC Baxters & Associates Quantity Surveyors
- **Programme**
 - August-September - Detailed Design
 - Autumn 2016 - Tender for Principal Contractor
 - November 2016 - Activity Coordinator appointed
 - January- June 2017 - Capital Works



Any Questions?





King's Lynn Riverfront Delivery Plan

Ostap Paparega
Regeneration & Economic
Development Manager
Jemma Curtis
Regeneration
Programmes Manager





‘The Regeneration Delivery Plan will form a key component of the Council’s regeneration plans and future posterity of King’s Lynn by providing a viable concept and implementation strategy for the redevelopment of key sites and vacant properties located on the historic quayside’.

Appointed Team

Urban Delivery in collaboration with Levitate (conservation, architects ad urban design), Trident (build cost), BWB (environmental, flood ad transport engineers)



Study Area

Kings Staithe Square

Visitor Pontoons

Fishing Cooperative Quay

Nar Loop

Hardings Pits Doorstep Green

Probation Office

Customs House

Sommerfeld & Thomas site

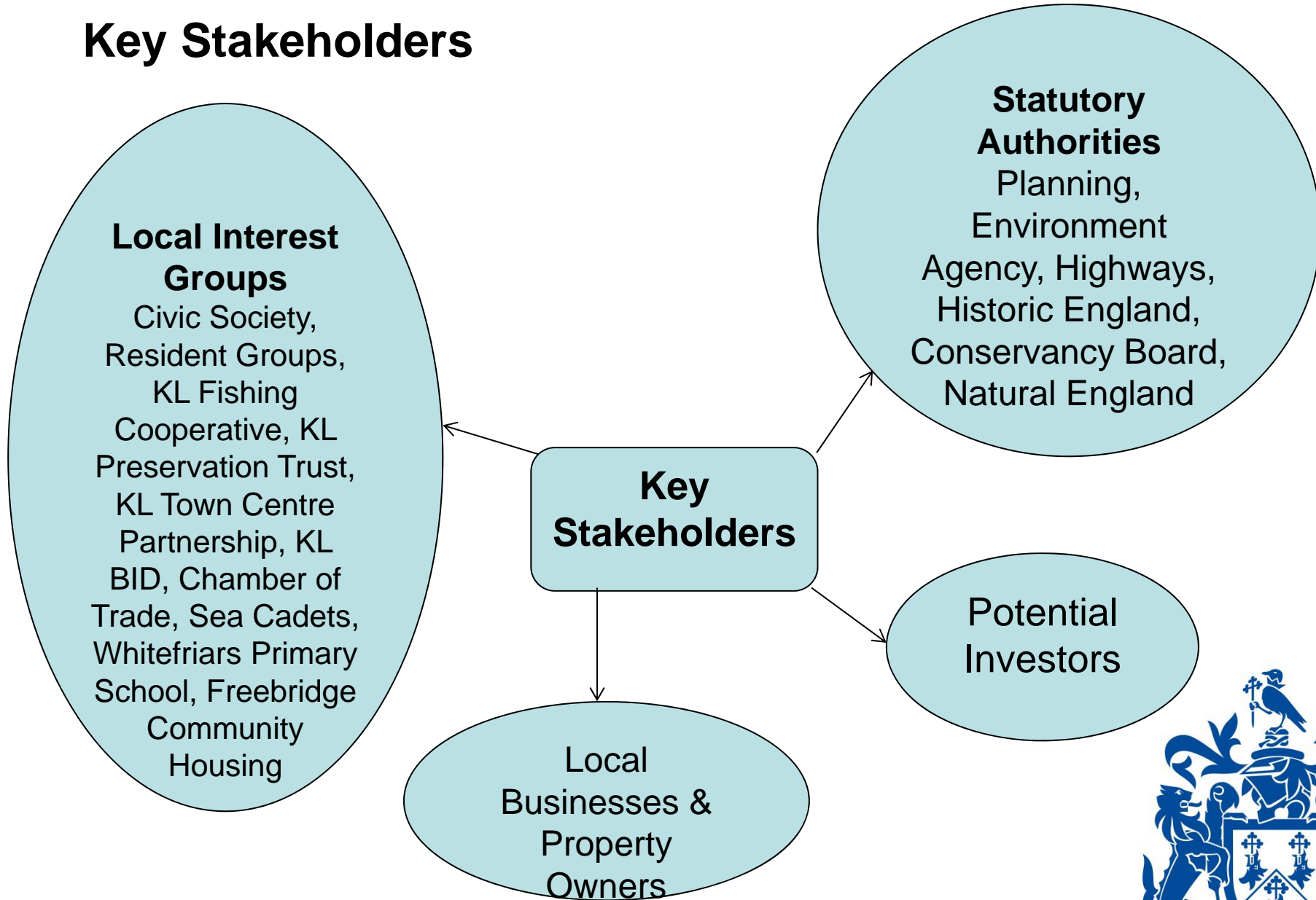
Grain Silo Site

Boal Quay Car park

Land at The Friars



Key Stakeholders



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Programme

July – September 2016

Baseline information gathering
& consultation with key stakeholders

October – November 2016

Develop & Test Options

November 2016

Delivery Plan Options Consultation

January 2017

Preferred Option Public Consultation

February 2017

Final report & delivery plan

