

**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, 25th April, 2017 at 6.00 pm in the Education Room, Town Hall, Saturday Market Place, King's Lynn**

**PRESENT:** Councillors P Gidney (Chairman), Mrs S Collop (substitute), C J Crofts, M Chenery of Horsbrugh, M Howland, P Kunes, D Pope (substitute for Mrs J Collingham), A Tyler (substitute for Mrs S Buck), Mrs E Watson and Mrs A Wright

**Portfolio Holders**

Councillor R Blunt – Portfolio Holder for Development  
Councillor I Devereux - Portfolio Holder for Environment  
Councillor B Long - Leader of the Council  
Councillor Mrs E Nockolds – Portfolio Holder for Culture, Heritage and Health

**Officers:**

Martin Chisholm – Business Manager  
Jemma Curtis – Regeneration Programmes Manager  
Alan Gomm – LDF Manager  
Ray Harding – Chief Executive  
Steven King – THI Officer  
Ostap Paparega – Regeneration and Economic Development Manager

**By Invitation:**

Ian Parkes – Norfolk County Council

RD121: **APPOINTMENT OF VICE CHAIRMAN**

**RESOLVED:** Councillor Mrs Wright was appointed Vice Chairman for the meeting.

RD122: **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Beales, Buck and Collingham.

RD123: **MINUTES**

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

RD124: **DECLARATIONS OF INTEREST**

There was none.

RD125: **URGENT BUSINESS**

There was none.

RD126: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Bambridge – RD128, 129 and 130.

RD127: **CHAIRMAN'S CORRESPONDENCE**

There was none.

RD128: **TRAFFIC AND TRANSPORT**

Ian Parkes from Norfolk County Council was present at the meeting and provided information on previous work and current issues in King's Lynn. He explained that various surveys and models had been carried out as part of the King's Lynn Area Transport Study (KLATS) to determine the impact of future development and growth on the road infrastructure. Key ideas and measures from KLATS included:

- Gyrotory of King's Lynn
- Parking
- Sand line Corridor – using the quarry Railway line to support public transport was something that could be looked at in the future.
- Hospital Access – some improvements had been made to the Queen Elizabeth Hospital roundabout and onsite parking.
- South East Hardwick – this would be a key growth area and included the West Winch relief road.
- A149
- Cycle ways

The Panel was informed that issues were categorised into strategic, operational and tactical issues. He explained that strategic issues included the redevelopment of the Riverfront area, Boal Quay car park and the Hardings Way bus route. It was likely that issues would arise and need consideration as the Riverfront Masterplan was taken forward. Car parking was also a strategic issue and would need to be looked at alongside the growth of the town.

Operational issues included minor changes to the operation of the road network to make improvements, for example lane re-marking of the Queen Elizabeth Hospital roundabout, changes to the synchronisation of traffic lights and trials to turn off sets of traffic lights to try and improve the flow of traffic.

Ian Parkes explained that the King's Lynn traffic light controllers were up to date and used the latest technology. Traffic lights adjusted themselves automatically, however if there was a major issue it could be manually overridden remotely. The County Hall highways control room was manned from 7.30am to 9.30am Monday to Friday. The Business Manager explained that there was a need for more joined up working between the Police, the Borough Council and Norfolk County Council and discussions were ongoing on how all partners could work together to respond to incidents and issues in the town centre.

The Chairman thanked Ian Parkes and the Business Manager for their presentation and invited questions and comments from the Panel, as summarised below.

Councillor Bambridge addressed the Panel under Standing Order 34. She felt that Railway Road was dangerous and it was getting worse. She requested that traffic calming measures be looked at in this area. She also felt that the Friars area and Valingers Road was busy, especially around school drop off times and one option could be to make the road one way. She explained that parking had a knock on effect on the traffic flow, especially now that the adjacent areas were resident parking only, meaning that other cars were parking elsewhere in the area. Councillor Bambridge also commented that there were a lot of heavy vehicles and Lorries using the town centre and asked that the weight restrictions be enforced from the Southgates roundabout. She also commented that she was aware that some bus companies dropped off outside of the Hospital as they would often get caught in too much traffic if they went into the Hospital grounds.

Councillor Kunes felt that there were still problems at the Hospital relating to traffic congestion. Comments were also made that people parked on the surrounding streets which caused issues for residents.

Councillor Kunes asked if there were any plans to encourage use of the multi storey car park. The Business Manager explained that the multi storey car park was a short term car park and was well used, especially on Saturdays and in the lead up to Christmas. He explained that if the car park was converted to a long term car park it would be full most of the time. However the short term provision was well used by people visiting St James Pool or for short trips into town.

Councillor Howland asked if the Police were allowed to control the lights and manage traffic. The Business Manager explained that discussions were ongoing to see if it would be possible for the Civil Enforcement Officers to gain the necessary qualifications to be able to direct traffic, especially during short-term issues that occurred on the network.

The Leader of the Council, Councillor Long asked if consideration had been given to allowing the Borough Council's CCTV suite access to the

traffic management programme, SCOOT (Split Cycle Offset Optimisation Technique), so that they could manually control traffic lights if there was an incident outside of the time that the County traffic control room was manned. It was agreed that a discussion would take place between the Borough Council and Norfolk County Council to see if this would be feasible.

Councillor A Tyler commented that there were a lot of HGV's around the Loke Road area and the heavy traffic movement sometimes caused damage to properties, for instance cracks to pavements or walls. The Business Manager explained that issues relating to HGV movement in the town had been raised at a recent King's Lynn Safer Neighbourhood Action Panel meeting and was a Police issue.

Councillor A Tyler also asked if there would be the opportunity in the future to look at more pay on exit parking, so that visitors did not have to commit to a time to return to their vehicle. The Business Manager explained that the multi storey car park was a pay on exit car park. The Borough Council were also in the process of introducing an App so that users could top up their car parking via their phone without having to return to their vehicle. It was anticipated that the App would be available before the School Summer Holidays in July.

The Vice Chairman, Councillor Mrs Wright felt that there were still problems on the A149 especially over the holiday season. She also commented that the slip road onto the Queen Elizabeth Hospital was not fit for purpose and she felt it was dangerous.

In response to a question from Councillor Crofts, the LDF Manager reminded the Panel that they had received information at a previous meeting on the Infrastructure Delivery Plan for West Winch and this would look at how much development would have to take place to be able to afford the necessary infrastructure and if there was a deficit, how this would be dealt with. The Infrastructure Delivery Plan would be presented to the Panel at the appropriate time.

Councillor Mrs Collop referred to the new Lynnsport Road and raised concern that some of the cycle paths would be crossing the road and that vehicles would have to give way to cyclists. She felt that this was dangerous.

The Chairman agreed with comments made by the Leader of the Council in that discussions should take place regarding the CCTV control room and use of SCOOT. He also suggested that the Police could be encouraged to check that lorry drivers had the correct navigation systems, rather than those intended for private cars, so that they did not use weight restricted roads.

**RESOLVED:** Ian Parkes and the Business Manager noted the comments and issues raised by the Panel.

**RD129: TOWNSCAPE HERITAGE INITIATIVE 2**

The Chairman invited the Panel to take part in a workshop exercise to look at options for a potential second Townscape Heritage Initiative (THI) bid.

The Panel were provided with information on the current THI project in the St Margaret's with St Nicholas area and the potential conservation areas which could be considered for another THI project.

A copy of the presentation provided to the Panel is attached.

Members broke into separate groups and gave consideration to the following questions:

- Should the Council proceed with an application for THI2?
- What conservation area is in most need of a Townscape Heritage Programme?
- Why is this conservation area in need of Townscape Heritage investment?

The Panel then shared their suggestions and ideas and the general consensus was that the Friars, London Road, Norfolk Street and Railway Road should be included in the Townscape Heritage 2 scheme.

The Chairman thanked officers and the Panel for their contribution.

The THI Project Officer explained that officers would consider the contributions from the Panel and return to the Panel in due course with more details on the potential scheme.

**RESOLVED:** Officers to consider the comments and suggestions made by the Panel and would bring back detail of the scheme at the appropriate time.

**RD130: OUTCOME OF THE HERITAGE LOTTERY FUND BID - ST GEORGE'S GUILDHALL**

The Portfolio Holder for Culture, Heritage and Health, Councillor Mrs Nockolds informed the Panel that the Borough Council had not been successful with the application for grant funding from the Heritage Lottery Fund for St George's Guildhall.

She explained that the building was very important and other options would be explored as it was important for the building to be accessible and brought back into use. Meetings would take place with the relevant organisations to look at the next steps and it was anticipated that future work would be carried out on a phased basis.

Councillor Mrs Nockolds explained that the bid was a national bid and very competitive with only 28% of bids being successful. By breaking the project down into phases, regional funding could be applied for.

The Chairman thanked the Portfolio Holder for the update and invited questions and comments from the Panel, as summarised below.

Councillor Bambridge addressed the Panel under Standing Order 34. She asked if the Heritage Lottery Fund had provided any feedback as to why the bid was unsuccessful. Councillor Mrs Nockolds explained that the Heritage Lottery Fund were very complementary towards the scheme and suggested that the way forward would be to bid for the work in phases.

Members of the Panel reiterated the importance of the Guildhall and supported that work should be carried out to bring the buildings back into use.

Councillor Mrs Nockolds explained that there was a contingency budget available for roof repairs when required and the roof was inspected on a regular basis.

In response to a question from Councillor A Tyler, Councillor Mrs Nockolds explained that the proposals for the Guildhall had included a partially flat floor. This would enable the Guildhall to be used for a variety of activities which could include weddings and conferences etc. Councillor Mrs Nockolds explained that the White Barn was now being considered for office suites.

**RESOLVED:** That the Panel be kept updated on progress.

RD131: **WORK PROGRAMME**

Members of the Panel were reminded that an eform was 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.

Councillor Kunes asked if there was any information available on the floating restaurant proposed on the Purfleet and the Chief Executive agreed to seek a written update from the Property Services section.

Councillor Kunes also asked if any information was available on the Nar Loop development and the Panel was informed that this would be covered as part of the Riverfront Delivery Plan item which was scheduled for the next meeting.

The Chairman explained that he felt that they were a lot of interesting buildings, certain features of our rural landscape and other places

worthy of note within the Borough which were outside conservation areas and thought it would be a good idea to compile a register perhaps via Parish Councils. The Chairman asked that this be added to the work programme for a future meeting.

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

RD132: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on **28<sup>th</sup> June 2017** at 6.00pm in the Education Room, Town Hall, Saturday Market Place, King's Lynn.

**The meeting closed at 8.19 pm**

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



## Townscape Heritage Two



# St Margaret's THI



- Funding: £1m BCKLWN, £1m HLF, £800,000 (private investment)
- 3 critical, 20 priority and a further 68 reserve properties
- Saturday Market Place - £140,000 contribution
- Over 2,200 sqm to be brought back into use
- 285 new jobs created (125 direct and 160 in the local economy) and 250 jobs safeguarded
- Repairs to three priority properties completed.
- Repairs to two critical project on site
- Repairs to one critical project just about to start
- 5 Priority projects in pipeline
- Activity Plan has included a community event, education and training, art and photography exhibitions

# St Margaret's THI

5 Saturday Market Place  
Before



After



8 Tower Street  
Before



After





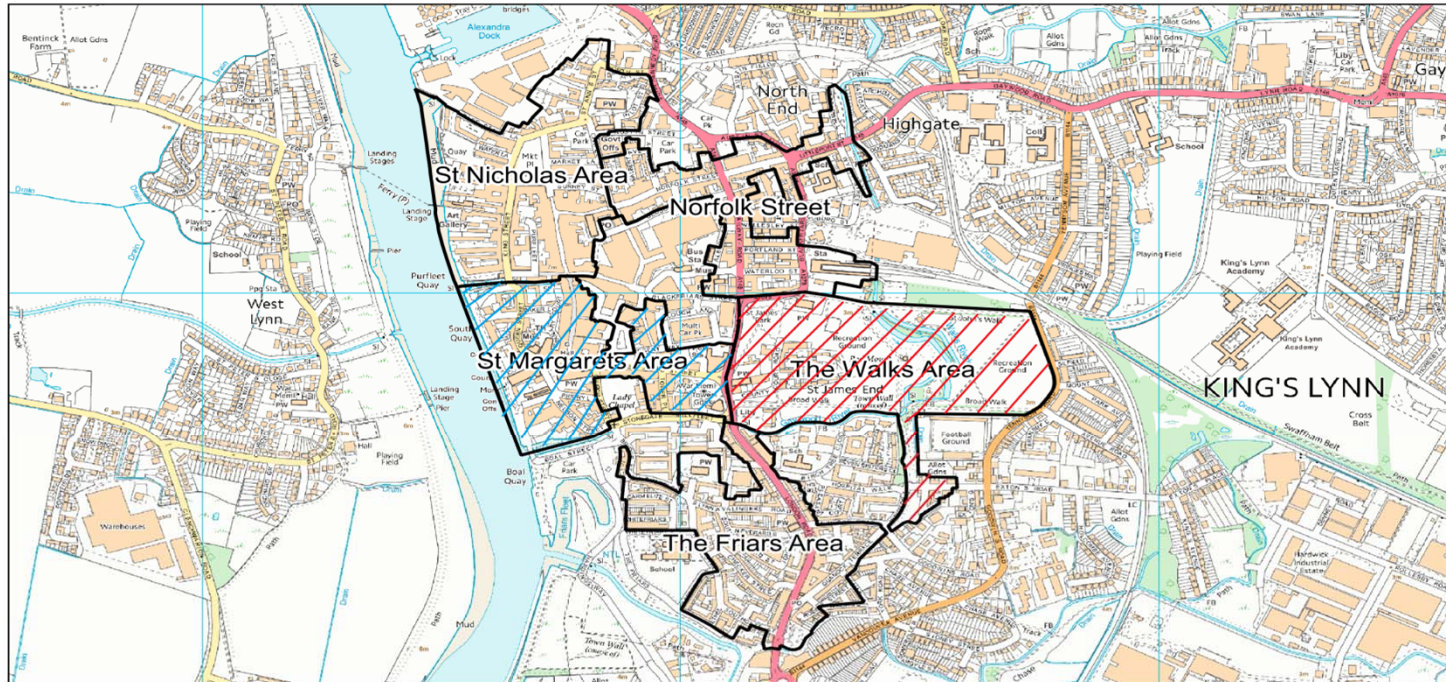
# St Margaret's THI activity events





# TH Two – potential areas (excluding St Margaret's and The Walks)

Borough Council of  
King's Lynn &  
West Norfolk



Borough Council of  
**King's Lynn &  
West Norfolk**  
Tel. 01553 616200  
Fax. 01553 691663

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## King's Lynn Conservation Areas



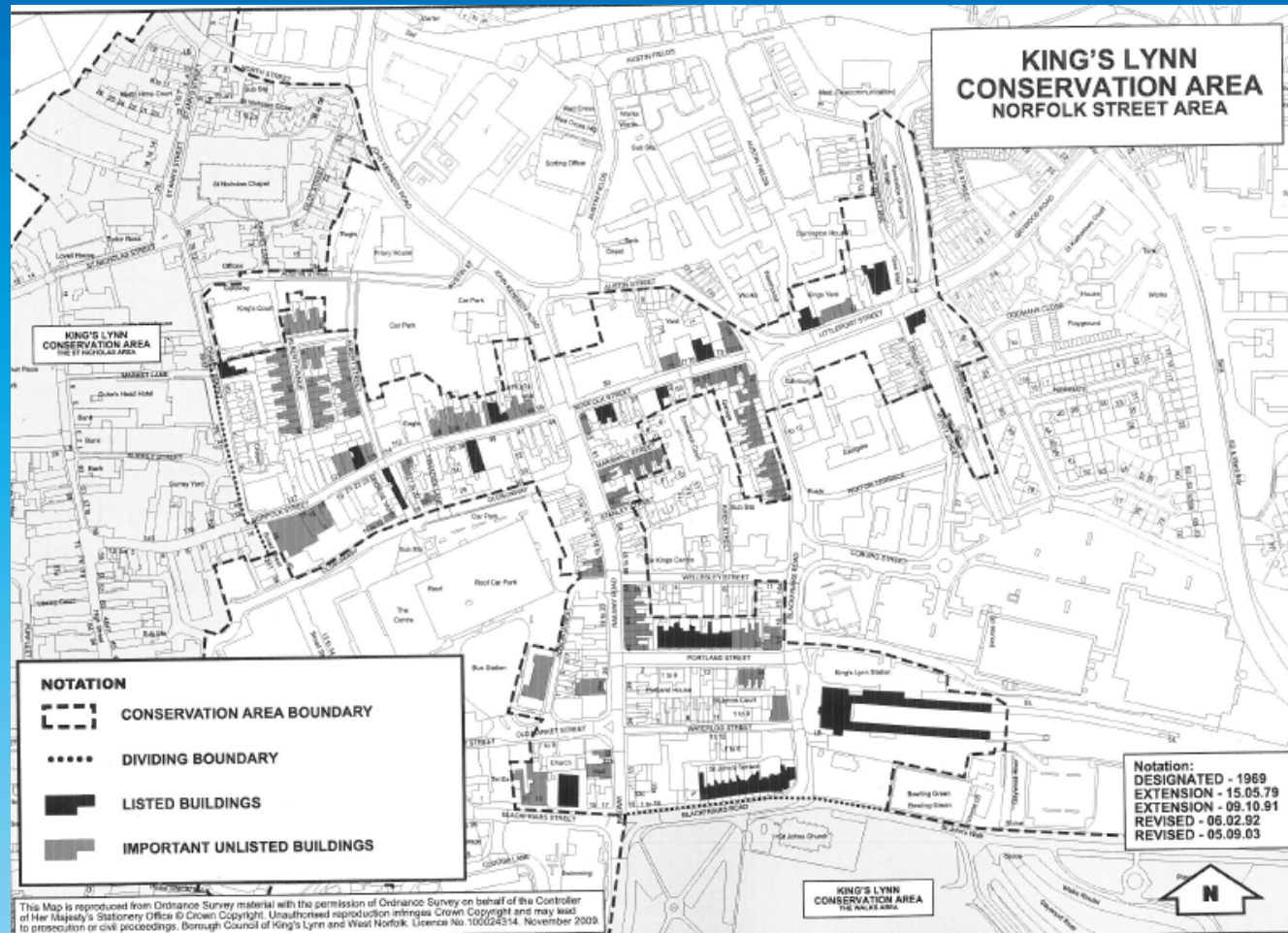
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# TH Two – Norfolk Street Conservation Area



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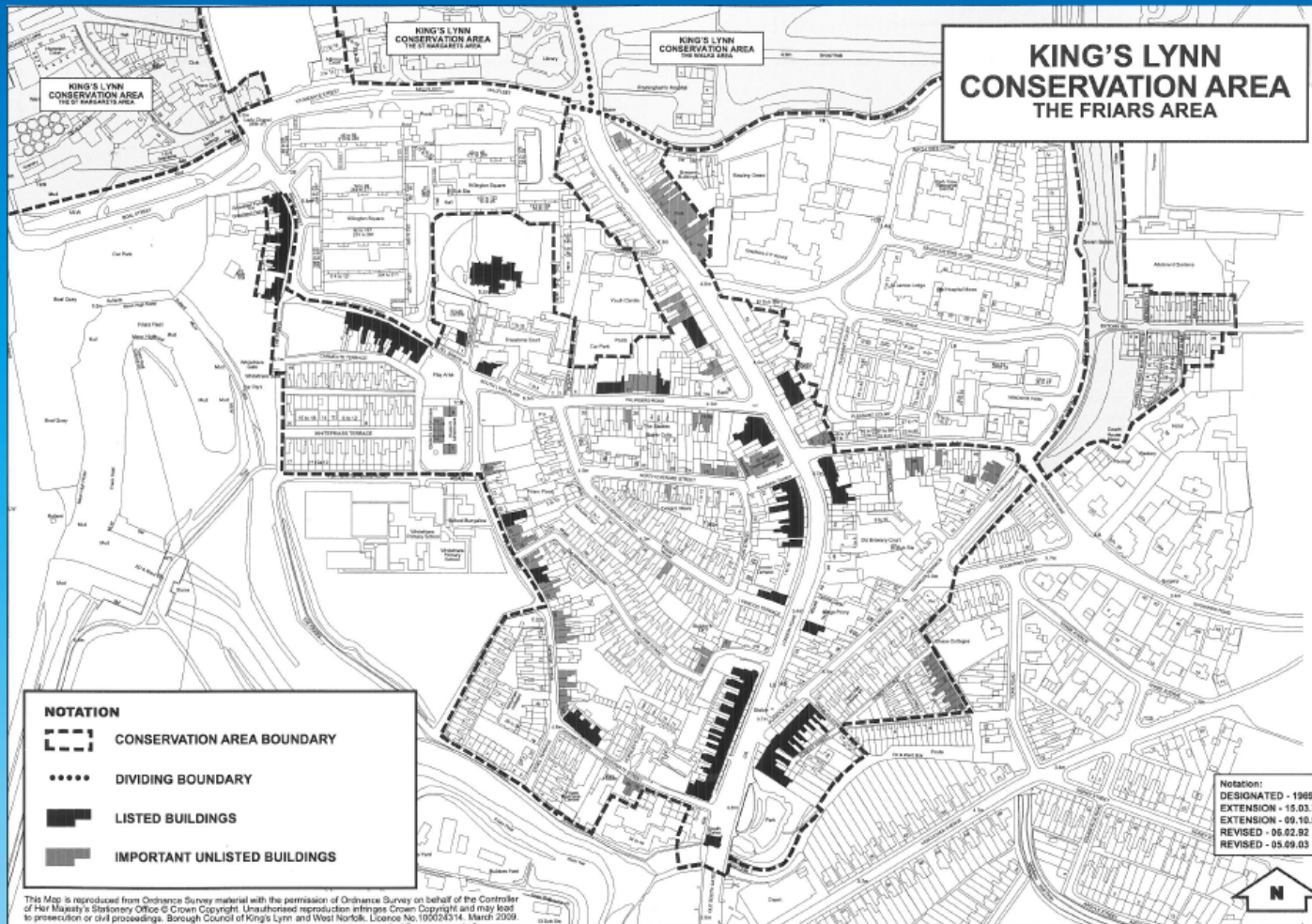




# TH Two – Norfolk Street Conservation Area



# TH Two – The Friars Conservation Area





# TH Two – The Friars Conservation Area





# TH Two St Nicholas Conservation Area



# TH Two St Nicholas Conservation Area



# TH Two



- Any TH Scheme should:
- aim to halt and reverse the decline of historic townscapes
- create attractive vibrant and interesting places where in the future people will want to live, work and invest
- fund physical works to repair and enhance the historic area in order to encourage business confidence
- provide local people with the opportunity to learn new skills
- inspire the local community to take an interest in and get involved with their townscape heritage



# TH Two



- **Funding can be provided for works that include:**
- Carrying out structural and external repairs to buildings;
- Repairing or reinstating elements of architectural detail such as shop fronts;
- Work to bring vacant buildings back into use.
- Improvements to the public realm and the authentic restoration of features;
- Good quality and sympathetic development in gap site, where these do not form the main focus of the scheme;
- Activity programme – engaging people with their heritage;



- **Key questions to consider when looking at the conservation areas:**
- What is the heritage your project focuses on?
- Describe what the project will do
- Explain what need and opportunity your project will address
- What difference will your project make for heritage?
- What difference will your project make for people?
- What difference will your project make for communities?