

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, 29th August, 2017 at 6.00 pm in the Wembley Room, Lynnsport, Greenpark Avenue, King's Lynn

PRESENT: Councillor P Gidney (Chairman), Mrs J Collingham, C J Crofts, M Chenery of Horsbrugh, M Howland, P Kunes, C Manning, G Middleton, A Tyler, Mrs E Watson and Mrs A Wright

Portfolio Holders

Councillor A Beales – Portfolio Holder for Regeneration and Special Projects

Councillor R Blunt – Portfolio Holder for Development

Councillor I Devereux – Portfolio Holder for Environment

Councillor B Long – Leader of the Council

Officers:

Chris Bamfield – Executive Director

Dale Gagen – Corporate Project Officer

Ray Harding – Chief Executive

Steven King – THI Project Officer

Ostap Paparega – Regeneration and Economic Development Manager

RD28: **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Parish.

RD29: **MINUTES**

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

RD30: **DECLARATIONS OF INTEREST**

There was none.

RD31: **URGENT BUSINESS**

There was none.

RD32: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Pope for all Agenda items.

RD33: CHAIRMAN'S CORRESPONDENCE

There was none.

RD34: REGISTER OF PLACES OF INTEREST - ITEM RAISED BY THE CHAIRMAN

The Chairman reminded those present that he had previously suggested that it would be useful to have a register of places of interest which Parish Councils could assist with creating. He felt that this would be useful for considering planning applications and could be used for tourism purposes.

The Panel discussed how a register could be created, maintained and the types of things it could include. The Portfolio Holder for Development, Councillor Blunt commented that each Parish Council had the opportunity to create a Neighbourhood Development Plan. This would be a material consideration during the Planning Application process once adopted and could include places of local interest. However a local list would have no bearing in the Planning process and would not be a consideration. Councillor Blunt also raised concerns on the cost and work involved in creating and maintaining a list.

The Chief Executive commented that Neighbourhood Plans were an excellent way to get Parishes involved in the formal part of the planning process. He raised concerns that if Parishes were asked to provide details to the Council they would have an expectation that it would have a formal bearing.

The Leader of the Council, Councillor Long commented that he would need to know the cost and resources involved in creating a list and what benefit it would have before it could be considered.

The Chairman commented that the register could be compiled by the relevant Parish Councils and then forwarded to the Council. He felt that there was merit in proceeding with the idea and asked Members of the Panel to send him through ideas on the best way forward and next steps. Members of the Panel were generally in support of developing the idea further.

RESOLVED: The Chairman to put together a case for compiling a register of places of interest, including cost implications, resources required and the benefit of having such a register.

RD35: LYNNSPORT MAJOR HOUSING UPDATE FOLLOWING TOUR OF THE SITE

Members of the Panel had been on a tour of the Lynnsport Development and Major Housing sites before the meeting. The Corporate Project Officer provided the Panel with details of the sites visited (as attached) and highlighted the following parts of the project which had been completed:

- Relocation of Miniature Railway
- Reconstruction of Southern Car Park
- Construction of new Northern Car Park with flood protection
- Construction of new Hockey Pitches
- Culvert of drain from Reid Way to Spenser Road
- Construction of new road from Alive Lynnsport to Spenser Road, with new roundabout and signal work on Edward Benefer Way
- Drain widening off Kilhams Way
- Construction of new Tennis Courts
- Work to Salters Sanctuary wildlife area
- Remediation of old land raise site

The Panel was also provided with key dates for the next stages of the project (as attached).

The Chairman thanked the Corporate Project Officer for the tour and the update and invited questions and comments from the Panel, as summarised below.

The Vice Chairman, Councillor Mrs Wright referred to the grassed areas around Edward Benefer Way and the Car Park. The Corporate Project Officer confirmed that a planting scheme was included in the project. This would include visibility splays and bare soil would be seeded. A knee high fence would be installed in front of the car park to surround the play area.

The Portfolio Holder for Regeneration and Special Projects explained that the ground conditions would need to be taken into account when considering planting and in areas where it would be difficult for plants or wildflowers to thrive the areas would be grassed and mowed. He reminded those present of Salters Sanctuary.

Councillor Mrs Watson raised concern regarding one of the ponds, which was very green and it was difficult to see the water. The Executive Director agreed to get the Grounds Maintenance Team to investigate.

In response to a question from Councillor Tyler, the Corporate Project Officer explained that during the initial stages of the project, Members had commented that they wanted the project to be right first time and be done properly. Following this he had engaged stakeholders, taken expert advice and used ecology consultants to assist with the development of Salters Sanctuary.

In response to a question from Councillor Crofts, it was explained that the new play equipment was currently out for tender and the Portfolio Holder for Regeneration and Special Projects requested that the details of the play equipment be circulated to Members of the Panel for information.

Councillor Pope addressed the Panel under Standing Order 34 and made reference to the tree planting. The Corporate Project Officer explained that there would be orchard areas, but the broad leaf trees would have a high canopy to increase visibility in the area and deter antisocial behaviour.

In response to a question from Councillor Tyler, the Portfolio Holder for Regeneration and Special Projects explained that one resident had raised an issue regarding the proximity of the play area to the Car Park. No concerns had been raised by Alive Leisure or other users of the play area. To alleviate the concern of the resident it had been proposed to install a knee high fence adjacent to the play area.

The Chairman referred to the density of the proposed housing development and it was explained that the Marsh Lane site was 12 acres and would deliver 120 properties. The Corporate Project Officer felt that the site was very well designed and would not be too dense, by modern standards. He also explained that the houses would be built to be as efficient as possible in terms of heating and insulation.

The Corporate Project Officer commented that the Marsh Lane site was launched a couple of weeks ago and already lots of units had been sold or reserved. He was hopeful that once the units were marketed, they would be popular.

The Portfolio Holder for Regeneration and Special Projects hoped that Members had found the tour of the site useful and reminded them that the project included improvements at Lynnsport and was not just about housing. He reminded them that Salters Sanctuary had been created and lots of accessible green space would be made available. He hoped that the area would be a pleasant place to live and an asset to the area.

RD36: **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.

RD37: **EXEMPT - TOWNSCAPE HERITAGE INITIATIVE 2 - PRESENTATION AND FOLLOW UP FROM WORKSHOP SESSION**

The THI Project Officer provided the Panel with a presentation (as attached) as a follow up from the workshop session carried out by the Panel in April 2017. He explained that a first round bid to the Heritage Lottery Fund would be developed and submitted in December 2017. The Panel was informed that this was the last round of Townscape Heritage Funding that would be awarded by the Heritage Lottery Fund, so the last opportunity for King's Lynn to put a bid in.

The Panel was provided with information on the conservation area and the critical and priority projects which could benefit from the project if the bid was successful.

The Panel discussed the benefit the project would have to the town centre. The THI Project Officer explained that discussions had taken place with property owners who could benefit from the scheme and a key part of the process would be to ensure that property owners were on board with the project.

The Portfolio Holder for Regeneration and Special Projects referred to the St Margaret's with St Nicholas Townscape Heritage Initiative and how successful it had been.

The Panel was referred to the presentation and the different level of bid which could be put in. It was explained that the high impact project would require the most financial contribution from the council in terms of 30% match funding, but would have the highest impact. The Panel was requested to provide a steer on what sort of bid should be submitted, high, medium or low impact.

The Panel discussed the level of impact and it was agreed that a high impact project would be the preferred option. Comments were made that a low impact project would result in a patchwork of improvements and the Panel would prefer that the project made a big difference to this important gateway to the town centre.

RESOLVED: The Panel supported the submission for a Townscape Heritage Scheme and were in favour of submission of a high impact bid to the Heritage Lottery Fund.

RD38: EXEMPT - HERITAGE ACTION ZONE UPDATE AND OPTIONS

The Regeneration and Economic Development Manager provided the Panel with an update on the progress of delivering the King's Lynn Heritage Action Zone Programme. He reminded those present that the key aims of the Heritage Action Zone were:

- Stimulate local economic growth
- Maximise the economic potential of heritage assets
- Strengthen the character of King's Lynn conservation areas
- Improve King's Lynn Town Centre's competitiveness as a sub-regional centre.

Details of the three target areas and enabling interventions were provided. It was explained that Councillor Beales was Chairman of the Board taking the project forward and it was important for all the relevant organisations to work together in order for the Heritage Action Zone project to be a success.

The Chairman thanked the Regeneration and Economic Development Manager for his report and invited questions and comments from the Panel.

In response to questions, the Regeneration and Economic Development Manager explained that feasibility studies would be carried out and all options would be considered. He felt that King's Lynn was recognised as an important place and had a competitive market. He felt that the investment made into King's Lynn had paid off and this had helped in achieving Heritage Action Zone status.

The Portfolio Holder for Regeneration and Special Projects reminded those present of the Urban Panel visit to King's Lynn and what had been achieved with the help of officers and the Heritage Champion. He acknowledged that the feasibility of all projects would need to be looked at and all options would be considered.

The Panel discussed car parking issues in the town centre and alternative arrangements which could be made to alleviate potential parking issues in the future. It was explained that officers would be meeting with Norfolk County Council to look at traffic and transport issues.

The Portfolio Holder for Regeneration and Special Projects explained that high quality architecture would be required and a design brief would be created if required.

The Chief Executive summarised the points raised by the Panel, which should be taken into consideration when taking projects forward:

- High quality
- Sensitive design
- Balance the level of development
- Maintain a vibrant town centre
- Traffic planning

Councillor Kunes referred to the boat ramp at Common Staithe Quay and asked why it was locked. The Panel was informed that it had been locked due to noise complaints relating to jet skis and power boats. The Executive Director suggested that a review of river access could be considered.

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. The following items were identified for addition to the Work Programme:

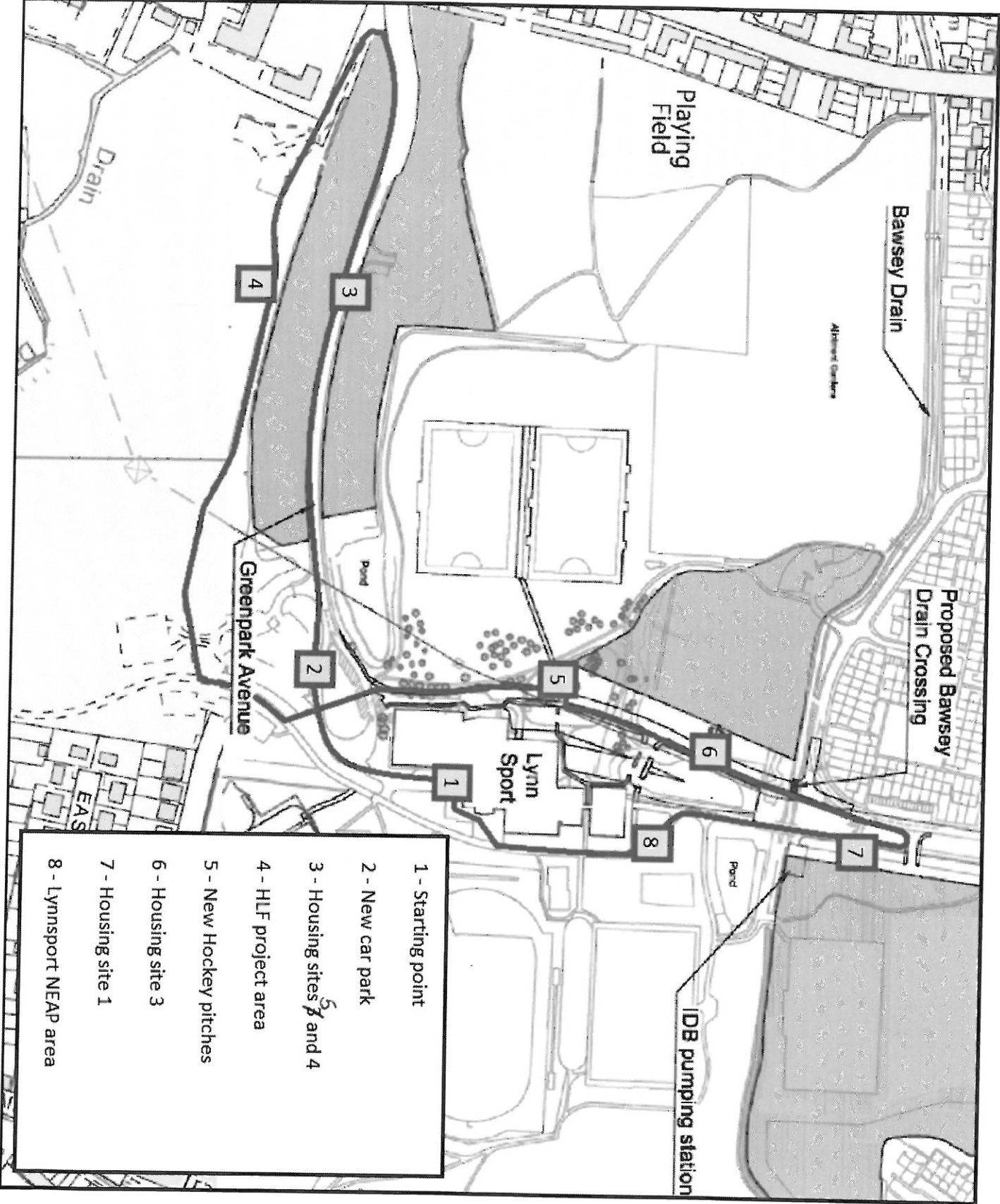
- Workshop session – use of the river.
- Tourism update
- Traffic and transport update

RESOLVED: The Panel's Work Programme was noted.

RD40: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on **Tuesday 3rd October 2017** at 6.00pm in the Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 7.55 pm



Completed Projects

- Relocation of Miniature Railway
- Reconstruction of Southern Car park
- Construction of new Northern Car park with flood protection, (Aquacells).
- Construction of new Hockey Pitches
- Culvert of drain from Reid Way to Spenser Road
- Construction of new road from Alive Lynnsport to Spenser Road, with new roundabout and signal work on Edward Benefer Way
- Drain widening off Kilhams Way
- Construction of New Tennis courts
- Work to Salters Sanctuary wildlife area
- Remediation of old land raise site

5 Key Dates

5.1 The following table shows the key dates set for the next stages of the project.

Item	Description	Original Date	Current Position
Marsh Lane			
1	Start Piling Works	Jan-17	Jan-17
2	Building works start	Mar-17	Mar- 17
3	Sales / Marketing starts	Mar-17	Mar- 17
4	Show homes available	Sep-17	Sep- 17
5	First House ready for sale	Nov-17	Nov-17
6	First Affordable unit available	Mar-18	Mar- 18
7	Site Completed	Sep-19	Sep-19
Lynnsport 4 & 5			
8	Upgrade Greenpark Avenue to adoptable standards	Apr-17	Dec 17
9	Obtain approval from Cabinet and Council for phase 2	Mar-17	April-17
10	Start Piling Works	Aug-17	Sep-17
11	Building Works Start	Oct-17	Oct-17
12	Access to new school created	Dec-17	Mar-18
13	School works Start	Jan-18	May-18
14	School open	Sep-19	Sep-19
15	Site completed	Sep-19	Sep-19
Lynnsport 1 and 3			
16	Units on these sites will follow on from Marsh Lane and Lynnsport 4 & 5. Project plan will be developed later in the year. Further approval from Cabinet and Council will be required for Lynnsport 1		
Other Works			
17	Neighbourhood Play Area	Sep-17	Oct-17
18	Gaywood River enhancements	Jun-17}	
19	Land Raise site enhancements - Phase 1	Jul-17}	Oct-17
20	Land Raise site enhancements - Phase 2	Oct-17}	
21	Gaywood Community Centre Works	May-17	Not Known
22	Other Community Centre Works	Apr-19	April- 19
23	Salter's Sanctuary	Ongoing	Ongoing
Section		Autumn	Autumn
4.1	Tree Planting	17	17
	Grass seeding Carpark Green Areas	Spring 17	Autumn 17

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