

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



# **Regeneration and Development Panel**

## **Agenda**

**Tuesday, 11th September, 2018**  
at 6.00 pm

in the

**Council Chamber**  
**\*Hunstanton Town Hall**  
**The Green**  
**Hunstanton**

\*PLEASE NOTE VENUE





**King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX**  
**Telephone: 01553 616200**  
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Friday 24<sup>th</sup> August 2018

Dear Member

**Regeneration and Development Panel**

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Tuesday, 11th September, 2018 at 6.00 pm** in the **Council Chamber, Hunstanton Town Hall, The Green, Hunstanton** to discuss the business shown below.

Yours sincerely

Chief Executive

**AGENDA**

**1. Apologies for absence**

To receive any apologies for absence.

**2. Minutes (Pages 5 - 9)**

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. Hunstanton Southern Seafront Masterplan (Pages 10 - 13)**

Members will be presented with information from the Consultants and have the opportunity to comment on the concepts.

**8. Work Programme and Forward Decision List (Pages 14 - 20)**

**9. Date of the next meeting**

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on 30<sup>th</sup> October 2018 at 6.00pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

To:

**Regeneration and Development Panel:** Mrs J Collingham, C J Crofts, P Gidney (Chairman), M Chenery of Horsbrugh, M Howland, P Kunes (Vice-Chairman), C Manning, T Smith, A Tyler, Mrs E Watson and D Whitby

**Portfolio Holders:**

Councillor A Beales – Portfolio Holder Corporate Projects and Assets

**Officers:**

Matthew Henry – Property Services Manager

Vanessa Dunmall – Performance and Information Officer

**By Invitation:**

Hemingway Design Team

**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, 31st July, 2018 at 4.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn**

**PRESENT:** Councillors P Gidney (Chairman), Mrs J Collingham, C J Crofts, M Chenery of Horsbrugh, M Howland, P Kunes, C Manning, T Smith, A Tyler and D Whitby.

**Portfolio Holders:**

Councillor A Beales – Portfolio Holder for Corporate Projects and Assets

Councillor P Hodson – Portfolio Holder for Performance and Economic Development

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

**Officers:**

Chris Bamfield – Executive Director

Jemma Curtis – Regeneration Programmes Manager

Ged Greaves – Senior Policy and Performance Officer

Matthew Henry – Property Services Manager

Ostap Paparega – Regeneration and Economic Development Manager

**By Invitation:**

Bevin Care - AECOM

John Neal – Historic England

Amanda Reynolds – AR Urbanism

**RD28: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Long and Mrs Watson.

**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**

Councillors Bambridge, Pope and Sampson – all items.

RD33: **CHAIRMAN'S CORRESPONDENCE**

There was none.

RD34: **CORPORATE PERFORMANCE MONITORING - 2017/2018 FULL YEAR**

The Senior Policy and Performance Officer presented the report which monitored progress against agreed performance indicators for the full year 2017/2018. The Panel was informed that twelve indicators were within the remit of the Regeneration and Development Panel and these were included in the report. The report showed that three targets had not been met, as set out below, and an action plan was in place to address issues. It was also highlighted that some of the reasons that the targets had not been met were because of factors which were outside of the council's control:

- CO3: % of rent achievable on industrial estates.
- CO4: % of rent arrears on industrial estates.
- CO5: % of rent achievable on industrial units.

The Chairman thanked the Senior Policy and Performance Officer for his report and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Crofts, the Property Services Manager explained that work was carried out to try and attract tenants such as flexible rent rates and stepped rents etc.

Councillor Smith referred to indicator EP3b and asked if some of the applications were historical and had been transferred across from previous reports. The Senior Policy and Performance Officer explained that he would need to do further analysis on this and would contact Councillor Smith directly.

**RESOLVED:** The Panel reviewed the Performance Monitoring Report and agreed the actions outlined in the Action Report.

RD35: **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 they involve the likely

disclosure of exempt information as defined in paragraphs 1, 2 and 3 of Part 1 of Schedule 12A to the Act.

RD36: **EXEMPT - HERITAGE ACTION ZONE - UNLOCKING BROWNFIELD SITES**

The Chairman welcomed officers and the Consultants to the meeting. The Regeneration and Economic Development Manager provided the Panel with background information on the Heritage Action Zone and the work undertaken by the consultants to look at unlocking brownfield sites.

The Panel was informed that there were seven options to be looked at and Members needed to take into consideration the financial viability of all options as some would deliver negative land value and have high development costs.

John Neal from Historic England was present at the meeting and provided Members with background information on the Heritage Action Zone and how it could help make the most of the historical assets in King's Lynn and enhance the social and economic value of the area. He explained that areas needed to respond positively to their assets and look at ways to improve the townscape and provide for residents and businesses.

Amanda Reynolds and her colleagues from AR Urbanism provided information to the Panel on the different options for each site and the Panel was provided with the opportunity to comment on the options for each site.

The Panel made comments and observations on the options for each of the sites. The comments would be considered by the consultants and officers when looking at preferred options.

The Panel was provided with information on the next steps, which would include creating more detailed development briefs for each of the sites and doing a study on King's Lynn Town Centre car parking.

The Portfolio Holder for Corporate Projects and Assets thanked the Panel for their comments and observations. He explained that there was still a lot more work to be done and any decisions would need to be considered at the relevant time.

The Chairman felt that the Panel still had some more work to do on looking at preferred options for each site in detail. He proposed that an Informal Working Group be set up to look at unlocking brownfield sites for development.

**RESOLVED:** (i) That an Informal Working Group be established to look at the Heritage Action Zone – Unlocking Brownfield Sites.

- (ii) The following Members be appointed to the Informal Working Group: Councillors Bambridge, Crofts, Howland, Smith and Whitby.
- (iii) The Informal Working Group to conduct their work and report back to the Regeneration and Development Panel in due course.

THE CHAIRMAN ADJOURNED THE MEETING AT 6.00PM FOR A COMFORT BREAK. THE MEETING RECONVENED AT 6.05PM.

RD37: **EXEMPT - RIVERFRONT/NELSON QUAY**

The Chairman welcomed the officers and Consultants to the meeting. The Panel was reminded that the Riverfront Delivery Plan had been endorsed in 2017 and work had subsequently been carried out to test and develop the scheme further.

Representatives from AECOM provided the Panel with information on the work they had carried out since they had been appointed. They had been looking at options for the Nar Loop and provided the Panel with three options to consider.

The Panel made comments and observations on the three options and indicated their preferred option – Option three.

The Panel was informed that the preferred option would be worked up in more detail. Key Stakeholders would also be consulted and the preferred option would then be put out for public consultation.

The Chairman requested that the results of the public consultation on the preferred option be brought back to the Panel at the appropriate time, before any planning application was submitted.

**RESOLVED:** (i) The Panel considered all three options and the favoured option was Option 3.

(ii) The results of the public consultation on the preferred option be presented to the Panel.

RD38: **EXEMPT - GUILDHALL/CORN EXCHANGE UPDATE (20 MINUTES)**

The Executive Director provided the Panel with an update on the Guildhall and Corn Exchange. The Executive Director responded to questions from the Panel relating to the facilities and activities which could potentially be provided.

**RESOLVED:** The update was noted.

RD39: **WORK PROGRAMME AND FORWARD DECISION LIST**

The following items were identified for consideration on the Work Programme:



- Encouraging Tourism to King's Lynn.

**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 11<sup>th</sup> September 2018 at 6.00pm in the Town Hall, Hunstanton. The meeting would be preceded by a tour of the Hunstanton Southern Seafront Masterplan area.

**The meeting closed at 7.30 pm**

## **Briefing note on Hunstanton Southern Seafront Masterplan for**

### **Regeneration & Development Panel meeting – 11<sup>th</sup> September 2018**

*The Panel have a walking tour of the sites within the Southern Seafront Masterplan study area, led by representatives of Hemingway Design, which commences at 16:30 from the Council Chamber at Hunstanton Town Hall. The tour is just over a mile and should take around an hour.*

#### **Background**

The Southern Seafront area has been identified as a priority in the Hunstanton Prosperity Coastal Community Team Prospectus, which was endorsed by Cabinet in April 2017. Hunstanton Prosperity successfully secured £50k from the Norfolk Business Rates Pool (match funded by the borough council) to develop a vision and a viable Masterplan, informed by supporting documentation, for the Southern Seafront area.

The Masterplan will provide a viable concept and implementation strategy for the promotion of development opportunities in the area, the attraction of new investment and a programme of enhancement to the visitor offer and experience.

The Masterplan exercise is to assess the feasibility (development potential and viability) for mixed use redevelopment, options for public realm, vacant sites and underutilised sites within the study area (attached at Appendix 1) broken down into 3 parts:

- Southern seafront sites behind the sea defence
- Public realm enhancements and use of the promenade over and above its role as a sea defence
- The feasibility of a marine lake to retain water and provide an extended offer

The tender exercise was completed in April 2018 and as members may be aware, Hemingway Design was appointed. Hemingway Design is a multi-disciplinary consultancy and also has relevant sub-contractors involved with specific knowledge and experience – for example, marine engineering. Hemingway Design has been involved in a number of coastal town projects including Margate, Lowestoft, Bognor Regis and Morecombe to name a few. The council team involved in the tender process were very impressed with Hemingway Design's understanding of Hunstanton, approach to consultation and engagement, and ideas for galvanising an exciting vision for this part of the town.

The inception meeting was held during May and the Masterplan and supporting documentation is due to be delivered by the end of 2018. A consultation and engagement process is underway as part of the project and the tour and presentation for R&D Panel forms part of this engagement.

Some sites within the Masterplan Study Area cross over with the One Public Estate initiative (which the Panel were briefed on in October 2017); namely the Oasis Leisure Centre, South Beach Road car park (behind the Oasis) and the KitKat site.

## **Engagement**

Hunstanton Town Council and Hunstanton Prosperity (the Coastal Community Team, which also includes the 3 borough council local ward members) have received regular updates on the Southern Seafront Masterplan project as it has developed, as have borough council portfolio holders.

As part of the engagement process, a ‘Visioning’ Event was held in Hunstanton in July, directed by Hemingway Design for an invited audience. As well as Town Councillors and Hunstanton Prosperity, invitees included local representatives from a variety of sectors, such as creative industry businesses, design, arts and culture organisations, entrepreneurs, education sector, leisure industry and watersports.

Following this event, an engagement portal has been developed, which has been widely publicised and runs through part of August, into September; this is the main way for the wider public, whether residents, businesses, visitors or even people that have never visited the town, to get involved. More will be explained about the engagement side of the project at the presentation for the Panel that follows the tour.

Information has also been provided to the local media, including the Town and Around publication (which is distributed widely in the local area).

## **Other local initiatives – for the Panel’s information**

The Hunstanton Heritage Pier Community Trust (a registered ‘Community Benefit Society’) has aspirations to rebuild a pier in Hunstanton; additionally, a local group who wish to see the reopening of the railway line between King’s Lynn and Hunstanton for trains, are active in Hunstanton. At Cabinet in June 2018, the Council’s position – of not being able to support these initiatives at present – was confirmed. Further information is contained within the Cabinet report of 25 June 2018<sup>1</sup> if Panel members wish to have additional detail – section 7 and point 8.7 of the report refer.

## **Presentation**

Following the tour of sites, the Panel will receive an update on the current position of the project and current thinking from the Hemingway Design team.

## **Appendices**

Appendix 1 – Study Area

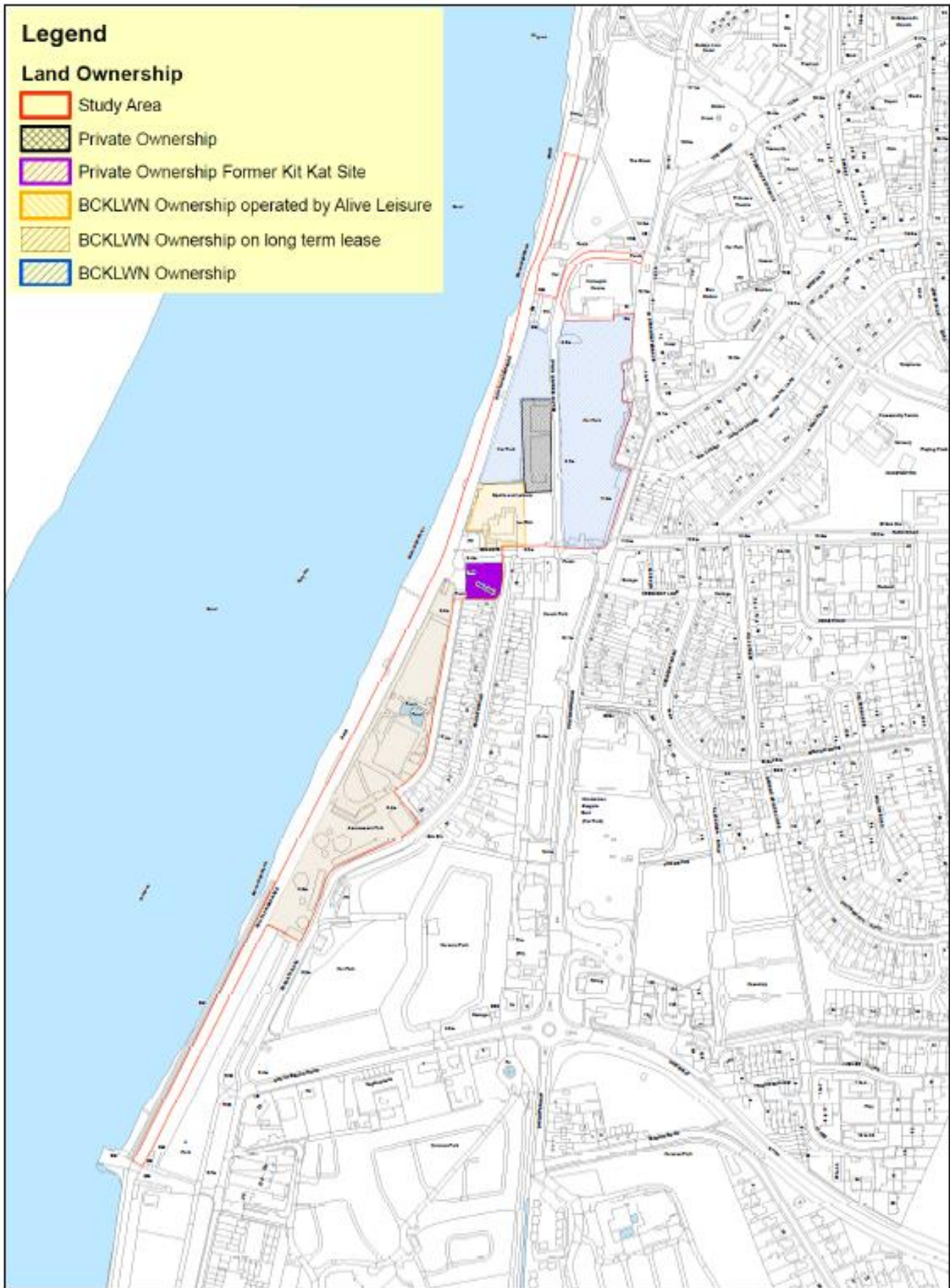
Appendix 2 – Walking Tour – 11<sup>th</sup> September – Route

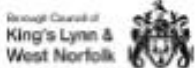
**Jemma Curtis**  
**Regeneration Programmes Manager**

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<sup>1</sup> ‘One Public Estate projects and Hunstanton Southern Seafront Masterplan’ 25 June 2018

# Appendix 1



 <p>Borough Council of King's Lynn &amp; West Norfolk</p> <p>Tel. 01553 616200 - Fax. 01553 691663</p>	<p>Title</p> <p><b>Study Area for Hunstanton Southern Seaford Master Plan</b></p>	<p>Scale</p> <p><b>1:3,360</b></p>	<p>© Crown copyright and database rights 2018 Ordnance Survey 100034214</p>
	<p>Project / Details</p> <p><b>Identification Purposes Only</b></p>	<p>Date</p> <p><b>01/02/2018</b></p>	
		<p>Drawing / Reference Number</p> <p><b>OPE 1A - 1H</b></p>	

## Appendix 2

The route of the walking tour, which is 1.1 miles.



The starting point is the Council Chamber at Hunstanton Town Hall.

Please note – The no.1 shown on the map is erroneous and should be ignored.

## REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2018/2019

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER	INFORMATION, OBJECTIVES AND DESIRED OUTCOMES
<b>22<sup>nd</sup> May 2018</b>	Appointment of Vice Chairman	Operational		To appoint a Vice Chairman for the municipal year 2018/2019.
	Membership of Task Groups and Informal Working Groups	Operational		To appoint Members to the Task Group for 2018/2019
	King's Lynn Transport Study Update	Update	Alan Gomm	To receive an update
	Heritage Action Zone Update	Update	Ostap Paparega	To receive an update.
	EXEMPT - Commercial Rent Arrears Presentation	Information	Fiona Heubeck and Matthew Henry	Corporate Performance Monitoring identified this as one of the Indicators which was not on target. Officers to provide additional information to the Panel.
<b>26<sup>th</sup> June 2018</b>	Business Improvement District	Information	Representatives from the BID	To provide the Panel with information on what the BID levy is being used for in the town centre.
	NORA Enterprise Zone Update	Update	Jemma Curtis	Update on progress with the NORA Enterprise Zone.
	EXEMPT - Derelict Land and Buildings Group Update	Update	Jemma Curtis/Jason Richardson	To receive and update on the work of the Group.
	King's Lynn Transport Study	Workshop Session	Ian Parkes (NCC), Alan Gomm, Jemma Curtis	To look at options for model testing.
<b>31<sup>st</sup> July 2018. Please note earlier start time of 4pm.</b>	2017-2018 full year Corporate Performance Monitoring Report	Monitoring	Becky Box/ Ged Greaves	To monitor progress against agreed performance indicators for the year relevant to the Regeneration and Development Panel.
	EXEMPT - Riverfront/Nelson	Update	Ostap Paparega/	Members of the Panel will receive an

	Quay Update		Jemma Curtis and external consultants	update on progress and have the opportunity to analyse options for sites.
	EXEMPT - Heritage Action Zone – unlocking brownfield sites	Update/Policy Development	Ostap Paparega/ Jemma Curtis and external consultants	Members of the Panel will have the opportunity to suggest options for sites which will be passed on for consideration.
	EXEMPT - Guildhall/Corn Exchange	Update	Chris Bamfield	To receive a verbal update.
<b>11<sup>th</sup> September 2018</b>	<b>VENUE – HUNSTANTON. MEETING TO BE PRECEDED BY A TOUR OF THE HUNSTANTON SOUTHERN SEAFRONT MASTERPLAN AREA STARTING AT 4.30pm</b>			
	Hunstanton Southern Seafront Masterplan – Tour and Update	Update	Matthew Henry	To conduct a tour of the Masterplan area prior to the meeting and receive an update at the meeting.
<b>30<sup>th</sup> October 2018</b>	Custom and Self Build Policies	Policy Development	Duncan Hall.	
	Tourism Update		Philip Eke and Ostap Paparega	Update as requested by the Panel and then workshop session on encouraging tourism to King’s Lynn.
	Q1 2018-2019 Corporate Performance Monitoring Report	Monitoring	Ged Greaves	To monitor progress against agreed performance indicators for the year relevant to the Regeneration and Development Panel.
<b>11<sup>th</sup> December 2018</b>	Q2 2018-2019 Corporate Performance Monitoring Report	Monitoring	Becky Box/ Ged Greaves	To monitor progress against agreed performance indicators for the year relevant to the Regeneration and Development Panel.
	Budget	Presentation	Lorraine Gore	Opportunity to feed into the Budget setting process prior to its submission to Cabinet and Council.

	Railways	Update	Peter Jermany and Ray Harding	Update as requested by the Panel
<b>29<sup>th</sup> January 2019</b>				
<b>12<sup>th</sup> March 2019</b>	Report of the River Informal Working Group			
<b>9<sup>th</sup> April 2019</b>	Q3 2018-2019 Corporate Performance Monitoring Report	Monitoring	Becky Box/ Ged Greaves	To monitor progress against agreed performance indicators for the year relevant to the Regeneration and Development Panel.



**FORWARD DECISIONS LIST**

<b>Date of meeting</b>	<b>Report title</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>
18 September 2018						
	Accelerated Construction Scheme	Key	Cabinet	Housing & Community Chief Executive		Public
	Local Enterprise Partnership	Non	Cabinet	Chief Executive		Public

<b>Date of meeting</b>	<b>Report title</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 October 2018						
	King's Lynn Property Acquisition	Key	Cabinet	Corporate Projects and Assets Exec Dir - C Bamfield		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Council Tax Discounts 2019/20	Key	Cabinet	Leader Deputy Chief Executive		Public
	Lynnsport Community Facilities	Key	Council	Corporate Projects and Assets Exec Dir - C Bamfield		Public
	Nelson Quay King's Lynn - Planning and Delivery	Key	Cabinet	Corporate Projects and Assets Exec Dir - C Bamfield		Private - Contains exempt Information under para 3 –

						information relating to the business affairs of any person (including the authority)
	Difficult to Deliver Site – Hunstanton – Housing With Care	Key	Council	Corporate Projects and Assets Exec Dir - C Bamfield		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
18	Major Housing Phase 3 – Enabling Work for Lynnsport 1	Key	Council	Corporate Projects and Assets Exec Dir - C Bamfield		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Proposed Enforced Sales case & future procedures	Non	Cabinet	Development Exec Dir – G Hall		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	South East King’s Lynn Strategic Growth Area / West Winch Relief Road	Key	Cabinet	Development Exec Dir - G Hall		Public
	The Council as a landlord	Key	Council	Leader Chief Executive		Public
	Appeals against Business	Non	Cabinet	Leader		Private - Contains

	Rates Hardship Review Refusal			Exec Dir – L Gore		exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Animal Welfare Changes and Fee Structures	Non	Council	Development Exec Dir – G Hall		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
13 November 2018						
19	King's Lynn Property Acquisition	Key	Cabinet	Corporate Projects and Assets Exec Dir - C Bamfield		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Development Options - Hunstanton	Key	Council	Performance and Economic Development		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Custom & Self Build Policy	Non	Council	Development Exec Dir – G Hall		Public

	Gambling Act 2005 Statement of Licensing Policy Review (Statement of Principles)	Non	Council	Housing and Community Exec Dir – G Hall		Public

<b>Date of meeting</b>	<b>Report title</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>
8 January 2019	Council Tax Support	Key	Cabinet	Leader Deputy Chief Executive		Public

<b>Date of meeting</b>	<b>Report title</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 February 2019						
20	Budget	Key	Council	Leader Deputy Chief Executive		Public
	Re-Fit Proposals	Key	Council	Leader Exec Dir – C Bamfield		Private - Contains exempt information under para 3 – information relating to the business affairs of any person (including the authority)

<b>Date of meeting</b>	<b>Report title</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>
26 March 2019						