

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, 17th June, 2020 at 3.00 pm in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

PRESENT: Councillors J Collingham (Chair), L Bambridge, F Bone, M de Whalley, B Jones, J Lowe, C Manning, C Morley, T Parish, S Patel, V Spikings and D Whitby.

PORTFOLIO HOLDERS

Councillor R Blunt – Portfolio Holder for Development
Councillor P Gidney – Portfolio Holder for Project Delivery
Councillor G Middleton – Portfolio Holder for Business Development
Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

MEMBERS PRESENT UNDER STANDING ORDER 34: Councillors Bubb, Hudson, Moriarty and Ryves.

OFFICERS:

Amanda Driver – CIL Officer
Mark Fuller – Principal Project Surveyor
Alan Gomm – LDF Manager
Ged Greaves, Senior Policy and Performance Officer
Duncan Hall, Assistant Director

RD95: **WELCOME AND INTRODUCTION**

The Chair informed the Panel that the meeting was being broadcast live on You Tube.

The recording of the meeting is available at WestNorfolkBC on You Tube.

The Democratic Services Officer conducted a roll call to confirm attendees.

RD96: **APOLOGIES FOR ABSENCE**

There was none.

RD97: **MINUTES**

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

RD98: **DECLARATIONS OF INTEREST**

There was none.

RD99: **URGENT BUSINESS**

Members thoughts and suggestions on Town Regeneration

The Chair had asked Members of the Panel to give consideration to Town Regeneration prior to the meeting.

The Chair presented her thoughts on short, medium and long term issues. A copy of her presentation is attached.

Councillor Collingham then invited Members of the Panel to feedback their suggestions on Town Regeneration, focussing on the short term. Feedback from Members is attached.

RESOLVED: The comments and suggestions of Members would be considered in future proposals as relevant.

RD100: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Bubb – RD106
 Councillor Hudson – RD99
 Councillor Moriarty – RD102
 Councillor Ryves – all items.

RD101: **CHAIR'S CORRESPONDENCE**

There was none.

RD102: **UPDATE FROM OFFICERS ON THE CURRENT SITUATION**

The Assistant Director provided an update on the work officers had been doing which would have an impact on the Panel's Work Programme and the overall work being undertaken by the Borough Council, which included:

- Towns Fund guidance which detailed what should be included in the investment plan, the strategic vision for the next five years and deadlines for the Towns Fund cohorts.
- Future High Streets final submission.
- Local Walking and Cycling Infrastructure Plan.

The Chair thanked the Assistant Director for his update and invited questions and comments from Members. A summary of questions and responses are set out below:

- The importance of linking walking and cycling and the possibility of park and ride. It was explained that one of the proposals within the King's Lynn Transport Study related to park and ride feasibility.
- Councillor Moriarty addressed the Panel under Standing Order 34. He asked for clarification on the timings of the feasibility study for parking and walking. The LDF Manager explained that Norfolk County Councillor officers were working on this feasibility study. Timescales were unknown at this stage, as funding had only just been agreed.
- Consideration to be given to cycles and scooters in pedestrian areas and safety considerations. It was explained that this would be considered in the feasibility study and issues arising from the King's Lynn Transport Study.
- Social distancing in the town centre and how barricading could be used. Councillor Middleton, Portfolio Holder for Business Development explained that this was a new way of arranging the town and the model would evolve. He welcomed any feedback from Members on issues they had with the layout of the town centre with regards to barricades and signage and suggestions for town centre.
- Comments were made that the Vancouver Quarter needed to give further consideration to more signage.
- Local Walking and Cycling infrastructure should be considered across the Borough, not just King's Lynn.

RESOLVED: The update was noted.

RD103: **QUARTER 3 PERFORMANCE MONITORING REPORT**

The Senior Policy and Performance Officer presented the report. He explained that there was no actions within the report as all indicators had met target for Quarter 3. He also explained that for Quarter 4 some of the indicators had not met target and this was mainly down to the impact of Covid-19. There were 6 indicators that did not meet target at the end of Quarter 4.

RESOLVED: The Panel reviewed the performance monitoring report.

RD104: **CORN EXCHANGE CINEMA UPDATE**

The Principal Project Surveyor provided an update on the Corn Exchange Cinema and highlighted the following:

- Phase 1 which was the initial works to refurbish the toilets and to separate the cinema area had been completed on time.
- Phase 2 of the project commenced in March, however progress on site had been hampered by lockdown.
- The original completion date was May 2020 for an opening in June 2020. This had now been delayed by three months and currently the works were scheduled for completion in August 2020 with opening in September 2020, subject to the lifting of government restrictions on the operation of Cinemas.
- It was thought that the cinema could be opened with social distancing measures in place.
- The Principal Project Surveyor outlined the risks going forward, which included the continuing impact of the lockdown restrictions.
- Financial arrangements with the contractor had been agreed.

The Chair referred to the Guildhall. It was noted that an update on the Guildhall would be presented to the next meeting of the Panel.

RESOLVED: The update was noted.

RD105: **FUTURE HOUSING PLANS**

The Assistant Director provided the Panel with an update on Future Housing Plans, which included:

- High Street Heritage Action Zone Programme.
- Residential conversions above shops.
- Chapel Street Car Park development.
- Housing for people who were rough sleeping or homeless.

A copy of the presentation is attached.

The Chair thanked the Assistant Director for his presentation and invited questions and comments from the Panel. A summary of questions and responses is set out below:

- Councillor Bambridge explained that she was a Member of the Heritage Action Zone Informal Working Group and felt that the design of Chapel Street was different to what had been discussed by the Group and that it should be more in keeping with the surrounding area. The Assistant Director agreed to look into this and update the Panel.
- The Assistant Director explained that the temporary accommodation housing provision responded to the general homelessness picture, which was more than just rough sleeping and could include families. He explained that options for those who were in temporary accommodation during the lockdown, needed to be looked at.

- The number of units for West Norfolk had not been allocated, and the Council would have to bid into a fund.
- The Assistant Director explained that town centre development would reflect the needs of the housing needs assessment. There would also be affordable housing opportunities and rented accommodation.
- An empty shop levy to discourage vacant units in the town centre.
- The Council was working to make properties available for shared accommodation which was a short to medium term plan.
- The Council was also working with Norfolk County Council to ensure that people who were rough sleeping were provided with the necessary support to ensure that they did not end up back on the streets.
- The Assistant Director explained that it was a huge challenge to ensure that people who were currently accommodated at the Travelodge to have somewhere to move to, once the contract with the Travelodge had ended, and options were being looked at.

RESOLVED: The update was noted.

RD106: **CIL GOVERNANCE TASK GROUP**

The LDF Manager presented the Panel with information on CIL Governance and Spending. A copy of the presentation is attached.

Councillor Parish, Chair of the CIL Governance Task Group, provided the Panel with information on what CIL was and outlined the work of the Task Group.

The CIL Officer provided the Panel with information on the online application process.

The Panel discussed the importance of ensuring that Parish Council's were aware of the opportunities available to them and it was explained that once the Governance Arrangements had been agreed by Cabinet, officers would at how opportunities could be promoted to parishes and unparished areas.

RESOLVED:

1. The Panel agreed the final version of the CIL Governance and Spending document from the Task Group.
2. The Panel recommends the adoption of the content/process to the Cabinet.

RD107: **WORK PROGRAMME AND FORWARD DECISION LIST**

The following items had been identified for consideration on the Work Programme:

- Parkway – Councillor Ryves.

RESOLVED: The Panel's Work Programme was noted.

RD108: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 21st July 2020 at 3.00pm on Zoom and available to view on You Tube.

The meeting closed at 5.01 pm

RnD Group discussion Town Regeneration

Monday 15 June

Short, medium and long term

- Short what can be done in a few months
 - Cafe spacing, open up entertainment venues, encourage visitors eg special days
- Medium in a few years
 - indoor market, new cinema, more outdoor/indoor cafes, promote offering by waterfront . Star attraction might be a Guildhall complex.
- Long over 5 to 10 year period
 - townscapes a mix of living and retail emphasis on leisure facilities rather than retail. Destination rather than shopping

Town Regeneration Strengths

- Pent up demand
- Loyalty to towns
- Tourism established
- Destination possibilities
 - Historic buildings, museums
- Space
 - Not overcrowded
- Waterfront

Weaknesses

- Covid restrictions
- Age profile
- Reluctance to use public transport
- Cafés limitations
- Online shopping

Opportunities

- Destination people need some where to go
- Access car parks buses
- Ahead of the game ie before other towns get going
- Closed shops re imagined for other uses
- Space for social distancing
- Two town squares ie Tuesday and Saturday market places
- Option to increase in Town living
- Waterfront closed to traffic could be used as a large outdoor refreshment/live entertainment space alongside a King Staithe Square

Threats

- Other towns in the area ie Cambridge, Norwich
- Fear factor ie people may not wish to go out and about
- Towns seen as unattractive to younger people
- Reoccurrence of virus

Suggestions from Councillors on the R&D Panel

In advance of the meeting, Cllrs Spikings and Bambridge had a brief walk around town. Although markings on High Street and Norfolk Street, none in the Vancouver Centre. There wasn't much adherence, people not social distancing, not keeping to one side.

- Until the full impact of the COVID 19 virus are known, it is not easy to know how we can help
- Four further businesses not re-opening – Monsoon, QD, Francis Jones, Peacocks
- We need to find out what people want and facilitate their ideas
- We don't use the High Street much. LB lives in town but uses only half a dozen shops; CM shops mostly out of town DIY/Sainsburys; VS buys clothes elsewhere; JL socialises
- Is on-line going to take over? If so, what about older shoppers.
- Do young people shop in town or just socialise?
- DAWN type research required to find out more about residents: age, health, education etc
- Consumers need to lead the way
- Not just a creative HUB but skills HUBs?
- Link further with CWA – possible problems fitting into curriculum
- Expand opportunities for people developing APPs, YouTube, films, recordings – use shops
- Speaking to retailers they need PR – who is open, times etc.
- “We are open in KL”
- Use shops for activities: climbing walls, table tennis centre etc. Selfridges have skate park
- Removing barriers ie business rates, rents to help new businesses establish
- Release capital to purchase Debenhams. Indoor market/crafts/food?
- Do Allied trades need help? How could this help the High Street?
- Just residential will affect other businesses
- Financial help for businesses? Incentives?
- Expand Tuesday Market to bring people into town centre for shopping – knock on effect?
- Retailers would not wish for more cycling if pavements jeopardised

- Parking incentives? John Lewis offer discount on parking when purchases made. Could be discount offers on parking tickets
- Pop ups in empty shops. Insurance and Business Rates would have to be waived. Tell the Government this.
- Events – more? Cost implications plus information from retailers whether events uplift their trade
- Better technology. We set up fibre so all can participate using cashless etc.
- Public realm improvements : one way, car park spaces wider, distancing imperative

Suggestions from Panel Members on Town Regeneration

Car Parking

Cllr Jones – to kick start towns – free car parking on certain days : ie Mondays/Saturdays – If we could open up space outside the town for parkings, a shuttle service into the centre on special days would be ideal.

Queuing

Weather would become an issue post summer/early autumn – how do shoppers queue in the rain? Proposal in Kings Lynn (and other towns as appropriate) for awning provision along either side of the High Street from Primark to M&S – Cost of marshaling shoppers might be mitigated through business rate relief.

Waterfront

Cllr Collingham and Cllr Jones both thought the waterfront offered possibilities for social distancing whilst a Waterfront Village where shops and pop up cafés could offer visitors a pleasant experience. Possibility of a return of the ship which had docked during the Hanseatic League celebrations with an accompanying German/French market.

Outdoor entertainment

for children during school holidays might include a staged “dancercise” Joe Wicks style on the Tuesday Market place. Looking ahead an idea for an ice rink and Christmas Market was proposed. If possible both events should “travel” to Downham Market and Hunstanton.

Outdoor music events in the Walks – could be marshaled by having an enclosure marked out for eg 40 people with a tagging (coloured bands) system in operation. Those waiting would have the opportunity to access coffee/licenced beer wagons. Start time should be around lunchtime to finish early evening.

Downham Market

Sustainable future for the town was perceived to be a particular challenge with small independent shops closing. ***Into the future:*** Rebranding the town as a lifestyle destination would seem to offer the best hope, particularly as people consider where it is possible to have a “work from home/accessibility to office” location, Downham Market with its good rail links would seem an ideal option. Need to support such development with leisure facilities.

In terms of retail shopping, this would only realistically restart if there could be an experience attached, ie refreshments, outdoor markets, other events.

Suggestions from R&D Panel on Town Regeneration

Are we able to save/regenerate the traditional perception of the Town Centre from terminal decline in the face of out of town retail parks and Internet shopping?

Could we be flogging a dead donkey?

Do we need to consider an entirely new direction?

A continental style of mixed residential, smaller independent retail and commercial?

Is loss of business diversity down to our town's demographics?

What can we do to attract tourists to stay overnight and thereby increase town centre spending?

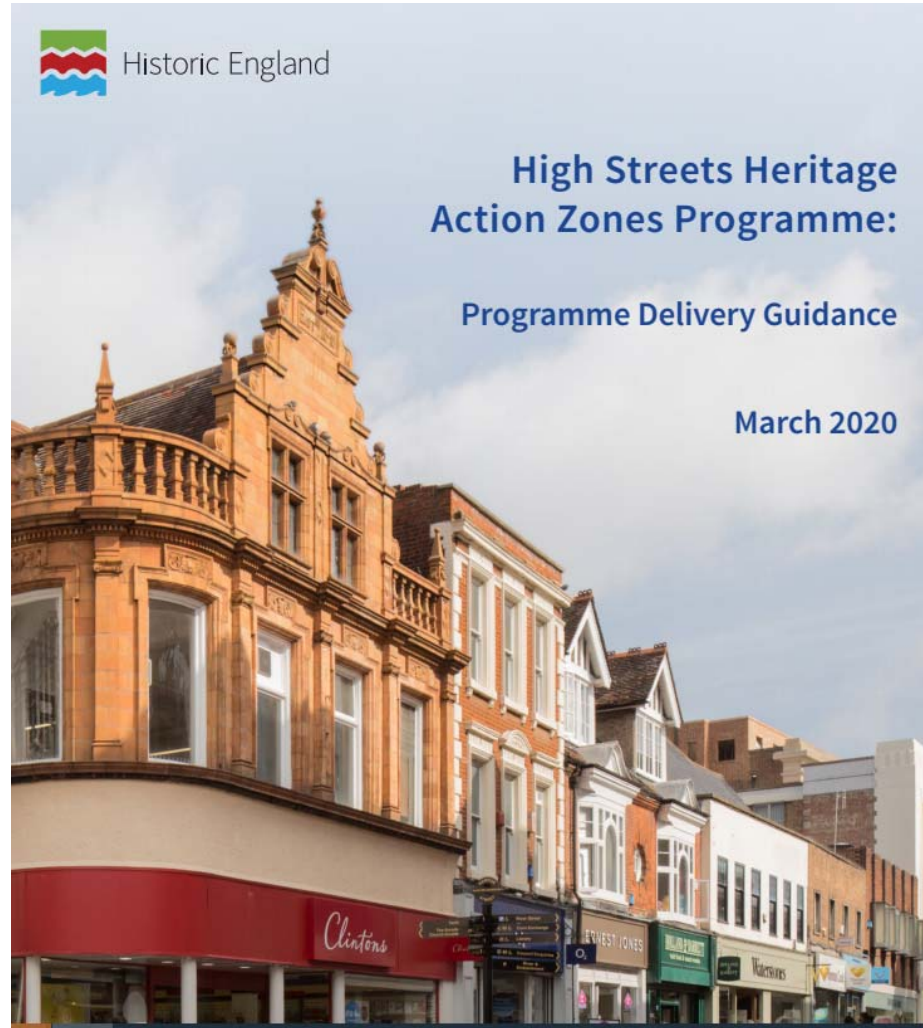
Create more higher education and training opportunities in the town centre. Reward/scheme for young entrepreneurs to set an example to others who will follow and improve the retention of ambitious young people in the area. A more attractive, diverse and safer nightlife offering that encourages and caters for all ages. Focus on the town becoming a social centre/hub i.e. a destination that is more than just for shopping. Continue to improve public realm/recreation space to help give people a reason to stay and socialise in town. Build upon creative hub potential. Tuesday Market Place could and should be reclaimed from being a car park to become, in its entirety, a dedicated but flexible public realm/recreational space and make more fun, e.g. with the likes of a giant chess set. Is it possible to have a rigid but entirely removable marquee system for covered markets and public events not dissimilar to that used for the Chelsea Flower show?

Encouragement for market stalls (in Tuesday and Saturday market places (e.g. offer of 4 free weeks, as per Swaffham) as well as smaller shops and startup businesses in the town centre (e.g. reduced business rates). Popup indoor markets in unused retail space. Mobilise and engage immigrant communities in commercial and community projects. Wean the council off revenue derived from parking charges where else has this been achieved successfully?

Fewer cars, free parking?

Prioritise active travel and public transport: Ferry link, dedicated walking and cycle paths e.g.

Terrington St Clement to ferry terminal. A more cycle friendly town centre (without putting off pedestrians). Better and safer places to leave bicycles. Enable greater multimode transport options, park and ride and community bus links. Less tolerance for run down properties. Improve flood resilience for existing properties. Retain Carnegie Trust Library building as a community resource e.g. as a community led hub for clubs, social groups, meetings and café. Heritage Open Day is always very successful as is the King's Lynn Festival. How can we improve year round interest in our cultural offering?





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**LOCAL AUTHORITY
BRIEFING:
HOUSING PEOPLE WHO WERE
ROUGH SLEEPING AND THOSE AT
RISK WHO HAVE BEEN
ACCOMMODATED DUE TO COVID-19**





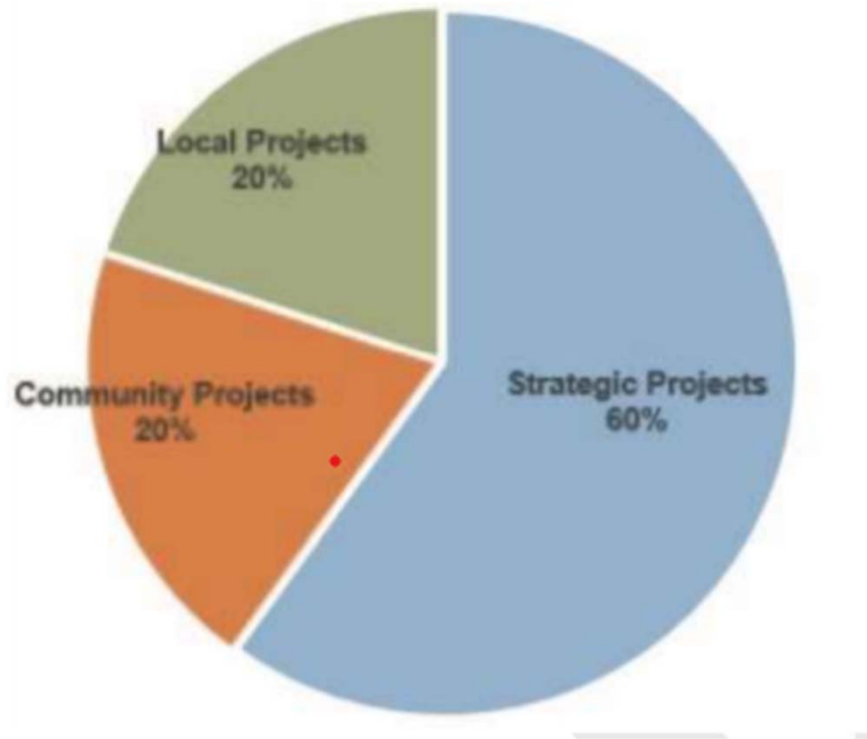
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CIL Governance and Spending

Introduction to the main elements

Alan Gomm / Amanda Driver
28 May 2020



Spending on types of projects:
Strategic – 60%
Local level – 40%

6.0.4 The current list of **Strategic Projects** eligible for funding are:

- Education - related to 18+ employment - college based education
- Transport - linked to the Lynn Transport Plan
- Environment - green areas linked to the Council's Climate Change Policy

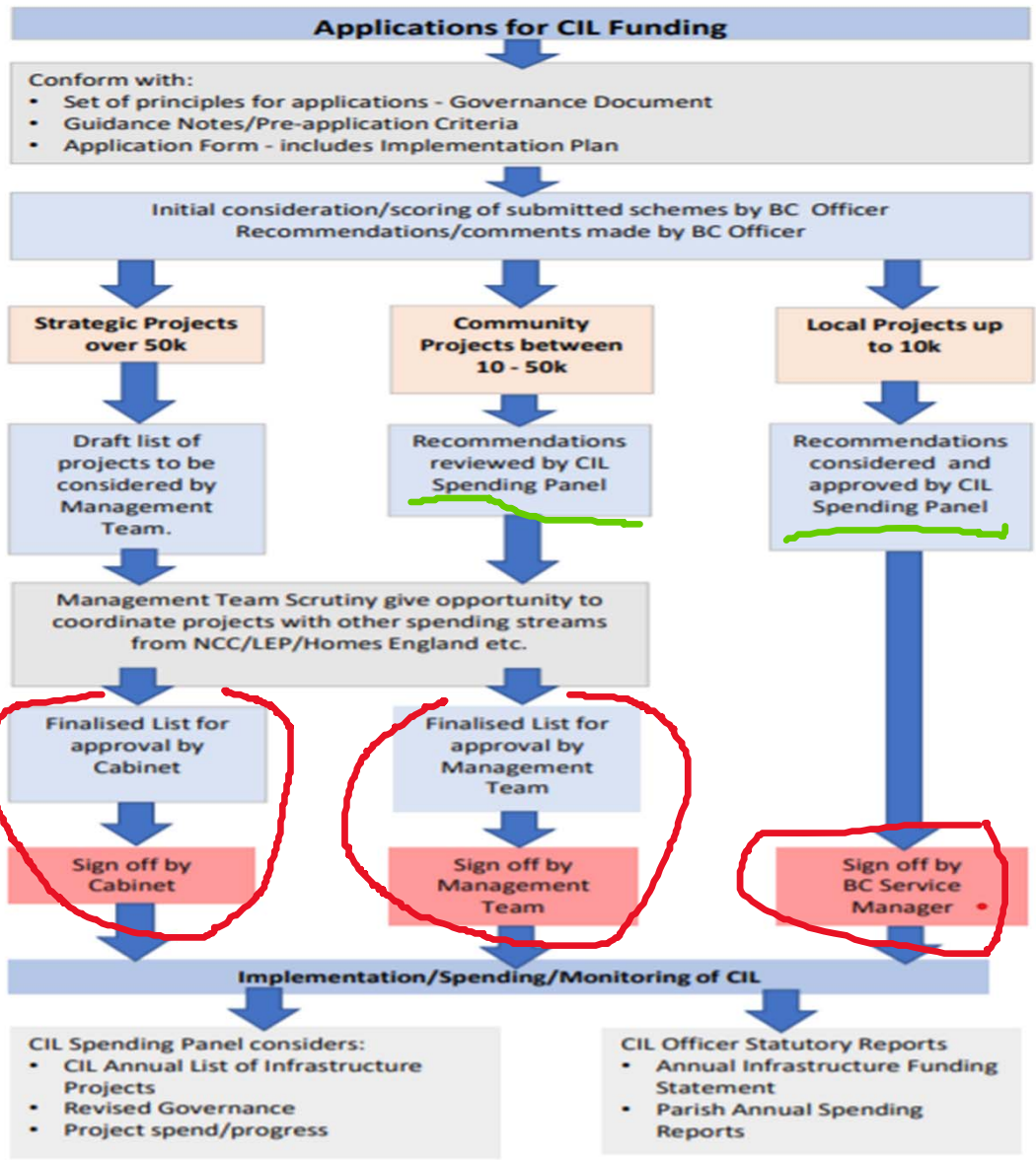
7.0.6 The current list of **Community Projects** eligible for funding are:

- Education -- Local Initiatives
- Health
- Economic Development

8.0.6 The current list of **Local Projects** eligible for funding are:

- Community Facilities
- Green Infrastructure
- Open Space and Leisure
- Community Transport

Spending
on what?



Agreeing the spending / accountability