

RECOMMENDATIONS FROM CABINET ON 24 SEPTEMBER 2019 TO COUNCIL ON 17 OCTOBER 2019

CAB51: EXCLUSION OF THE 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 paragraph 3 of Part 1 of Schedule 12A to the Act.

CAB53: BOAL QUAY - GALLERY PROPOSAL

The Deputy Leader presented the report which detailed options for the development of Boal Quay. She explained that initially it had been suggested that residential development take place, but this was now considered to be unviable. A further option to develop the area as a gallery and public gardens had now come forward.

The proposals were part of the original application for Future High Streets Funding and would be expanded as part of the Stage 2 application to be available in draft form by mid-November subject to Cabinet agreement.

Councillor Moriarty addressed the Cabinet under Standing Order 34. He made reference to the Regeneration and Development Panel Meeting on 10th September 2019. The Panel had considered the proposals and had supported the option to develop the area as a gallery and public gardens. He made reference to the issues and comments raised by the Regeneration and Development Panel which had been included in the report. He hoped that Cabinet would consider the issues raised by The Regeneration and Development Panel before any decisions were made. The Leader stated that the Cabinet would take the Panel's comments into consideration.

Councillor Pope addressed the Cabinet under Standing Order 34. He commented that he supported the proposal but it would be crucial that monitoring was undertaken by the Major Project Board.

The Executive Director and Leader of the Council responded to questions relating to the ownership of the land and future arrangements.

Councillor Devereux commented that he supported the gallery proposal and that monitoring would be undertaken by the Major Projects Board.

He commented that the Major Projects Board should be informed of when and what decisions were required and any break points.

Councillor Kunes made reference to the boat which was in a state of disrepair on Boal Quay. The Assistant Director explained that there would be a cost involved to remove and dispose of it and attempts would have to be made to make contact with the owner. Therefore the current proposal was for the boat to remain, however negotiations were ongoing and the removal of the boat could form part of the negotiation process if Cabinet decided.

Cabinet discussed the removal of the boat and felt that it was in a state of disrepair and could be dangerous. Cabinet asked that this be removed as part of the development.

- RECOMMENDED:** 1) That the option to develop the site as a cultural offer be accepted which delivers the riverfront vision “King’s Lynn Riverfront becomes a vibrant river edge quarter threaded into the fabric of the existing town”.
- 2) That delegated authority be granted to the Executive Director Commercial Services and the Assistant Director, Property and Regeneration in consultation with the Leader and Deputy Leader and Portfolio Holder for Culture, Heritage and Health to agree draft heads of terms and report back to Cabinet.
- 3) Officers to negotiate the removal of the boat from the area.

Reason for Decision:

To move significantly forward with the delivery of the vision for King’s Lynn Riverfront.

CAB54: NAR OUSE ENTERPRISE ZONE IMPLEMENTATION AND DELIVERY

Councillor Gidney presented a report which reminded members that the Nar Ouse Business Park had been designated Enterprise Zone status by Government in April 2016. The report followed on from the previous reports to Cabinet and brought together arrangements and approvals required for delivery of the first phase of premises, the secondary road infrastructure required to service the overall development site, and provide confirmation of external funding for the proposed speculative units at the Nar Ouse Business Park.

Councillor Gidney explained that the provision of the secondary road infrastructure and the proposed speculative units would help to attract business and developer interest in the Enterprise Zone and would help with the delivery of new business premises and employment opportunities.

Cabinet discussed financing of the scheme and assistance provided by the New Anglia Local Enterprise Partnership.

RECOMMENDED: That delegated authority be granted to the Council’s Assistant Director Regeneration & Property, in consultation with the Portfolio Holder for Project Delivery to enter into the contract for the construction of the speculative units, the road (and other) infrastructure, the land disposal and the grant funding as outlined within the report.

- 2) That the amendment of the Council’s Capital Programme to accommodate the proposals as set out within this report be agreed; and
- 3) That the Council’s retained Legal Services provider be authorised to draft and complete all necessary contract documentation in respect of the speculative units,

road (and other) infrastructure, grant funding and land disposal set out within this report.

Reason for Decision:

The Nar Ouse Business Park Enterprise Zone (NOEZ) will contribute significantly to the Council's regeneration ambitions for King's Lynn and West Norfolk. Investment in the NOEZ will help to stimulate business growth and potentially attract inward investment.

CAB55: HERITAGE ACTION ZONE - CHAPEL STREET

Councillor Gidney presented the report and reminded members that King's Lynn was designated Heritage Action Zone (HAZ) status by Historic England in March 2017.

The HAZ formed a partnership with the Borough Council and other board members, with the aim to facilitate new development within historic areas of King's Lynn to reinforce the economic, social and environmental vitality in this modern medieval town through a number of work streams.

The HAZ programme had identified a number of brownfield sites for consideration and the report sought authority to contract for architectural services in order to assess the development potential and viability of one of these sites. Following this exercise a further report would be put before Cabinet setting out the preliminary designs and viability assessment and providing options for development delivery.

The Assistant Director made reference to the Informal Working Group, set up by the Regeneration and Development Panel, which had looked at options for the site. He also provided detail of the property which it was hoped the Council could acquire and would form part of the development.

Cabinet discussed the importance of the HAZ status, the proposed development site and how car parking could be provided elsewhere in the town centre. Reference was made to the Car Parking Strategy.

RECOMMENDED: 1) That delegated authority be granted to the Assistant Director Regeneration & Property Services in consultation with the Portfolio Holder Project Delivery, the Executive Director Commercial Services and the Chief Executive, to award the contract for Royal Institute of British Architects (RIBA) stages 1 to 3 to the preferred planning and architectural consultancy team identified within the report.

2) That delegated authority be granted to the Assistant Director Regeneration & Property to acquire the property identified within this report in consultation with the Portfolio Holder Project Delivery, the Executive Director Commercial Services and the Chief Executive. The Capital Programme will need to be amended to accommodate the proposed purchase.

3) That the Council's retained Legal Services provider be authorised to draft and complete all necessary contract documentation in respect of the architectural and planning consultancy services related to the site, and the acquisition of the property mentioned within the report.

Reason for Decision:

This proposal fits well with the Council's regeneration agenda and the potential for contributing to the delivery of new housing development within the borough.