

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Thursday, 22nd September, 2022 at 4.30 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors J Collingham (Chair), C J Crofts, M de Whalley, P Gidney, H Humphrey, B Jones, C Morley and D Whitby.

PRESENT UNDER STANDING ORDER 34: Councillor Ryves on Zoom

PORTFOLIO HOLDERS:

Councillor R Blunt – Portfolio Holder for Regeneration and Development

Councillor G Middleton – Portfolio Holder for Business, Culture and Heritage

OFFICERS:

Alexa Baker – Assistant Director and Monitoring Officer

Jemma Curtis – Regeneration Programmes Manager

Michelle Drewery – Assistant Director and Section 151 Officer

Lorraine Gore – Chief Executive

Duncan Hall – Assistant Director

Geoff Hall – Executive Director

Matthew Henry – Assistant Director

David Ousby – Assistant Director

BY INVITATION:

Verity Bennett – Norfolk County Council

Natasha Hayes – Norfolk County Council

Matthew Lambert – Mott McDonald

Peter Sharp – Mott McDonald

RD44: **MOMENT OF SILENCE AS A MARK OF RESPECT FOR HER LATE MAJESTY QUEEN ELIZABETH II**

Those present observed a moment of silence as a mark of respect for Her Late Majesty Queen Elizabeth II.

RD45: **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Beal and Manning.

RD46: **MINUTES**

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

RD47: **DECLARATIONS OF INTEREST**

There was none.

RD48: **URGENT BUSINESS**

There was none.

RD49: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Ryves via Zoom.

RD50: **CHAIR'S CORRESPONDENCE**

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The Chair explained that she had received correspondence from Councillor Ryves relating to the Queen Elizabeth Hospital. The Chair had some information that she would send to Councillor Ryves and also indicated that some of the issues raised by Councillor Ryves would be covered at the next Member Briefing on the Queen Elizabeth Hospital in October.

RD51: **CABINET REPORT - MULTI USER COMMUNITY HUB - TOWN DEAL BUSINESS CASE**

[Click here to view the recording of this item on You Tube.](#)

Officers from the Borough Council and Norfolk County Council presented the business case for the Multi-user Community Hub project. A copy of the presentation is attached.

The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

Councillor Morley asked what would be done to attract vulnerable people to make use of the space. Natasha Hayes explained that engagement work was ongoing, and the benefits of the facility would be promoted. She agreed that it would be challenging but there would be a significant effort on communications and working with partners, organisations, and community groups to explain the offer and encourage use of the facility.

Councillor Morley asked if there was an overflow strategy, should the facility become oversubscribed. It was explained that there was not a route for expansion at present, but this was something that would be looked at during the project delivery phase.

Councillor Humphrey referred to a similar facility in Great Yarmouth and asked if experience from this project would be used going forward. Natasha Hayes explained that it was a similar model.

In response to a question from the Vice Chair, Councillor Gidney, it was explained that the footprint of the MUCH was almost double that of the existing library. Once designs were progressed more information on capacity would be known. It was also confirmed that video conference facilities would be available in some of the meeting rooms.

In response to issues relating to the Mobile Library Facility, Members were informed that this had been subject to a separate consultation and was not part of this project. It was noted that there was a free Norfolk app for e-books.

Information was provided on staff, and it was explained that their role would include signposting and the provision of information.

Councillor de Whalley sought assurance that the lifespan and maintenance costs of the building had been considered. Natasha Hayes explained that surveys and feasibility studies had been carried out and the building was being built in the most economical way.

Councillor de Whalley asked if the range of activities to be offered would be compatible and Natasha Hayes explained that organisations would be engaged to understand their needs and requirements, and this would be considered as part of the design process.

In response to a question from Councillor Jones it was explained that the value of the completed building was currently unknown, but it would provide value as a community asset.

Councillor Crofts asked about the hire of rooms and extended opening hours. Natasha Hayes explained that the open libraries provision looked to open the facilities longer and ways of doing this safely would be looked at. It was the intention to make the facility as accessible as possible.

RESOLVED: That Cabinets attention be drawn to the comments made by the Panel, as set out above and the Cabinet be informed that the Regeneration and Development Panel support the recommendations to Cabinet as set out below.

Cabinet is recommended to:

1. Endorse the draft Business Case as set out in appendix 1.
2. Delegated authority is granted to the Chief Executive, the Deputy leader and the Portfolio Holder for Development and Regeneration to approve the final Business Case in their capacity as representatives of the Council on the Town Deal Board.

3. Delegated authority is granted to the Section 151 Officer to approve the final Business Case and sign the Business Case Summary Document for submission to government in the Council's capacity as Accountable Body for the Town Deal.
4. Approve the transfer of the relevant freehold land to Norfolk County Council on the terms set within this report, to facilitate the delivery of the Multi-User Community Hub.
5. Delegated authority to the Assistant Director for Legal Services and Licensing to make and complete all necessary documents in relation to the proposed transfer of the Borough Council freehold land interest referred to within this report.

RD52: **CABINET REPORT - ACTIVE AND CLEAN CONNECTIVITY - TOWN DEAL BUSINESS CASE**

[Click here to view the recording of this item on You Tube.](#)

Officers presented the business case for the Active and Clean Connectivity Town Deal Business Case. A copy of the presentation is attached.

The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

Councillor Jones raised concerns about the suitability of using St Edmundsbury Road as part of the cycle route through North Lynn, explaining that the current cycle path was fine, and he did not feel that changes needed to be made. He provided details of paths that could be used which would make the route a better and more straight forward path for cyclists to use. He commented that having a cycle path going through a residential area where lots of children played was not good for cyclists or the children. The Assistant Director explained that this was not part of the Towns Fund project but had been identified as part of the Gyratory scheme work as a medium-term project.

Councillor Crofts asked if safe storage facilities would be available and if there would be a charge for the use of facilities. It was explained that there would be a nominal charge and membership schemes and card entry systems were some of the solutions that were being looked at. The area would also be covered by CCTV and emergency exits would be available.

Councillor Morley referred to the cost benefit ratio and felt that a demand assessment should be carried out before the project was progressed. He stated that he could not support the project in its current form as more evidence on demand was required. The Chair, Councillor Collingham, commented that she felt that this was a great opportunity for the area, and it was vital to encourage greener transport options. She hoped that the project would integrate with bus services.

Councillor de Whalley asked if Active Travel England had been engaged in the project process and if the West Winch development area had been considered. Councillor de Whalley stated that he could not support the recommendations as they stood. The Assistant Director explained that the project had designed inline with government guidance and had been subject to extensive consultation.

It was also explained that the West Winch development area was a separate project and opportunities for the future would be looked at and would have to consider active and clean travel.

The Portfolio Holder for Business, Culture and Heritage acknowledged that this project was bold and ambitious and strong incentives were needed to get individuals involved and to change their habits. He felt that this was the right move for King's Lynn and hoped that the Panel would support the proposals.

The Vice Chair, Councillor Gidney referred to trends such as wide tyred bicycles and felt that this was something that may become more popular in the future. He stated that CCTC and security was important. He also commented that the project could provide opportunities for an insurance and maintenance scheme for bicycles.

Councillor de Whalley referred to the old Hunstanton Railway line cycle path and that it was well used and agreed that the Council should be bold with their ambition.

The Chair commented that this project was a good opportunity to future proof travel and the Assistant Director explained that the Nar Ouse travel hub would include bus stops.

Councillors Morley and de Whalley did not vote to support the recommendations.

RESOLVED: That Cabinets attention be drawn to the comments made by the Panel, as set out above and the Cabinet be informed that the Regeneration and Development Panel support the recommendations to Cabinet as set out below.

Cabinet is recommended to:

1. Endorse the draft Business Case as set out in appendix 1.
2. Delegated authority is granted to the Chief Executive, the Deputy Leader and the Portfolio Holder for Development and Regeneration to approve the final Business Case in their capacity as representatives of the Council on the Town Deal Board.
3. Delegated authority is granted to the Section 151 Officer to approve the final Business Case and sign the Business Case Summary Document for submission to government in the Council's capacity as Accountable Body for the Town Deal.

4. To approve the future revenue costs associated with the operation of the Active Travel hubs detailed in Section 7; to be built into operational budgets from 2023/4.
5. Delegate Authority to the Assistant Director for Programme and Project Delivery to progress with the planning, procurement, and delivery of the projects within the Business Case, subject to the Business Case approval by government.

RD53: **CABINET REPORT - RIVERFRONT DEVELOPMENT PLAN - TOWN DEAL BUSINESS CASE**

[Click here to view the recording of this item on You Tube.](#)

The Assistant Director and Peter Sharp from Mott McDonald presented the business case for the Riverfront Town Deal Business Case. A copy of the presentation is attached.

The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

Councillor Crofts referred to the money that was to be spent to provide facilities for the Pontoons, but that there was no money for coach parking and facilities for coaches, which would encourage bus trips into the town. The Assistant Director agreed that it was important to provide facilities for coach parties, but queried if the waterfront was the right location for this.

Councillor de Whalley asked for information on the operation of the observation tower and if the privacy of the residential area had been considered. He also referred to exhibition vessels and that this would drive tourism to the area. The Assistant Director explained that separate options for the Purfleet would be considered in the future, separate to the Town Deal Project. He explained that the design of the observation tower would be looked at as the next part of the project and would be subject to planning permission.

The Chair commented that an exhibition vessel would be a great draw for tourism. The Assistant Director explained that it would be very expensive to bring this into the Purfleet and then ongoing maintenance costs would have to be considered. He explained that options for the Purfleet would be looked at as part of a separate project.

Councillor Morley commended the project and felt that it was desperately needed in the town. He referred to tourism and that car parking should be looked.

The Assistant Director explained that detailed design work would be the next stage and the Regeneration and Development Panel would have opportunities to become involved in the design work. Councillor

Jones suggested the use of live webcams and binoculars at the proposed tower.

The Vice Chair, Councillor Gidney made reference to the Customs House and the Assistant Director explained that proposals for a lift were being looked at. Historic England had been consulted on this and were keen to see more Listed Buildings become more accessible.

The Vice Chair also raised concerns relating to flooding and cellars underneath the Quay. He commented that facilities for the Pontoons were important and agreed with comments made that an exhibition vessel in the Purfleet would draw in tourists. The Assistant Director explained that flood issues would be considered, and planting and greenery would need to be positioned so that it did not interfere with cellars or cause a hazard in the flood risk area. He also referred to traffic along the Quay and explained that if the area was to be closed to traffic it could cause an impact on the traffic flow throughout the rest of the town centre, therefore if the road was temporarily closed for events, then the impact on traffic could be monitored and options considered in the future.

The Chair commented that she was pleased to see green spaces included in the project and that events needed to be mindful of noise in the residential area.

RESOLVED: That Cabinets attention be drawn to the comments made by the Panel, as set out above and the Cabinet be informed that the Regeneration and Development Panel support the recommendations to Cabinet as set out below.

Cabinet is recommended to:

1. Endorse the draft Business Case as set out in appendix 1 in order to secure the Town Deal Funding.
2. Approve the use of the Council's assets and property interests for the purposes of the project as set out in the Business Case.
3. Delegate authority to the Chief Executive, the Deputy Leader and the Portfolio Holder for Development and Regeneration to approve the final Business Case in their capacity as Council representatives on the Town Deal Board.
4. Delegate authority to the Section 151 Officer to approve the final Business Case and sign the Business Case Summary Document for submission to government in the Council's capacity as Accountable Body for the Town Deal.
5. Request that a report is brought to a future Cabinet meeting setting out the due diligence and options appraisals to approve the operating model and business planning for the project.
6. The remaining Riverfront proposals not included in this project, as set out within this report (para 2.9), should remain priority projects to be pursued by the Borough Council outside of the Town Deal Programme

RD54: WORK PROGRAMME AND FORWARD DECISION LIST

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The Chair suggested that the Panel hold an additional meeting in December to pick up the items relating to Tourism which had been scheduled to go to the meeting that had been cancelled during the national mourning period.

RESOLVED: 1. The Work Programme and Forward Decisions List was noted.
2. An additional meeting of the Regeneration and Development Panel be scheduled for December 2022.

RD55: DATE OF THE NEXT MEETING

The next meeting of the Regeneration and Development Panel was scheduled to take place on Tuesday 8th November 2022 at 4.30pm.

The meeting closed at 6.54 pm