

MAJOR HOUSING CONSULTATIVE GROUP

Minutes of the 3rd meeting held on
Tuesday 29th March 2016, 2pm - 4pm

MR1&2, BCKLWN Council Offices
King's Court, Chapel Street, King's Lynn

Present: Cllr Nick Daubney, Leader of the Council - Chairman
Cllr Alistair Beales, Deputy Leader and Regeneration Portfolio Holder
Cllr Sandra Buck, North Lynn Ward, BCKLWN
Cllr Thomas Smith, Gaywood North Bank Ward, BCKLWN
Dale Gagen (DG) – Corporate Projects Officer, BCKLWN
Justin Coote (JC) – Lovell Partnerships Ltd
John Hiskett (JH) – Norfolk Wildlife Trust
Louis Tunmore (LT) – Marsh Lane Resident
Joy Franklin (JF) – Sedges Residents' representative
Sam Garrod – Project Support Officer and minute taker, BCKLWN
Simon McKenna – Alive Leisure
Lewis Hemeter – Lynnsport Manager - Alive Leisure

Apologies: Roger Partridge (RP) – Sports Development Manager, Alive Leisure
George Dann - IDB
Nicole La Ronde (NLR) – LaRonde Wright, Planning Consultant
Charles Lankfer (CL) – Pelicans Hockey Club
Quentin Brogdale – Resident Engineer, Norfolk County Council
Stuart Hall – Lynnsport Area Residents Association

1. Welcome

Cllr Daubney welcomed everyone to the meeting.

As some representatives and councilors had changed since the last meeting, everyone introduced themselves and the organisation they represent.

2. Apologies of absence

Apologies were given for the above who could not attend.

3. Minutes of the last meeting

The minutes of the last meeting, held on 6th July 2015, were agreed as a correct record.

4. Matters arising

DG raised a matter, which a local newspaper recently published regarding the sewers in the area. Within our site, there are no combine's sewers and allowance has been made on surface water / sewerage within our current proposals. Also further work will be done which will be beneficial to the whole systems in Kings Lynn.

JF mentioned that when works were being completed on the pond, this caused issues with the Allotments entrance. No banksman were in place, and the access was damaged and dirty. However since this was highlighted there was works carried out to remedy this creating a safer more improved access. Also another issues raised by JF was the lack of contact information around the site, on one occasion a resident had tried contacting somebody regarding issues however were passes from the BCKLWN to NCC and then back again.

LT highlighted an issue, which was taking place with hammer piling on a few sites on Marsh Lane; this was now causing damage to properties on Marsh Lane.

DG stated that the works taking place were on from the BCKLWN's site and were 2 private building sites. The main reason Lovell's & BCKLWN picked to use Auger Piling was from responses to the consultation events held.

Cllr Smith mentioned that he had a lot of contact from local residence regarding this issue especially that the developers had been staring prior to their planning consent. The Chairman asked for this to be raised to planning enforcement and that information on the developers passed to LT.

DG stated that this could cause a knock on effect on the BCKLWN site at the top of the road.

Cllr Smith asked for a residence drop to alert residence of this.

The Chairman wanted a remedy for this however could not commit to a residence letter drop.

JC stated that Lovell's would be having an independent survey completed therefore, any work completed by them would be covered, and that they are member of considerate constructors so any issued could be raised through that construction body.

JF asked for a survey to be completed on all the residence in line with ditch where the major issue occurs.

DG advised that only the front properties would be surveyed and that in the event of a fault occurring then investigation works could take place behind the effected properties.

The Chairman was happy with these works taking place and insisted that communication was the key.

5. Update on the new road from Edward Benefer Way to Lynnsport

Discharge of Conditions

DG confirmed that the Last Condition has now been agreed by IDB.

Construction Programme

DG explained the current program:

Site setup has begun one both Marsh Lane & Lynnsport end of the road. Commencement of the road will begin at the start of April, leading onto the Spenser road end beginning starting around May. The contractors have confirmed that the scheme should be completed by December this year. The consultation event with respect to the road went very well with some good feedback from the public, this has resulting in a reduced closure period to the Spenser road closure.

Cllr Buck questioned where the reconstruction of the Lynnsport 4/5 road was in the plan.

DG confirmed that the road in Lynnsport 4/5 (Greenpark Avenue) was at the end of the program to allow addition entrance points to Lynnsport during Greenpark Avenue closure.

6. Marsh Lane Housing

Planning

JC confirmed planning was granted as per last meeting and the conditions were in the progress of being discharged.

Timetable

JC continued onto the works program, stating that site works would commence June/July.

LT asked if there were any bungalows on the site.

JC confirmed that there were no bungalows on this site however looking into these on Lynnsport 4/5.

JF questioned the date of the surveys on the surrounding houses & the progress of the IDB condition.

JC replied that no dates have been set but these will be once piling works had finished on the other Marsh Lane site, and the IDB condition was in advanced design stages.

The Chairman asked if contact details were available for the residents regarding the surveys.

DG advised that contact will be made with the residence via 1-2 letters and a face-to-face door representative if required, this is in our interest so will may contact where possible, however will not be completed until the other development in Marsh Lane is completed.

7. Sports Pitches

Update on Works

DG provided a update on the current progress on both the Hockey Pitches and Tennis Courts.

With the Hockey Pitches, the Tarmac has been laid and delivery of the crumb, glue and matting will be next week. The Tennis courts tarmac has to be hand laid and the completion does depend on the outdoor temperature.

8. Lynnsport 4 & 5

Feedback from public consultation on the 10th March

JC stated that the feedback from the consultation event on Lynnsport 4 and 5 was mainly positive with good comments received regarding, density and the incorporation of bungalows.

DG highlighted that some attendees to the consultation had commented with the lack of seating around the Lynnsport area, this would be investigated.

JH asked what would be happening with both the area above and below Lynnsport 4 and 5.

DG advised that the northern area has been earmarked for a school and the southern site will be capped as the existing cover is not too good, then this will hopefully open up another green area.

Cllr Beales was happy with this proposal.

JF questioned both the drop in numbers on the site and the pumping station plans in the middle of the site.

JC confirmed the slight drop in numbers was down to the design and layout, and the pumping station will remain in its current position.

Cllr Buck was concerned regarding the bungalows in a flood zone area.

DG assured that we were working with the site levels to attempt to provide some bungalows on the highest part of the site.

Planning

The planning application will be submitted by the end of June.

Road Connections, cycle-ways and footpaths

The chairman wanted clarification on the roads ending north of the site and the footpath south of the site.

DG advised one of the roads at the north of the site was for access for the future school development, and the footpaths at the south of the site were to allow access to the new green space.

Cllr Beales wanted clarification that the roads were big enough for the school transport.

JC stated that this is confirmed when the highways replies to the planning consultation.

9. Miniature Railway

Update on Works

DG provided a update on the current status of the miniature railway works. At present decision within the club were taking longer however the club were not concerned with an extended delivery time. Works taking place will enhance the club and new buildings for the club are being purchased as a big part of this.

LT asked the timescale of the miniature railway project.

DG confirmed that all going to plan the works should be completed by the end of July.

Cllr Beales believes this is a very positive enhancement of the whole project

Cllr Smith wants a well-publicized opening to make everyone aware of the new enhancements.

10. Later Phases: Lynnsport 1

JC explained that Lynnsport 1 was at a very early phase with site surveys taking place.

JF asked if the large clump of trees on the site were to be removed?

Cllr Beales recommended that the design might be similar to Marsh Lane to enable an area of trees to be maintained in the design.

DG was happy to work with this and stated will have a look at keep as much as possible within the design phase.

11. Representation of marsh Lane residence following Dissolution & Closure of MLHW&GNA on the 31st of January 2016.

DG stated that after its term, the MLHW&GNA has dissolved and if a representation was still required?

Both Cllr Beales and JF were positive that the original spokesperson for the group should stay as a representative for these meetings.

12. Date of next meeting

Cllr Daubney thanked everyone for attending and contributing to the discussion.

The next meeting would be held in July with a update of progress, as requested by JF.

A date will be circulated nearer the time.

Agreed Actions:

- Forward details with respect to the sites on Marsh Lane
- Highlight to planning enforcement the issues taking place with the adjacent Marsh Lane sites.
- Update webpages as soon as a timetable on Lynnsport 1 is published.
- Work with the Miniature Railway club in publicizing their opening