

MAJOR HOUSING CONSULTATIVE GROUP

Minutes of the 4th meeting held on
Thursday 8th December 2016, 9:30am – 11:30am

Heritage Room, Kings Lynn Town Hall,
Saturday Market Place, King's Lynn, PE30 5DQ

Present:

Cllr Brian Long (CllrBL), Leader of the Council - Chairman
Cllr Alistair Beales (CllrAB), Deputy Leader & Regeneration Portfolio Holder
Cllr Thomas Smith, Gaywood North Bank Ward,
Cllr Patrick Rochford, Gaywood North Bank Ward,
Dale Gagen (DG) – Corporate Projects Officer, BCKLWN
Sam Garrod – Project Support Officer, BCKLWN
Justin Coote (JC) – Lovell Partnerships Ltd
Fergus Bootman (FB) - LaRonde Wright, Planning Consultant
Michael Coote (MC) – Marsh Lane Resident
Joy Franklin (JF) – Sedges Residents' representative
Sue Bruce (SB) - Lynnsport Area Residents Association
Simon McKenna (SM) – Alive Leisure
MJ Ray – Kings Lynn BUG Cycling group

Apologies:

Roger Partridge (RP) – Sports Development Manager, Alive Leisure
Lewis Hemeter – Lynnsport Manager - Alive Leisure
George Dann – Internal Drainage Board
Nicole La Ronde – LaRonde Wright, Planning Consultant
Charles Lankfer – Pelicans Hockey Club
John Hiskett (JH) – Norfolk Wildlife Trust
Quentin Brogdale – Resident Engineer, Norfolk County Council
Stuart Hall – Lynnsport Area Residents Association
Les Thurlow – North Lynn Neighborhood partnership
Cllr Sandra Buck, North Lynn Ward,
Cllr Andy Tyler, North Lynn Ward,

Minutes Taken by Samuel Garrod

1. Welcome

Cllr Long welcomed everyone to the meeting, and explained this was his first meeting since the change of leader.

2. Apologies of absence

Apologies were given for the above who could not attend.
It was noted Sue Bruce attended in Stuart Hall's absence.

3. Minutes of the last meeting

The minutes of the last meeting, held on 29 March 2016, were agreed as a correct record, however Michael Coote stated his apologies should have been included.

4. Matters arising (not covered on the agenda)

JF raised a concern with the location of the new car park being very close to the play area, CllrAB doesn't believe this to be the case, and from visits to the site believes access is a lot better all users. JF suggested that various bushes and planting could be added to address the issue. DG responded that whatever type of barrier was placed in the small hill section people would cross it, however were happy to monitor the situation and take action if required. SM agreed with DG that this was the best method of action and CllrBL was happy with this.

JF stated the current barriers on the Sandringham cycle path are not illuminated and could cause accidents when the streetlights are turned off.

DG believes this to be the IDB work which is ongoing however will attend site to check on this and pass comments across to the IDB where required.

CllrAB asked DG what was the status with Fields in Trust (FIT) application on Lynnsport 2, DG updated everyone, all the documents had been sent to FIT and hopefully these should be sufficient to get the site registered in the new year, CllrAB was happy with this news and said it gave reassurance for the protection of this field. SB was also happy with this progression.

5. Update on the upfront infrastructure

DG discussed the current infrastructure, which has been invested into prior to any development on housing. Works have completed on both the new car parks, the new hockey pitches, the new tennis courts and nearly completed the road after culvert works to the long drain have finished. Slight issue with lighting signage, which is causing delays however focused on trying to get his resolved as soon as possible.

CllrAB asked if there was a framework in place to use Amey for this work, DG replied, it was NCC's main contractor for the work.

SB asked if lights are going to be added to the cycle track.

DG replied that the cycle track is owned by the NCC and will not have additional lighting however; the new lighting on the new road will provide additional light as a bonus. CllrAB would like SB to monitor this and if it is really an issue then this could be fed back to NCC.

MC expressed his concerns over access to the new miniature railway site, (as he has heavy engines and equipment) however, DG updated MC on the current situation, the club has access to the site for heavy goods but not purely for parking only.

MC said that the club had enjoyed secure on site storage (since moving 1992) and was worried over the security of the new buildings. CllrAB highlighted that the new site has multiple benefits for the club including now more visible for the public. DG made MC aware that the clubs committee has always been consulted on any change that would affect the club. CllrBL mentioned to MC that he would have to take any issues up formally by raising them to the clubs committee.

DG/CllrAB updated the room with a very pleasant email received from the Pelicans Hockey club.

“On behalf of Pelicans Hockey Club can we pass on our thanks to the fantastic facilities that have been provided as part of the developments at Lynnsport. They may have a secure fence round them but still offer structured green space for activities and with the impact that of the success of the GB Ladies in Rio we have seen numbers increase. Players have also joined Pelicans from other clubs due to the facilities. In September the annual Quicksticks competition was held on the pitches, where we normally have a maximum of 10 teams we were able to accommodate 28 teams from local primary schools. This is a great effort and shows that given the opportunity people from all ages want to get out and play sport so providing these facilities we are able to do this. There are still plenty of green spaces available within the Lynnsport complex for people to enjoy themselves but rest assured more people have enjoyed the greenspace where the new pitches are than would have done if it was just grass.”

SB asked for clarification on which pitch is Pelicans, DG advised that the right hand pitch is Pelicans and the left one is Lynnsport' s however, on various occasions already Pelicans has used both to accommodate match days. CllrBL was pleased with this kind of feedback and hopefully this can inspire for the future. CllrAB seconded this and thinks it will push the club forward to meet higher aspirations with the bonus of the raised banks for spectators, which are regularly used.

DG, there is some remedial work to be completed on the new car park and the entrance is being resurfaced to prevent this area from having to be shut twice when Greenpark avenue is completely rebuilt next spring and the new road can be used.

CllrBL asked about the Tennis courts and the take up of this, DG answered, some days had been lost in the middle of summer as the weather was too hot for them to be played on during the 1st year as this is the curing period, however the Tennis development officer was kept up to date. SM also added that the Tennis development officer also works on a wider scope of work throughout the Borough, at schools and clubs, not just Lynnsport. CllrAB was happy with this and thought that it would raise standards throughout the whole Borough.

SB was concerned regarding an increase in traffic and pedestrian crossing on Columbia Way. DG confirmed that a Road assessment was completed prior to the scheme development and that from this has been advised that traffic on Columbia Way should reduce. Within talks prior to the application it was pushed for a road crossing however, the scheme did not meet the criteria even including the new development-taking place.

SB believed this could be incorrect and this could lead to some North Lynn roads becoming a rat-run within the deprived area.

DG, however, when Greenpark Avenue is re-constructed there will be a wider footpath on the Northern footpath to allow access to cycle users.

CllrBL asked if SB would take this up with Cllr Collis if she felt it would become a major issue and he was in the best position to look at it.

SB also asked if the new road would have a foot path on which DG advised this is correct.

6. Marsh Lane Housing

JC gave an update of the current progress at Marsh Lane, Once Tarmac has moved from Marsh Lane then the Lovell site office will move to this location. The first activity for Lovells is to complete the roads to provide a suitable haulage route throughout the site. A phasing plan showed the route of development throughout the

site however, the first 6 months are purely on site infrastructure. It is planned that from May a market presence will take place in preparation of the show homes being constructed for September. The total period for construction on the site is approximately 3 years, and any site contacts will be placed on the hoarding as a compliance of considerate constructors.

SB queried if the apprenticeship employment was local. DG advised the site supervisor was local as well as some of the workers on site at present. JC explained that this would be the case however; the number of apprentices has reduced due to the number of units reducing. JC also stated that Lovell's supports local charity, and based on the work taking place in King's Lynn the chosen charity was the North Lynn discovery center. Candidates can be put forwards from them for interview. It is Lovell's priority to try to encourage local engagement where possible.

JF asked if the phasing plan is to be put on the website to keep local resident up to date, DG agreed that this is put online however; this could change if construction required it to.

JF also questioned the Construction Management Plan (CMP) and stated that the movements on Segrave Road have increased. DG agreed they have increased due to access from the new road, however prior consent was granted from the Planning department. As the Increased movements started later than the approved date, the Planning department allowed them to run on maintaining the same amount of days as approved, but differing the dates. JC added that the site team has been in contact with the local residents and has a good relationship with the care home, also supplying them with a Christmas tree.

JF asked what actions were taken when animals' bones were found on site, and apparently, workers had mentioned some being found. JC replied that nothing has been found to his knowledge and nothing has been reported on site to the site supervisor. There was copious amount of soil testing which took place prior to the development starting and nothing was flagged up of this nature. DG, stated that the only thing he has been called to site for was a small amount of asbestos which was found however this was contained and treated with the correct methods.

MJR was concerned with the road may be used as a rat run to avoid deer's leap until the full development was completed, however DG outlined the phasing plan and how Lovell's and the BCKLWN can manipulate the roads which are open on site until such time as the site is complete and roads are adopted.

MJR also asked when the new crossroads on Marsh Lane would be completed, to which DG replied, work will being in the new year and should be completed early 2017.

7. Lynnsport 4 & 5

FB updated the room, the application went to planning on Monday 5th December and was passed on the provision of the S106 being completed, it was applauded for the design and pepper potting of affordable units. However, the bungalows within the original application had to be amended due to the approach taken from the Planning department and the Environment Agency. The Secretary of state is looking at the application however; it is not believed that the site will be called in similar to Lynnsport 3.

MC expressed his annoyance that dormer bungalows were not included within the scheme and stated that they had been used in various other areas within the fens. DG stated that considerable efforts were made to incorporate the bungalows with safe refuge within the loft

space however this was not deemed acceptable. CllrBL agreed that the Environmental Agency have a robust approach with bungalows in certain areas.

DG, all the footpaths on Greenpark Avenue are being improved as part of the scheme and the northern side of the road will be wide enough for cycle and pedestrian usage. Firstly, the northern section of the site will be developed leading onto the southern section. SB was concerned the new floodlights from the Hockey/Tennis facilities will have an impact on the site. DG advised that has been taken into account on both the pitches application and the houses application with lights chosen with minimal bleed. CllrAB seconded the reduced light bleed after viewing the site in the evening and CllrBL was pleased this was addressed at the earliest point.

JF mentioned an issue with the lights on the old Hockey pitch and how they were left on overnight on many occasions. DG apologized and said that as part of the works these will be removed however now we have no use for them we will get them disconnected, CllrBL was pleased with this as its fundamentally BCKLWN's money being used to power the lights.

MJR asked how the road closures would affect users and advised there is no drop curb at the Discovery Center rear entrance. DG advised that next year various works would be completed to improve the area and there will be a pedestrian/cycle diversion while Greenpark Avenue is closed. MJR would also like the crossing across Greenpark Avenue looked at and believe the design should comply with sustrans methodology. JC stated that detailed design is ongoing with this and MJR will be updated on any amendments, DG also said MJR would be invited to the relevant road meeting to update him as done on the rest of the road scheme.

8. Lynnsport 1

CllrAB started by updating all present with the input given by himself along with Cllr Blunt and Cllr Daubney by attending early design meetings, this also provided feedback by ward councilors.

FB continued by advising the application would be submitted prior to Christmas.

9. AOB

MJR questioned the speed limits throughout the new development areas, DG advised these would be in keeping with the area and are 20/30 mph. Leading on from the MC asked why chicanes were not used instead of raised tables and why vehicles were not keeping to the 7.5 tonne restriction down Loke road. CllrBL said that police had to enforce these larger vehicles on this road and they had been made aware during a recent snap meeting. MJR updated all on a new procedure coming in the New Year called "living Streets" where others could send photos to report this type of offence.

SB asking if any speed tables would be used on the new road, however DG advised there was no speed tables or chicanes between Hamburg Road and Reid Way on the new road.

JF asked how many units would be built on Lynnsport 1 as the original plan was over 100. JC and DG said that the density had dropped to 83 units to retain more of the trees on site. SB was concerned about the wildlife in the trees on site and questioned who would look at this. JC assured SB that the development design was completed with the input of Richard Fisher, the Borough Councils Arboricultural Officer.

JF was impressed with the quality of the public information notices placed on the Councils web pages and asked if they would continue for the housing project. DG confirmed these would continue however, they would not be so frequent due to the length of the build.

SB asked if any parking restrictions would be applied to Front/Reid Way in the form of yellow lines, and DG advised there would not be any additional yellow lines on this section and it was believed this would assist in traffic calming.

SB wanted to know if Lynnsport 3 had had a change of use from allotments, DG replied that the section of land had never been used as allotments and therefore is not a statutory allotment and does not require a change of use. Work was also going to be completed on old allotments on a site near Salters Road/Losinga Road. Only three of the seventeen plots were actually rented due to poor access so it is planned to remove these and replace with another site, this would lead to potentially 20 new accessible plots being created.

MC highlighted the issues ongoing with the other developments on Marsh Lane, where DG believed the BCKLWN were aware of this.

MC stated this would be his last meeting due to his health.
CllrBL and CllrAB thanked MC for his input over his time in the group.

CllrBL thanked all for their attendance.

10. Date of next meeting

It was agreed that the next meeting will follow the determination of Lynnsport 1, this is estimated in March/April.