
BRECKLAND COUNCIL

At a Meeting of the

MOVING THETFORD FORWARD BOARD

**Held on Friday 24th February 2012 at 10.00 am in
Keystone Innovation Centre, Thetford**

PRESENT

Mr J W Nunn (Chairman)
Mr P D Claussen (Vice-
Chairman)
Mrs M P Chapman-Allen
Mr J Connolly
Mr B King
Mr R G Kybird
Ms H Gilbert

Mr M S Robinson
Mrs A L Steward
Mr N Stott
Mr A Witton
Mr M Engwell
Mr J Pearson
Ms E King

Also Present

Mr T Edmunds
Mrs S Glossop
Mr C Clark
Mr T Jermy

Mr P Pearson
Mr D Stephen

In Attendance

Tim Edmunds
Kevin Cooper
Rubert Kitchen
Eoghan Sheils
Julian Bamford
Carol Butters
Margaret Bailey
Mark Stokes
Kevin Ward
Stephen James
Michael Cramp

Highways Network Manager
Director (Building Partnerships Ltd)
LSI Architects
Shiels Flynn
Funding and Claims Officer
MTF Support Officer
Senior Accountant Capital and Treasury
Deputy Chief Executive
Growth Point Manager
Senior Procurement & Performance Officer
Flagship Housing

Action By

Presentation Attached for Information

42/12 WELCOME AND INTRODUCTIONS (AGENDA ITEM 1)

After welcoming everyone to the meeting, the meeting commenced.

43/12 APOLOGIES (AGENDA ITEM 2)

Apologies for absence were received from Cllr M Kiddle-Morris, Cllr D Murphy, Cllr J Chamberlin, Cllr A Poulter, Mr T Trotman, Mr T Gilbert-Wooldridge and Mr M Stanton.

44/12 DECLARATIONS OF INTEREST (AGENDA ITEM 3)

None.

45/12 MINUTES AND ACTIONS FROM PREVIOUS MEETING (AGENDA ITEM 4)

a) According to the minutes, some PDP Panel Members had deputies and others did not. This could be a clerical error and would be clarified.

Also Kilverstone should be referred to as Kilverstone and Brettenham.

A member thought that it had been agreed that Parish Councils had two voting members.

Members were informed that the decision of the PDP was to have one member for Croxton and one member for Kilverstone and Brettenham.

46/12 BUS INTERCHANGE (AGENDA ITEM 5)

Mr Tim Edmunds gave a brief update of the objection that had been received regarding the Bus Interchange from Environmental Health, Breckland District Council. NCC had developed a solution and the Planning Application would be submitted in May 2012. The Bus Interchange was still on target

47/12 RIVERSIDE REGENERATION PROJECT (AGENDA ITEM 6)

Kevin Cooper, Eoghan Sheils and Rupert Kitchen gave a presentation on the Riverside Regeneration Project. The focus was on the mass and constraints of the site. KC had been in discussions with future occupiers, Breckland District Council as the planning authority and English Heritage. There were formal talks going on with a hotel and a cinema and more would be known after April. Future discussions would be with restaurateurs and other potential occupiers. The Riverside Area was a pivotal site and the area contained a scheduled ancient monument, this was an historical site and a flood plain had to be provided. There was also a fibre optic cable running through the site.

The slide showed that the start of the footbridge being remodelled to provide a circulation space linking to the car park and the future Riverside building.

There would be soft paving, grassed areas in the vicinity of the River and it was hoped that there would be seating walls with trees/grasses/reeds planting encompassing local native species. The restaurant/café could then spread out onto this area. This area would be pervious as it would be the flood plain.

Discussions with English Heritage were continuing they had been satisfied with the scale and mass of the building and now talks were proceeding with regard to the materials and detail of the building. The building would be on a raised plinth although Bridge Street end would be practicably level with the existing ground level.

A Member asked about timescales and it was felt that the planning application could be submitted by June 2012 subject to the consultations and plans getting approval. There were demolition works and archaeological digs to be carried out. It was hoped to start in 2013 for completion 2014.

A Member questioned whether there were further funding opportunities from Europe etc. to fund workforce, local labour or a unit in catering training.

There had been some talks with Suffolk College regarding a Training restaurant and other avenues of funding were being investigated.

KC advised that the cinema company was keen to have the venue used for seminar opportunities when not in use. Members supported this idea.

Concern was raised regarding the height of the building. The tallest unit was believed to be 15 to 16 metres above ground level.

A Member felt that the building on the slides had no proper roof and it was felt that a flat roof would be inappropriate. It was further felt that the building should have character. It was suggested that it could mirror the Grammar School further down Bridge Street.

A discussion took place regarding roof types and pitches it was agreed that as the slide was a sketch the detail would be brought back to a future meeting after further consultation.

A Member said that getting the balance right was crucial but there would have to be compromise. It was important for the town that this project delivered a mixed use of leisure facilities and creates work and income for the town.

A Member was concerned about the loss of parking spaces on the riverside site. The number of parking spaces on the site at present was vague due to faded lines however, it was noted that the future development would include 64 spaces.

48/12 KING STREET SQUARE (AGENDA ITEM 7)

SG advised that there would be an exhibition on Monday 27th February 2012 between 10am and 5pm in King Street outside Boots. It would then be moved to the Guildhall for two weeks (the 19th March being the last day). Businesses and shop owners had been invited to attend. The exhibition would show the plans for the area and people would be invited to comment.

The project was a 26-week build starting in June 2012 and the Clock Tower would need a Planning Application submitted. It was hoped that the project would be finished by Christmas 2012.

49/12 TOWN CENTRE GRANT SCHEME (AGENDA ITEM 8)

This fund was now closed and some of the schemes had been delivered. The remaining schemes would be finished by May 2012. One of the schemes to have the canopies cleaned up and repaired had been completed.

A Member stated that some businesses had been unaware of this funding.

It was felt that everything possible had been done to raise awareness of this funding. SG had approached businesses and MTF Representatives had also approached businesses in the town centre.

50/12 GARAGE PROJECT (AGENDA ITEM 9)

Michael Cramp from Flagship gave an update on this project.

A Member suggested that Flagship should fund the possible overspend on the project. EK replied that although Flagship did have funds to support schemes it had been made clear that Thetford was a priority but it could not commit that this would be possible. Flagship was in discussions with the highways authority for possible funding.

A non-member of the Board advised that this support to the local community had made a difference and it was hoped more funding would be committed.

51/12 GALLOWS HILL (AGENDA ITEM 10)

SG advised that this project should be lead by S Wright who was very keen to have these interpretation panels. Located at the Farmers entrance that would be widened. Although it had become apparent that these were not permitted on the verge it was hoped that the Thetford SUE would be able to erect these on the development at Gallows Hill.

The Chair advised that his interpretation was that Thetford SUE would carry out this project and the funds returned to MTF.

52/12 THETFORD LEAFLETS/POSTERS (AGENDA ITEM 11)

SG advised that the logo's had been agreed and that Thetford's Great Heritage branding would be changed to Thetfords Great History etc. Some sample leaflets had been produced and these were depicted on the slide. The taster leaflet would be free and for other leaflets, there would be a small charge as these would be available in the Tourist Information centre. There would also be some new leaflet dispensers around the town with the logo.

Due to the success of participating in the English Heritage Day they would be participating again to encourage more visitors to the town.

Thetford Town Council would be producing the Thetford Guide.

The Leaflets would be downloadable free of charge.

53/12 SKATE PARK (AGENDA ITEM 12)

Stephen James reported that the legal process in relation to the access to the site was still ongoing. Future users would shape the finished Skate Park therefore, engagement with all groups (contractor, users and designers) essential to ensure this project was a successful.

The plan was that the skate park would be finished and in use by June/July 2012.

Concern was raised about slippage due to the solicitors agreeing Heads of Terms etc.

It was agreed that SJ would investigate this matter with the contractor and designers whether the skate park was sufficient in size to use as a Championship venue.

SJ

54/12 FINANCIAL REPORT (AGENDA ITEM 13)

Julian Bamford gave a brief outline of the projects from the Financial Summary. He advised that the Haling Path project had an underspend of £30k and this would be returned to MTF for other capital projects. The £26k allocation for the Gallows Hill Panels should also be returned.

A Member praised the Thematic Lead for Haling Path for coming under budget and for cleaning up the river sides.

55/12 ANY OTHER BUSINESS (AGENDA ITEM 14)

The Chairman advised that with funding being returned he had received an expression of interest from the Charles Burrell Trust for £50k to improve the attractiveness of the building. This would contribute to the regeneration of the town and protect the heritage building. He asked Members to consider using the returned funding for this project. A Breckland Officer advised that the Governance stated that the Programme Delivery Group could make this decision if under £50k.

Other members pointed out that they had projects in need of funding, for example the Environmental Study on the River Thet, existing Housing Estates and a footpath from Castle Street to Nunns Bridge which would all benefit Thetford. A discussion took place regarding other methods of funding eg Jubilee Fund, NCC's Foundation Fund, Breckland's Match Funding for Community Projects.

It was noted that the Environmental Study would be Revenue Funding not Capital.

Regarding the Housing Estates it was suggested that Kevin Ward, Emma King, Neil Stott and Terry Jermy meet to discuss the Flagship Jubilee Fund and which housing projects could apply.

KW

Martin Engwell suggested that the footpath from Castle Street to Nunn's Bridge be looked at again. Although this could be difficult as there were issues regarding the land ownership.

A Member asked whether there was a list of funding sources. It was noted that there is a Grant finder on Brecklands Website and NCC also had something similar.

RESOLVED that the Programme Delivery Group to review capital projects which were deliverable and within the CLG requirements and

KW

report back to MTF Board.

The meeting closed at 11.30 am

CHAIRMAN

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