

Borough Council of  
**King's Lynn &  
West Norfolk**



# **Regeneration and Development Panel**

## **Agenda**

Wednesday, 27th July, 2016  
at 6.00 pm

in the

**Committee Suite  
King's Court  
Chapel Street  
King's Lynn  
PE30 1EX**



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**King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX**  
**Telephone: 01553 616200**  
**Fax: 01553 691663**

Dear Member

**Regeneration and Development Panel**

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 27th July, 2016 at 6.00 pm** in the **Committee Suite, King's Court, Chapel Street, King's Lynn** to discuss the business shown below.

Yours sincerely

Chief Executive

**AGENDA**

**1. Apologies for absence**

To receive any apologies for absence.

**2. Minutes (Pages 6 - 9)**

To approve the minutes of the previous meeting.

**3. Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

Those declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

**4. Urgent Business**

To consider any business which, by reason of special circumstances, the

Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

**5. Members Present Pursuant to Standing Order 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

**6. Chairman's Correspondence**

If any.

**7. Update on 5 year land supply (Pages 10 - 30)**

As you are aware the Council has been keenly awaiting a decision on the proposal for a care home, housing with care facilities and 70 new homes in the countryside, on land off School Road, Heacham, following the Public Inquiry held in May. One of the reasons this decision is so important is because it deals with the issue of the 5 year supply of deliverable housing sites in detail, and therefore will form a basis for future housing decisions across the Borough, certainly in the short-mid-term.

The appeal was dismissed, and the Council was deemed to have in excess of a 5 year supply (5.81 years supply). This means that decisions taken with regards to housing proposals will rely on the local policies of the Development Plan, which are considered to be up to date. In other words the normal local policy situation has been confirmed and applies (this has been in place since 19 April 2016, and it was in place before August 2015).

The Appeal Decision is attached.

**8. CIL Update (Page 31)**

To receive a verbal update from the LDF Manager.

**9. Terms of Reference - Custom Build Policy Development Task Group (Pages 32 - 34)**

**10. Work Programme (Pages 35 - 36)**

**11. Date of the next meeting**

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on **Tuesday 30<sup>th</sup> August 2016** at **6.00pm** in the Committee Suite, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

To:

**Regeneration and Development Panel:** Miss L Bambridge, Mrs S Buck, Mrs J Collingham, C Crofts, P Gidney (Chairman), I Gourlay, M Chenery of Horsbrugh, M Howland, P Kunes, P Rochford (Vice-Chairman), M Shorting and Mrs E Watson

**Portfolio Holders:**

Councillor R Blunt – Portfolio Holder for Development – Items 7, 8 and 9

**Appropriate Officers:**

Stuart Ashworth – Assistant Director  
Chris Bamfield – Executive Director  
Alan Gomm – LDF Manager – items 7,8 and 9  
Duncan Hall – Housing Services Manager – item 9  
Ray Harding – Chief Executive