

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



Regeneration and Development Panel

Agenda

Tuesday, 6th October, 2020
at 4.30 pm

**Remote Meeting on Zoom and available for
the public to view on [WestNorfolkBC on You
Tube](#)**



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

Friday 25th September 2020

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Tuesday, 6th October, 2020 at 4.30 pm** in the **Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for absence

To receive any apologies for absence.

2. Minutes (Pages 5 - 10)

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 Chair 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 Chair of their intention to do so and what items they wish to be heard before a decision on that item is taken.

6. Chair's Correspondence

If any.

7. Work Programme and Forward Decision List (Pages 11 - 16)

8. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on Tuesday 10th November 2020.

9. Exclusion of Press and Public

To consider passing the following resolution:

“That under Section 100(A)(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.

10. EXEMPT - Housing Development Update (45 minutes) (Verbal Report)

To receive an update from officers on:

- Parkway
- Housing Needs Assessment
- Affordable Housing
- Deliver of Housing on Council Sites.

11. EXEMPT - Customs House Update (15 minutes) (Verbal Report)

12. EXEMPT - Town Investment Plan (60 minutes) (Verbal Report)

To receive a presentation from the Regeneration Programmes Manager on:

- The Town Investment Plan vision, objectives and priorities.
- Long list of projects
- Short list of projects
- Community and Stakeholder engagement

13. EXEMPT - High Street Heritage Action Zone (30 minutes)

To:

Regeneration and Development Panel: Miss L Bambridge, F Bone, Mrs J Collingham (Chair), M de Whalley, B Jones, J Lowe, C Manning, C Morley, T Parish (Vice-Chair), S Patel, Mrs V Spikings and D Whitby

Portfolio Holders:

Councillor A Lawrence – Portfolio Holder for Housing
Councillor R Blunt – Portfolio Holder for Development
Councillor P Gidney – Portfolio Holder for Project Delivery
Councillor G Middleton – Portfolio Holder for Business Development
Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

Officers

Dale Gagen – Assistant Director, Companies and Housing Delivery
Karl Patterson – Housing Development Officer
Jemma Curtis – Regeneration Programmes Manager
Mark Fuller – Principal Project Surveyor
Duncan Hall – Assistant Director, Regeneration, Housing and Place

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 1st September, 2020 at 3.00 pm in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

PRESENT: Councillors J Collingham (Chair), L Bambridge, F Bone, M de Whalley, B Jones, J Lowe, C Manning, C Morley, T Parish, S Patel, V Spikings and D Whitby

Portfolio Holders

Councillor R Blunt – Portfolio Holder for Development
 Councillor G Middleton – Portfolio Holder for Business Development
 Councillor B Long – Leader of the Council
 Councillor P Kunes – Portfolio Holder for Commercial Services
 Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

Members present under Standing Order 34:

Councillors Ryves and Kemp

Other Members present: Councillors J Collop, S Collop, A Dickinson, C Hudson and J Rust

Officers:

Alan Gomm, LDF Manager
 Duncan Hall, Assistant Director
 Peter Jermany, Principal Planner

By Invitation:

Ben Colson

RD122: **WELCOME AND INTRODUCTIONS**

The Chair informed the Panel that the meeting was being broadcast live on You Tube.

The recording of the meeting is available at [WestNorfolkBC on You Tube](#)

RD123: **APOLOGIES FOR ABSENCE**

There was none.

RD124: **MINUTES**

RESOLVED: The minutes from the previous meeting were agreed as a correct record.

RD125: **DECLARATIONS OF INTEREST**

There was none.

RD126: **URGENT BUSINESS**

There was none.

RD127: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Ryves
Councillor Kemp.

RD128: **CHAIR'S CORRESPONDENCE**

There was none.

RD129: **THE ROLE OF BUSES IN KING'S LYNN - UNDERSTANDING THE LEGISLATIVE, REGULATORY AND FUNDING FRAMEWORK**

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

The Chair explained that she had invited Ben Colson to the meeting to give a presentation on the role of buses in King's Lynn. She reminded the Panel that these were not the views or ideas of the Borough Council, but of an individual.

The Chair thanked Ben Colson for his presentation and invited questions and comments from the Panel as summarised below.

Councillor Spikings commented that the Coronavirus Pandemic had changed people's behaviour in relation to shopping, spending and transport, and the future was unknown, so it was too early to be making decisions at this stage. Consideration also had to be given to all areas of the Borough, not just the PE30 postcode and if the proposals put forward in Ben Colson's presentation were affordable, supportable and feasible.

Councillor de Whalley made reference to rail services and attracting skilled workers to the area. Ben Colson commented that a better transport system would attract better skilled workers to the area.

Councillor Bone commented that it was important to consider all the facts and ensure that travel was sustainable going forward.

Councillor Kemp addressed the Panel under Standing Order 34 and commented that there were some huge opportunities which would benefit the area and they should be taken advantage of.

Councillor Manning asked if Ben Colson's suggestions would increase the usage of bus routes, and if it was possible to get additional routes into the town centre. Ben Colson explained that he focussed on PE30 in his presentation because there was evidence that car usage was growing faster in the urban area than elsewhere. He hoped that improvements would encourage bus usage.

The Chair mentioned funding opportunities that could be available and asked how funds could help bus operators. Ben Colson explained that getting funding would likely be a competitive process. Funding could be used to plug the gaps where bus routes were not available.

RESOLVED: The presentation was noted.

RD130: **UPDATE ON THE RAIL NETWORK**

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

The Principal Planner provided the Panel with an update on the rail network which included:

- Ely area capacity enhancement.
- King's Lynn service – enhancement programme.
- Public consultation opportunities.

The Chair thanked the Principal Planner for the update and invited questions and comments from the Panel as summarised below.

The Chair raised concern about the impact of the Coronavirus Pandemic and if this was likely to affect future plans. The Principal Planner hoped that it would not and explained that, in relation to the eight car carriages, they were timetabled for December.

In response to questions from Councillor de Whalley the Principal Planner explained that Ely North Junction was a constraint to Wisbech Services and was not part of one of the main committed schemes. The improvements could also result in increased freight facility. It was also unknown if journey times would decrease as there would be coupling and decoupling at Cambridge.

Councillor Kemp addressed the Panel under Standing Order 34 and referred to Housing Growth and the need for infrastructure to support this, including a Parkway Station.

The Leader of the Council, Councillor Long explained that he was Chair of the Norfolk Rail Group. He provided information on freight services, capacity and the cost of a Parkway Station.

Councillor Ryves addressed the Panel under Standing Order 34 and suggested that updated estimates on the provision of a Parkway Station should be obtained along with a cost benefit analysis.

RESOLVED: The update was noted.

RD131: **WEST WINCH UPDATE**

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

The LDF Manager provided the Panel with an update on the West Winch Strategic Growth Area which included:

- Roads and access.
- Masterplan for the area.
- Agreements with and between land owners including Section 106 agreements.
- Planning applications.
- The Borough Councils involvement to facilitate and enable the growth area.

The Chair thanked the LDF Manager for the update and invited questions and comments from the Panel, as summarised below.

Councillor Kemp addressed the Panel under Standing Order 34. She expressed concern about the access road and the shortfall in funding. The LDF Manager explained that the Infrastructure Delivery Plan had been costed to ensure that it was viable over the long term and that Section 106 costs came forward at the right time.

Councillor Bone asked if the Section 106 payments would ensure the scheme was viable as there would be additional community expenditure requirements. He also asked if Community Infrastructure Levies could be imposed. The LDF Manager encouraged Councillors to view the Infrastructure Delivery Plan which included community provision such as play areas. He explained that because of the Section 106 agreements for the site, you could not charge CIL on the site as well.

Councillor Spikings referred to potential future changes to planning rule and asked how they could affect this site and other sites coming forward. The LDF Manager explained that the Government were looking at other ways to calculate a levy which would be based on the selling price of the property.

RESOLVED: The update was noted.

RD132: **TOWN INVESTMENT PLAN UPDATE**

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

The Assistant Director provided the Panel with an update on the Town Investment Plan which included:

- A report was presented to Cabinet in August.
- Undergraduate school of nursing.
- Improvement and enhancements of public realm areas in King's Lynn.
- Consultation.
- Timescales.

The Chair thanked the Assistant Director for the update and invited questions and comments from the Panel, as summarised below.

The Chair asked if previous suggestions for improvements to public realm would be included in the scheme. The Assistant Director explained that the notes from previous Regeneration and Development Panel meetings and workshop sessions would be considered.

Councillor de Whalley referred to the Cycling and Walking Infrastructure Plan. The Principal Planner explained that Norfolk County Council were leading on this and work was ongoing to develop the plan.

Councillor Morley referred to other funding streams, which were for Borough wide schemes and he wanted to ensure that Borough wide money wasn't allocated just to King's Lynn. The Assistant Director explained that the Town Fund had to be used in the boundary which had been agreed.

Councillor Bambridge referred to the entrances to King's Lynn; London Road and Edward Benefer Way and that focus should be on improving these approaches.

Councillor Kemp addressed the Panel under Standing Order 34. She referred to the Cycle and Walking Infrastructure Plan and referred to Sustrans and declassifying of cycling network routes. She felt that this would be a detriment to the area and would mean that cyclists would have to use the road. She asked if the Council would be making representations to Sustrans on this.

RESOLVED: The update was noted.

RD133: **SCRUTINY AND THE EXECUTIVE PROTOCOL**

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

The draft Scrutiny and the Executive Protocol was presented to the Panel.

RESOLVED: The Panel recommended that the Scrutiny and Executive Protocol be adopted by the Council.

RD134: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

RESOLVED: The Panel's Work Programme was noted.

RD135: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on 6th October 2020 as a remote meeting on You Tube.

RD136: **EXEMPT CUSTOMS HOUSE UPDATE**

The Panel were advised that this item would slip to the next meeting.

The meeting closed at 5.01 pm

REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2020/2021

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER/ ATTENDEE	OBJECTIVES AND DESIRED OUTCOMES
17th June 2020	Officer update on the current situation and the impact this will have on the Panel Work Programme. To include cycling/walking strategy, Future High Streets and Towns Fund	Update	Duncan Hall and Alan Gomm	
	Carried forward from April Meeting - Corn Exchange Cinema Update.	Update	Mark Fuller	
	Carried forward from April Meeting - Quarter 3 2019/2020 Performance Monitoring Report	Monitoring	Ged Greaves	
	CIL Governance Task Group Update	Update	Alan Gomm	To receive an update
	Future Housing Plans – Verbal Update	Update	Duncan Hall	
	Suggestions on Future Town Regeneration Plans		Chair	
21st July 2020	Corporate Performance Monitoring – Full Year	Performance Monitoring	Ged Greaves	
	Sail the Wash Update	Update	Jason Richardson	
	EXEMPT - Towns Fund and Future High Street Update	Update	Duncan Hall and Jemma Curtis	
1st September 2020	Customs House EXEMPT – Slipped to October		Duncan Hall	
	West Winch Update		Duncan Hall and Nikki Patton	
	Presentation from Ben Colson – The role of buses: understanding the legislative, regulatory and funding framework	Information	Ben Colson	Presentation that was originally cancelled because of lockdown.
	Scrutiny and the Executive Protocol	Policy Development		
	Update on the Rail Network		Peter Jermamy	

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	Town Investment Fund Update		Duncan Hall	
6th October 2020	Town Investment Fund		Jemma Curtis and Duncan Hall	Pre briefing on the plan that has been developed and is set to be submitted.
	Housing Development Update		Dale Gagen, Karl Patterson and Duncan Hall	To include Parkway Development, Housing Needs Assessment, Affordable Housing and delivery of housing on Council sites.
	EXEMPT – Customs House Update		Duncan Hall and Mark Fuller	
10th November 2020				
12th January 2021				
23rd February 2021				
13th April 2021				

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To be scheduled

- Southgates
- King's Lynn Port
- Heacham Beach Development opportunities
- Business Improvement District Update
- Hunstanton Masterplan Update

FORWARD DECISIONS LIST

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
22 September 2020						
	Climate Change Policy	Key	Council	Environment Exec Dir – G Hall		Public
	Notice of Motion 1/20 – Cllr de Whalley	Non	Council	Leader Asst Dir Environment & Planning		Public
	Scrutiny and the Executive Protocol	Non	Council	Leader Chief Executive		Public
	Standing Orders and Articles Review	Non	Council	Leader Chief Executive		Public
ω	Revised Budget	Key	Council	Leader Asst Dir - Resources		Public
	Revised Capital Programme	Key	Council	Leader Asst Dir - Resources		Public
	Housing Delivery Test – Action Plan	Key	Cabinet	Development Asst Director – Environment & Planning		Public
	KLIC Loan Settlement Agreement	Key	Cabinet	Leader Asst Dir – Property & Projects		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
17 November 2020						
	Update to the Major Project Board Terms of reference	Non	Cabinet	Leader Asst Dir Property & Projects – M Henry		Public
	Major Housing Project 2	Key	Council	Project Delivery Asst Dir Companies and Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
14	Salters Road, King's Lynn	Key	Council	Project Delivery Asst Dir Companies and Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Lynnsport one	Key	Council	Project Delivery Asst Dir Companies & Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Southend Road and Hunstanton Bus Station	Key	Council	Project Delivery Asst Dir Companies and Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 –

						information relating to the business affairs of any person (including the authority)
	Parkway	Key	Council	Project Delivery Asst Dir Companies and Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Statement of Licensing Policy		Council	Commercial Services Assistant Director Environment and Planning		
15	Strategic Property Acquisition	Key	Cabinet	Business Development Asst Dir Property & Projects – M Henry		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Careline Alarms Contract	Key	Cabinet	Housing Asst Dir Community & Partnerships		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Covid 19 – Recovery Plan	Key	Council	Leader Asst to C Ex		Public

	Care and Repair Contractors Framework for aid and adaptations work	Key	Cabinet	Leader Central Services		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Food Waste Collection	Key	Council	Leader Asst Dir Operations and Commercial		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
5 January 2021						

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
2 February 2021						
	Budget	Key	Council	Leader Asst Director Resources		Public