

**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, 8th June, 2021 at 4.30 pm in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillors J Collingham (Chair), L Bambridge, C Bower, S Collop (substitute for F Bone), M de Whalley, P Gidney, B Jones, C Manning, C Morley (substitute for P Beal), T Parish, D Tyler (substitute for C J Crofts) and D Whitby.

**PRESENT UNDER STANDING ORDER 34:** Councillors A Kemp, F Bone and E Nockolds

**PORTFOLIO HOLDER:** Councillor R Blunt – Portfolio Holder for Development and Regeneration

**OFFICERS:**

Duncan Hall – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Alan Gomm – Planning Policy Manager

**BY INVITATION:**

Matthew Hayward – Norfolk County Council

**RD1: APPOINTMENT OF VICE CHAIR FOR THE FORTHCOMING YEAR**

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**RESOLVED:** Councillor Gidney was appointed Vice Chair of the Panel for the Municipal Year.

**RD2: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Beal and Crofts.

**RD3: MINUTES**

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Councillor de Whalley asked for his reference to air source heat pumps to be amended to ground source heat pumps. Subject to this amendment the minutes were agreed.

**RESOLVED:** The minutes from the previous meeting were agreed as a correct record and signed by the Chair.

RD4: **DECLARATIONS OF INTEREST**

There was none.

RD5: **URGENT BUSINESS**

There was none.

RD6: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Bone, Kemp and Nockolds.

RD7: **CHAIR'S CORRESPONDENCE**

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The Chair indicated that she had received two pieces of correspondence. One of which was relevant to the Southgates Masterplan and would be raised during consideration of that item.

The other was correspondence from Councillor Rust which related to short term rentals for start-up businesses. It was agreed that this item would be added to the work programme.

RD8: **APPOINTMENTS TO TASK GROUPS AND INFORMAL WORKING GROUPS**

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**RESOLVED:**

1. The CIL Governance Task Group and Custom Build Task Group to continue and the Democratic Services Officer be instructed to seek Membership of the Task Group from Group Leaders.
2. The HAZ Informal Working Group be disbanded as it has concluded its work.

RD9: **LOCAL PLAN**

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The Planning Policy Manager presented the Cabinet report which was included in the Agenda. The Chair thanked the Planning Policy Manager for the report and invited questions and comments from Members, as summarised below.

In response to a question from Councillor Morley it was explained that if there were changes to the local housing need there was some flexibility built in, however a significant change would require further work to meet the need.

The Vice Chair, Councillor Gidney asked about commercial development and the Planning Policy Manager provided information on employment land included in allocations and Policies relating to uses and change of uses.

In response to a further question from the Vice Chair, it was explained that tests were carried out to ensure that sites were suitable and viable and if there were issues with unfinished sites of sites which were an eyesore they could be dealt with by the Enforcement Team.

Councillor Kemp addressed the Panel under Standing Order 34 and referred to highway infrastructure at West Winch and the importance of retaining amenity areas such as Hardings Pits. The Planning Policy Manager explained the work carried out for the West Winch development, including the Infrastructure Development Plan and the submission for major route network funding.

In response to a question from Councillor Morley, the Planning Policy Manager explained that employment generator policies were included in the plan and the CITB and Marham had been specifically mentioned.

The Chair informed the Panel that an update on CITB would be brought to a future meeting of the Panel.

**RESOLVED:** That the Panel support the recommendations to Cabinet, as set out below.

1. The Council approves the draft Local Plan Review for pre-submission consultation.
2. Following that consultation, the council agrees to submit the Local Plan Review.
3. The final pre-submission version of the document and methods of public consultation be agreed by the Executive Director Planning and Environment in consultation with the Portfolio Holder for Planning and Development.
4. The Council notes the updated Local Development Scheme timetable.

RD10: **RULES AND REGULATIONS FOR CARAVAN SITES**

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The Planning Policy Manager provided the Panel with an update. The Chair thanked the Planning Policy Manager for the update and invited questions and comments from Councillors, as summarised below.

The Chair asked if it would be possible for the Panel to be provided with a summary of the rules and regulations for their information.

Councillor Parish referred to issues with sites that did not require planning permission and that there was no access, highways, and toilet facility considerations. The Planning Policy Manager explained that permitted development did not require planning permission, but if consideration had not been given to facilities available, it may not be a desirable site for customers to visit. He explained that there was a separate regime for issues relating to noise nuisance etc.

The Vice Chair, Councillor Gidney explained that if planning permission was required it would be subject to the usual process and things such as access and highways would be a consideration.

The Chair, Councillor Collingham made reference to traveller sites and the Planning Policy Manager explained that this as a separate issue to camping and caravan sites. Councillor Bower explained that there was a plan in place in Hunstanton which worked well.

**RESOLVED:** The update was noted.

RD11: **LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN**

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The Regeneration Programmes Manager and officers from Norfolk County Council presented the update. The Panel was reminded that they had received an update on this previously and the project was now in the stage of looking at specific schemes which had been identified for the priority routes.

The Chair thanked officers for their presentation and invited questions and comments from Members, as summarised below.

Councillor Bambridge asked for clarification on Austin Street proposals and it was explained that this was being looked at alongside wider changes to traffic flow in the areas. She also made reference to electric scooters and cycle theft.

Councillor Jones asked if bicycle user groups had been engaged in the project and made comments relating to North Lynn and felt that the proposals required users to almost make a 'U' turn. However, there was wasteland in the area which could be utilised. Matthew Hayward explained that he had been in contact with the bicycle user group and would take into consideration the comments relating to North Lynn.

Councillor de Whalley commented that off-road routes could be more attractive than pavement widening and asked about the criteria which

was being worked to. He also referred to the Tennyson Road crossing, the Iron bridge and Parkway. Matthew Hayward explained that the project considered cycling infrastructure guidance and solutions such as shared use and traffic calming would be looked at. He explained that Tennyson Avenue was one of the high priority schemes and he also acknowledged that the Iron Bridge was currently not up to standard and required improvement.

It was confirmed that the final report would be available in the summer and would go through Norfolk County Council and the Borough Council's decision-making processes.

Councillor Nockolds referred to North Lynn Green, Estuary Road and St Nicholas retail park areas and commented that there was two lines of hedgerows, so there could be the opportunity to widen the paths. She also made reference to barriers and Matthew Hayward explained that barriers would ensure that there was enough space for cycle users.

Councillor Kemp addressed the Panel under Standing Order 34 and commended the shared space route from Clenchwarton and West Lynn. She asked for clarification on the timeframes for funding projects. Matthew Hayward hoped that the plan should be signed off over the summer and then could be considered for future active fund and levelling up fund opportunities.

The Vice Chair, Councillor Gidney made reference to cycleways next to railways and that options should be considered. He also made reference to access on the A149 and alternative options.

**RESOLVED:** 1. The update was noted.  
2. The comments made by the Panel be considered.  
3. The final version of the Plan to be considered by the Panel once ready.

RD12: **SOUTHGATES MASTERPLAN**

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The Chair raised correspondence she had received from a business on London Road expressing concern that they could lose parking spaces outside their businesses. The Regeneration Programmes Manager explained that there were no plans to change parking arrangements in London Road as part of this report. The report was seeking approval to commission a masterplan for the area.

The Regeneration Programmes Manager presented the Cabinet Report as included in the Agenda. The Chair thanked the Regeneration Programmes Manager for the report and invited questions and comments from Members, as summarised below.

Councillor Bambridge commented that she had received many letters from residents and businesses in the area. She also stressed the importance of retaining traffic through the Southgate and ensuring that business still retained parking outside. She acknowledged that traffic flow needed improvement and residents should be considered and consulted.

In response to a question from Councillor Morley it was explained that the creation of the Masterplan would go out to tender.

The Chair, Councillor Collingham felt that it was important that local representatives had the opportunity to input into the Masterplan.

Councillor Parish commented that it was a feature of King's Lynn that traffic came into town through the Southgate and this should be retained. He also commented that it was important to have local input into the Masterplan.

Councillor Collingham commented that it would be good for the Panel to have a breakout session on ideas for the area.

Councillor Kemp addressed the Panel under Standing Order 34 and commented that the Southgate should be retained as the route into the town, removal of parking was a worry, it was important to support businesses in the area and she also suggested pop up shops in the vacant units in the area to improve the area. She commented that it was important for local people to have input into the plan.

Councillor Bone commented that it was important to protect shops in the area, agreed that traffic should come through the Southgate and suggested that the vacant land in the area could be considered for a Doctors Surgery. He also echoed comments made by others that local input into the Masterplan was important.

Councillor Nockolds addressed the Panel under Standing Order 34 and commented that the Southgate was an important historical building and was open to visitors, and consideration should be given to making the area attractive for residents and tourists. She commented that consultation should take place with the HAZ Board.

The Vice Chair, Councillor Gidney commented that he did not feel diverting traffic from the Southgate would improve traffic flow, but consideration also needed to be given to the historic nature of the gate and if it was necessary to divert traffic around it in order to protect it.

Councillor Jones commented that consideration should be given to diverting HGV's away from the Southgates. He also commented that the traffic light sequencing needed to be looked at to improve traffic flow.

The Portfolio Holder for Regeneration and Development thanked the Panel for their comments and explained that he would discuss with officers how this could be taken forward.

**RESOLVED:** That the Regeneration and Development Panel support the recommendations to Cabinet, to as set out below. The Panel also asked Cabinet to consider the comments put forward by Members of the Panel and the importance of engaging local residents and businesses in the Masterplan.

1. Delegate authority to the Assistant Director for Housing, Regeneration and Place in consultation with the Portfolio Holder for Development and Regeneration to commission a masterplan for the Southgate Regeneration Area as set out in section 2 of the report.

2. Delegate authority to the Assistant Director for Housing, Regeneration and Place in consultation with the Portfolio Holder for Development and Regeneration to complete the necessary procurement, permissions and legal requirements for the works detailed in section 2 and 3 of the report.

RD13: **WORK PROGRAMME AND FORWARD DECISION LIST**

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The following was raised for consideration to addition to the Work Programme.

- CITB
- Southgates Masterplan progress.
- Car parking and development
- Local Cycle and Walking Infrastructure Plan final version
- Portfolio Holder Question and Answer sessions.
- Making better use of buses and hubs.
- Start-up shops – request from Councillor Rust

**RESOLVED:** The Panel's Work Programme was noted.

RD14: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on **Tuesday 27th July 2021 at 4.30pm in the Assembly Room at the Town Hall.**

RD15: **EXCLUSION OF PRESS AND PUBLIC**

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**RESOLVED:** That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

RD16: **EXEMPT - TOWNS FUND UPDATE**

The Assistant Director and Regeneration Programmes Manager provided an update on the Towns Fund and responded to questions from Members.

**RESOLVED:** The update was noted.

**The meeting closed at 7.19 pm**