

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, 15th October, 2024 at 6.00 pm in the Town Hall, Saturday
Market Place, King's Lynn**

PRESENT: Councillors Bearshaw (Chair), Beal, Blunt, Collingham,
Colwell, Crofts, Everett (Vice Chair), Hodson,
Lintern, Osborne and Ratcliffe.

PORTFOLIO HOLDERS:

Councillor Beales – Leader of the Council
Councillor de Whalley – Portfolio Holder for Climate Change and Biodiversity
Councillor Moriarty – Portfolio Holder for Planning and Licensing
Councillor Ring – Portfolio Holder for Business and Culture

MEMBERS PRESENT UNDER STANDING ORDER 34:

Councillor Ryves

OFFICERS:

Kate Blakemore – Chief Executive
Oliver Judges – Executive Director
Duncan Hall – Assistant Director
Jemma Curtis – Regeneration Programmes Manager
Hannah Wood Handy – Planning Control Manager
Amanda Driver – CIL Officer
Nikki Patton – Housing Services Manager

BY INVITATION:

Roberta Willner – Norfolk County Council

RD43: **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Bubb.

RD44: **MINUTES**

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

RD45: **DECLARATIONS OF INTEREST**

There was none.

RD46: **URGENT BUSINESS**

There was none.

RD47: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor Ryves.

RD48: CHAIR'S CORRESPONDENCE

There was none.

RD49: CABINET REPORT - NORFOLK ECONOMIC STRATEGY

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

Roberta Willner, Head of Economic Development at Norfolk County Council presented the Strategy and explained that the purpose of it was to provide an updated Economic Growth Plan for Norfolk which could assist in prioritising investment. The Strategy had been worked up in conjunction with the West Norfolk Economic Strategy and a series of workshops had taken place to seek the views of Stakeholders.

Information was provided on the key pillars, which included a placemaking and community pillar and also addressed cross cutting themes. Information was also provided on the challenges faced in the County which included connectivity, rural areas, deprivation and skills, but it was also noted that there were positives which could be built on such as key assets which could create economic growth.

The Panel was provided with detail of the engagement and consultation which had taken place and how the Strategy would align with other plans and strategies being produced.

It was hoped that the Strategy would be finalised in December 2024.

The Chair thanked the Head of Economic Development for the report and was pleased to see that the Strategy aligned with other plans and strategies. The Chair invited questions and comments from the Panel, as summarised below.

The Assistant Director thanked Roberta Willner for attending the Panel meeting to present the Strategy and informed the Panel that the Borough Council had been engaged in the consultation and workshop activities.

Councillor Ryves addressed the Panel under Standing Order 34 and commented that the needs of rural areas and communities needed to be considered. He referred to the amount of rural land that had been used for solar farms and how the communities that were impacted by these did not see a benefit. Roberta Willner explained that

decarbonisation and sustainability was included in the Strategy as a cross cutting theme, including supporting the expansion of offshore wind farms. It was also explained that the Placemaking and Community pillar would address issues faced by rural communities.

The Panels attention was drawn to the infrastructure section of the Strategy which proposed the creation of an energy action plan which would deal with how Norfolk could take advantage of renewable energy produced and would include lobbying energy providers.

Councillor Blunt commented that the area surrounding the Walpole Sub Station was dominated by solar farms and it was disappointing that local people did not get any benefit from them. He was interested to see what actions would be included in the energy action plan.

Roberta Willner agreed to come back to the Panel at a future date to provide information on the Energy Action Plan, including the consultation process and lobbying work.

The Planning Control Manager provided the Panel with information on what the Council had to do, as a Coastal Authority, in relation to offshore wind farms, which included making representation on the impact of solar farms on local communities. It was noted that there would be a process to follow throughout the Grimsby to Walpole Scheme.

The Leader of the Council reminded those present that a pre-council briefing had been scheduled to update Members on the Grimsby to Walpole Scheme, and he encouraged Members to attend.

The Leader of the Council thanked the Panel for their comments and highlighted that if proposals were introduced to allow the retention of business rates on renewable energy, this would give some wider benefit to the Community.

Roberta Willner agreed to pass on the comments made by the Panel in relation to renewable energy to Norfolk County Council colleagues.

The Portfolio Holder for Biodiversity and Climate Change commented that the Strategy should include opportunities for Rail improvements and Roberta Willner explained that this was included in the Placemaking section.

Councillor Ryves addressed the Panel under Standing Order 34 and commented that the Strategy should include a Railway Station serving the A10 growth corridor. The Chair explained that the Regeneration and Development Panel had established a Transport and Infrastructure Informal Working Group, which had met prior to this meeting and was working with Norfolk County Council colleagues. He explained that a feasibility study on new Rail locations in the County was being undertaken and locations within the Borough were being considered.

Councillor Blunt commented that tourism was crucial to the area and should not be underplayed within the Strategy. Roberta Willner explained that this was included in one of the priority areas and detail was included on the visitor economy, culture and heritage. She welcomed further suggestions from the Panel on how wording could be strengthened if required.

RESOLVED: The Regeneration and Development Panels supported the recommendations to Cabinet, as set out below.

BCKLWN to endorse the draft Norfolk Economic Strategy, which will also be known as the 'Local Growth Plan' for Norfolk, subject to any amendments suggested by Cabinet.

RD50: **CABINET REPORT - CIL APPLICATIONS OVER £50K**

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

The Planning Control Manager presented the report which presented the CIL applications over £50k which required Cabinet approval under the CIL Governance Framework. Details of the applications that were over £50k were included in the Agenda.

The Chair thanked the Planning Control Manager for the presentation and invited questions and comments from the Panel, as summarised below.

Councillor Crofts referred to the Outwell application and explained that the railings were in poor state of repair and no organisation had taken ownership of them. The Parish Council would take responsibility for the railings if funding was awarded and this was important for the safety of users of the area. He supported the application for CIL funding.

Councillor Colwell referred to the application for the MUGA at North Creake which was aimed at older children. He asked how many children would benefit from it and the CIL Officer explained that the application stated that it would benefit the wider community and it was noted that the scoring criteria was not based on merit.

Councillor Ratcliffe commented that it was pleasing to see so many communities benefitting from CIL funding.

In response to a question from Councillor Collingham, the CIL Officer explained that the CIL Governance Arrangements were reviewed on an annual basis. The Portfolio Holder for Development and Licensing reassured the Panel that any proposals made as part of the Annual Review would be presented to the Panel for consideration.

Councillor Crofts commented that he supported the application for Emneth as it was a well-used playing field.

RESOLVED: The Panel supported the recommendations to Cabinet, as set out below.

Cabinet are invited to consider and approve the funding for applications for CIL Infrastructure Funding.

RD51: **CABINET REPORT - HUNSTANTON BUS STATION LIBRARY DEVELOPMENT**

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

The Housing Services Manager presented the report which set out proposals for the Borough Council to deliver 21-24 affordable housing units as well as a library on behalf of Norfolk County Council on the Hunstanton Bus Station site alongside the NCC transport interchange improvements.

The Chair thanked the Housing Services Manager for the report and invited questions and comments from the Panel, as summarised below.

Councillor Beal asked for information on the proposed travel hub and it was explained that this would include a refurbishment of the existing facilities at the bus station including updating the bus loop and adaptations and improvements to the bus shelters, toilets, charging and bicycle storage facilities.

In response to a further question from Councillor Beal it was explained that the installation of a Changing Places Toilet was a welcome part of the scheme as it was a fully accessible facility. Councillor Colwell welcomed the proposals for this as currently there was only one facility in the whole of West Norfolk. It was noted that there were plans for further facilities to be provided across the Borough in the near future. With regards to maintenance and operation of the facilities, the Regeneration Programmes Manager agreed to provide clarification to the Panel.

Councillor Beal referred to the flats to be provided and officers clarified that they would all be let as affordable housing and the Housing Services Manager explained that with regard to local need, this would be looked at on a Borough wide basis and would be based on need.

The Vice Chair, Councillor Everett asked which Registered Social Landlord would manage the properties and it was explained that a further report would be taken through the decision making process to determine this.

The Leader of the Council commented that he was delighted that this stalled site was now being taken forward in partnership with Norfolk County Council and highlighted the Councils good track record in delivering affordable homes.

RESOLVED: The Regeneration and Development Panel support the recommendations to Cabinet, as set out below.

It is recommended that Cabinet resolves:

1. A housing scheme of 21-24 affordable housing units at the Bus Station Site in Hunstanton plus a library in partnership with Norfolk County Council and in consort with the NCC Transport Interchange Scheme (the "Hunstanton Bus Station Proposed Housing Scheme") shall be designed and costed up to RIBA Stage 4 with an approved budget of £250,000
2. The Bus Station Site in Hunstanton is deemed a strategic site for affordable housing deliver.

Recommendations to Full Council:

3. The Capital Programme be amended to include Hunstanton Bus Station Proposed Housing Scheme based on the initial cost estimate of £4m to be funded from affordable housing funding held and ringfenced by the Council of £2.2m and internal borrowing against the capital receipts from the eventual sale of the affordable housing units estimated to be £1.8m

RD52: **LONG TERM PLAN FOR TOWNS UPDATE**

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

The Regeneration Programmes Manager presented results from the consultation and engagement findings on the Long Term Plan for Towns and information on how the feedback would be used to inform future funding opportunities. A copy of the presentation is attached.

It was explained that updated guidance from Government was awaited on programmes that could be taken forward and the information gleaned from the Long Term Plan for Towns Consultation was invaluable in ensuring that the Borough was ready to be involved in future schemes and funding opportunities.

The Chair thanked the Regeneration Programmes Manager for the presentation, stated he was pleased with the level of engagement achieved and invited questions and comments from the Panel, as summarised below.

The Portfolio Holder for Business and Culture commented that although it was frustrating that this project had been paused by the new Government, he was hopeful that other projects would come in its

place. He also commented that the evidence and findings from the consultation and engagement was invaluable to the Borough.

Councillor Colwell was please with the level of engagement and referred to the comments relating to travel. He commented that he had lobbied for improved cycle ways within his Ward. The Regeneration Programmes Manager explained that the Tennyson Avenue Cycleway was now included as a priority within the Local Cycling and Walking Infrastructure Plan and she agreed to provide an update on the status of the Gaywood Cycleway.

It was suggested that the Panel receive an update on the Active Travel Plan at a future meeting.

RESOLVED: The Panel noted the update.

RD53: **WORK PROGRAMME AND FORWARD DECISION LIST**

Councillor Ryves suggested an update on car parking charges and was advised that the Draft Car Parking Strategy was scheduled to be presented to the next meeting of the Panel.

The Chair explained that he would also schedule in the opportunity for the Panel to have a session on work programming at a future meeting.

RESOLVED: The Panel's Work Programme and Cabinet Forward Decisions List was noted.

RD54: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on 19th November 2024 at 6.00pm in the Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 7.15 pm

Consultation and Engagement Findings

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Jemma Curtis
Regeneration Programmes Manager

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



Overview

- Long Term Plan for Towns consultation ran from 8th July – 1st August 2024
- Community collaboration underpinned the consultation and engagement
- Approach included:
 - A survey with 517 responses
 - A youth engagement programme led by partners, including 350 young people surveys
 - Interactive engagement, including workshops, feedback boards, and town centre walkabouts
 - Creative engagement including vox pops by College of West Anglia students
 - Existing engagement activities maximised
- In addition, varied communications delivered to drive engagement
- Almost 1,100 people directly connected with the consultation and engagement process

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Key Themes

“It's an incredible historic town with beautiful buildings.”

- **Town experience:**

- The key ‘like’ about King’s Lynn is its **history / heritage** cited by around two in five respondents.
- **Buildings/architecture and the waterfront** also valued by people.
- Feedback suggests that the town is not making the most of its assets.
- There is a clear desire amongst respondents for a more **appealing town experience**.

- **Opportunity for improvements:**

- There is a strong call for **improvements to the retail offering** and many references to wanting a **better market offering**.
- **Cheaper/free parking** would be widely welcomed.
- **‘Greening up’** the town centre is suggested by many.
- The biggest priority for improving the appearance of the town centre is bringing back into use **empty buildings and shops**.



Key Themes

“In the day King’s Lynn feels safe generally, but at night there are areas I would not want to walk through such as the Walks, North Lynn, town areas.”

- **Safety and Security:**

- 12% of respondents ‘always’ feel safe in King’s Lynn with 55% saying they ‘usually’ do.
- There is concern about **anti-social behaviour** and open, excessive use of alcohol and drug-taking in certain areas of the town.
- The **bus station and The Walks** are areas of concern.
- Respondents are most likely to want to have a police or warden presence to make the town feel safer.

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- **Heritage, arts, culture and tourism:**

- The **riverfront / waterfront / quayside** is considered ‘the best and strongest’ aspect of King’s Lynn’s heritage.
- Buildings mentioned frequently are **Custom House, Town Hall, and St. George’s Guildhall.**
- There is some comment that not enough is being made of the town’s **rich heritage and its stories.**
- There is significant interest in **creative and cultural activities.**



Key Themes

“Develop a low cost public events programmes for families to join and support smaller grass roots fitness clubs like under 10 football teams.”

- **Community facilities and resources:**

- There is notable call for funding to be put towards **community and sporting activities**, such as a **public events programme** (58% of respondents in favour of this).
- An improved **sports offering** would be welcomed.
- There is also interest in support for **community and voluntary groups and projects**.
- There is interest in the idea of a **community ‘hub’**, where medical services could be accessed all in one place but the need for a new hospital is front-of-mind for some.

- **Making it easier to get around:**

- The biggest challenge when travelling around King’s Lynn is the **high volume of traffic / congestion**.
- There are many comments about **issues with public transport services, and buses in particular**.
- There is interest in improving /expanding the **cycle path network**.



Young People Feedback

- Young people are **strongly represented** in the feedback – in the survey 8% of respondents under the age of 25.
- The themes of the feedback from young people align with the wider feedback.
- **Safety and security** - concerns about **anti-social and intimidating behaviour**. **The Walks, bus station and North Lynn** are areas of concern. There is interest in improved street lighting and a more visible police presence.
- **High streets, heritage, and regeneration** - focused on the town centre appeal, and the need to make the **town centre more attractive and greener**. There is a desire for **more and varied retail outlets** and a **wider variety of things for young people to do**. There is a **strong interest in sport**.
- **Transport and connectivity** - the **cost and availability of transport links** is an issue, especially bus travel. **Cycle routes and storage** were also highlighted as important. There was some mention of roadworks and their impact on being able to move around the town easily.



Next Steps - Comms

Communications:

- Provide information on the consultation and engagement process and its findings
- Recognise the value of the feedback and how the consultation findings can be used to inform future decision-making on projects and activities by the Town Board and the council.
- Varied communications including:
 - Publication of report and consultation collateral
 - Members' briefing note, press release, social media and web content, subscribers update

Engagement:

- Focused consultative activities to bridge any gaps in insight, in accordance with criteria
- Ongoing and continued engagement – keeping the conversation going.



Next Steps – Using the feedback

- Town Board developing a revised set of priorities based on the engagement findings
- Utilise the feedback to inform future funding opportunities going forward
- Report to be published online on www.visionkingslynn.co.uk