

**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, 13th January, 2026 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillors T Parish (Chair), B Anota, R Blunt, F Bone, A Bubb, C J Crofts, P Hodson, J Osborne (Vice - Chair) and J Ratcliffe

**Portfolio Holders:**

Councillor A Beales, Leader of the Council (on Teams)  
Councillor S Ring, Deputy Leader and Portfolio Holder for Business

**Officers:**

Jemma Curtis, Regeneration Programmes Manager  
Duncan Hall, Assistant Director, Regeneration, Housing and Place  
Connor Smalls, Regeneration Programmes Officer  
Nikki Patton, Housing Services Manager

**External Attendees:**

Steve Logan, Greyfriars, Master Planner and Urban Designer

**RD55: APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**RD56: MINUTES**

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

**RD57: DECLARATIONS OF INTEREST**

There was none.

**RD58: URGENT BUSINESS**

There was none.

**RD59: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor de Whalley, Beales, Collingham and Colwell were present under Standing Order 34.

RD60: **CHAIR'S CORRESPONDENCE**

There was none.

RD61: **CABINET REPORT - PROPERTY DISPOSAL POLICY**

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The Assistant Director for Property and Projects presented the report.

The Chair thanked the Officer for the report and invited questions and comments from the Panel.

The Vice – Chair, Councillor Osborne sought clarification on section 7 and how was “affecting one third of resident of a ward” determined and judged.

The Assistant Director for Property referred to the Council’s Constitution and Scheme of Delegation but confirmed he would provide further clarification.

Councillor Crofts commented on allotments included in the policy and sought clarification in what was meant by “without the consent of the Secretary of State”. He added untenanted allotments such as North Lynn and West Lynn, could be used by the Borough Council for other uses.

The Assistant Director for Property explained there was a process within the Allotment Act 1925 along with statutory safeguards and commented there was no current plans for allotments. He advised he would provide further detail to the Panel.

Councillor Bone questioned the complex pieces of land which were owned by the Borough Council which did not have much sale value but valuable to residents as used for parking. He highlighted this was a revenue opportunity and supported deposing assets but raised concerns some land was valuable to residents. He commented ward members needed to be informed of potential land sales to determine social value of assets with their area.

The Assistant Director for Property highlighted the criteria for property disposal which meant any land which had the potential to generate revenue may not be included or considered a surplus asset. He referred the Panel to the social value section within the policy and explained assets were to be debated as social value was difficult to be measured.

Councillor Bubb sought further details on an acquisition policy along with the property disposal policy.

The Assistant Director for Property confirmed once the property disposal policy was agreed and implemented, and acquisition policy would be prepared as part of the wider asset management plan.

Councillor Blunt questioned what the intention for land owned by the Borough Council but leased to Parish Councils was for allotments. He questioned if this was classed as outside the policy.

The Assistant Director for Property referred to the criteria in the policy and clarified it was dependent on if this was a community asset transfer. He added this may not qualify as a surplus asset.

The Portfolio Holder, Councillor Ring, confirmed the acquisition policy would be coming forward but the property disposal policy was the first step of the asset management plan. He referred to Councillor Bones comments and agreed all Councillors needed to be involved as each Member knew their ward area. He commented the land on Reid Way was a good example and had been offered to a housing association for development. He commented on the importance of having an asset register and it needed the community and social value of assets to be determined.

Councillor Ratcliffe referred to the recent Cabinet report on the Heacham Beach Huts and highlighted the importance of this disposal property policy. She questioned how the Heacham Beach Huts related to the policy. She echoed Councillor Bone's comments on liaising with ward Members at an early stage.

The Assistant Director for Property commented the same criteria was followed for the Heacham Beach Huts however the financial case needed to be presented clearly. He added there was a clear case for selling the Heacham Beach Huts.

The Chair, Councillor Parish commented proposals for disposal should be discussed with local representatives such as ward Members, parish councils or town councils as they know the community and the area.

**RESOLVED:** That the Regeneration and Development Panel support the recommendations to Cabinet on the condition the following wording was added to the policy;

Potential disposals should be discussed with the portfolio holder, ward members, parish councils and any other community representatives at an early stage where the land is located.

#### CABINET RECOMMENDATIONS:

To be recommended to Full Council:

The adoption of the Property Disposal Policy attached as Appendix 1.

RD62: **WORK PROGRAMME AND FORWARD DECISION LIST**

Prior to the Panel meeting, members discussed the role of the Panel and future items to be added to the work programme. The Democratic Services Officer confirmed a revised work programme and forward decision list would be circulated.

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

RD63: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on **10<sup>th</sup> February 2026** at 6.00pm in the **Council Chamber, Town Hall, Saturday Market Place.**

RD64: **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 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.

RD65: **EXEMPT - EMERGING DRAFT HOUSING DELIVERY STRATEGY**

The Assistant Director for Regeneration, Housing and Place introduced the item.

The Housing Services Manager gave a presentation on the emerging Draft Housing Strategy as included in the agenda.

The Panel asked questions and comments on the Draft Housing Strategy to which the Housing Services Manager responded.

**RESOLVED:** The Panel noted the update.

RD66: **EXEMPT - DRAFT HUNSTANTON MASTERPLAN**

The Regeneration Programmes Manager and Officer introduced the item.

The Master Planner and Urban Designer gave a presentation to the Panel on the Draft Hunstanton Masterplan as included in the agenda.

The Panel asked questions and commented on the masterplan and Officers responded.

**RESOLVED:** The Panel noted the update.

**The meeting closed at 8.25 pm**