

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

CIL SPENDING PANEL

Minutes from the Meeting of the CIL Spending Panel held on Monday, 18th May, 2026 at 10.00 am in the Meeting Room 1-3 - First Floor, King's Court, Chapel Street, King's Lynn PE30 1EX

PRESENT: Councillors J Moriarty (Chair), R Blunt, M de Whalley, and S Sandell

PRESENT UNDER STANDING ORDER 34:

Councillor Morley, Lintern and de Winton present under Standing Order 34a.

Councillor Heneghan present under Standing Order 34b on Teams.

OFFICERS PRESENT:

Hannah Wood – Handy, Planning Control Manager

Robyn Walkey, CIL Officer

Amanda Driver, Senior CIL Officer

Jade Kite, Flood and Water Management Officer

James Grant Principal Project Manager

Chris Durham, Operations Manager

Robin Lewis, Project Officer

Honor Howell, Strategic Lead to Chief Executive and Leader

Michelle Drewery, Deputy Chief Executive and Section 151 Officer

11 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

12 **NOTES OF THE PREVIOUS MEETING**

The notes of the previous meeting were agreed as a correct record.

13 **MATTERS ARISING**

There were no matters arising.

14 **DECLARATIONS OF INTEREST**

There was no pecuniary interest declared by Members present however Councillor Heneghan under Standing Order 34b commented some of the applications were for projects which were in her Ward. Councillor de Whalley commented he was the Portfolio Holder for West Lynn Ferry and LED Lighting upgrades.

15 **URGENT BUSINESS**

There was no urgent business to consider.

16 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors de Winton, Morley and Lintern were present under Standing Order 34a.

Councillor Heneghan was present under Standing Order 34b on Teams.

17 **CHAIR'S CORRESPONDENCE (IF ANY)**

The Chair, Councillor Moriarty advised he had received correspondence and would advise the Panel during applications if necessary.

18 **CHAIR'S INTRODUCTION**

The Chair, Councillor Moriarty introduced the first meeting of the new CIL spending panel format, outlining the strategic allocation of funds, the roles of Officers and Councillors, and the process for project selection and decision-making, with support from Officers.

19 **CIL SPENDING PANEL REPORT - REVIEW**

[Click here to view the recording of the item on YouTube.](#)

The CIL Officer described the project selection process, stating that projects were chosen based on the current spending strategy, with input from finance and lead project officers, and that only infrastructure projects supporting new development were included.

The Panel was informed that 80% of CIL funding was allocated to strategic Council plans and 20% to local projects, with the spending panel able to grant funds up to £100,000 with higher amounts requiring Cabinet recommendation.

It was highlighted that 13 projects requested a total of £5.5 million against an available £4.2 million, requiring prioritisation and running totals to be kept, with decisions on larger projects to be recommended to Cabinet.

Application 1 - Hunstanton Coastal Defence Capital Works Project

The Flood and Water Management Officer highlighted the urgency, funding structure, and implications of the £2.84 million request for the essential Hunstanton Coastal Defences project.

In response to a question from Councillor de Whalley, the Flood and Water Management Officer explained that the coastal defences were at the end of their expected life, with recent failures increasing the urgency for both emergency and capital works, and that delays could increase costs and risk to life.

Councillor de Whalley requested clarification on whether, when project funding was secured through external grants, the corresponding CIL allocation would be returned to the CIL funding pot.

The Deputy Chief Executive and Section 151 Officer clarified that the only alternative to CIL funding was unsupported council borrowing, which would incur additional costs, and that any grant aid reclaimed for emergency works would not replenish the CIL fund.

Councillor Blunt queried the timeline given on the capital works expected to commence in Q3. The Flood and Water Management Officer explained the urgency was for the emergency work which needed to be completed however the timeline for the capital works was dependent on planning applications and a Marine licence.

Under Standing Order 34a, Councillor Morley sought clarification on the figures. The Flood and Water Management Officer confirmed the £2.84 million request comprised £750,000 for emergency works and £2.09 million as match funding for the capital scheme, with the latter required to unlock 90% grant-in-aid funding under new rules.

The Chair, Councillor Moriarty proposed recommending the application for the full £2.84 million which was seconded by Councillor de Whalley.

RESOLVED: The Panel unanimously agreed to recommend the full £2.84 million request for the Hunstanton Coastal Defence Capital Works Project to Cabinet.

Application 2 - West Lynn Ferry – Infrastructure Improvements

Councillor de Whalley, as the Portfolio Holder supported the application and highlighted the ferry was essential infrastructure. He highlighted relevant parts of the Local Plan and outlined the West Lynn Ferry supported sustainable transport, local housing allocations, and the King's Lynn Master Plan, with risks of service suspension if not funded.

Under Standing Order 34b, Councillor Heneghan argued the application should be changed to essential and expressed the concerns of suspension of the service if funding was not secured. She questioned the usage of the Ferry and sought confirmation of the data from Officers.

The Principal Project Manager explained that the project required additional funding from Norfolk County Council and the Borough's

capital programme, with CIL funding acting as seed money to unlock further contributions, and that about 23,000 trips per year were projected.

With the support from Officers, the panel discussed the project's focus on minimum essential works, with flexibility for future enhancements such as car parking, and noted that the feasibility study and further Cabinet approval were required.

Under Standing Order 34a, Councillor Lintern commented the development of the Riverfront was included in the King's Lynn Masterplan and part of the Guildhall complex which also related to culture and events.

Under Standing Order 34a, Councillor Morley expressed concerns that the project costing was incomplete and Full Council needed to accept the responsibility. He commented the application demonstrated intent.

The Deputy Chief Executive and Section 151 Officer clarified that the project was to return to Cabinet as a standalone report once the feasibility study was complete. The Senior CIL Officer advised that CIL funds would only be transferred upon evidence of expenditure.

Councillor de Whalley proposed recommending the application of £800,000 for the West Lynn Ferry to Cabinet and this was seconded by Councillor Blunt.

RESOLVED: The Panel unanimously agreed to recommend the £800,000 request for the West Lynn Ferry to Cabinet.

Application 3 - The Guildhall and Creative Hub Public Realm Project

In response to Councillor Heneghan, the Project Officer addressed the funding rationale, fundraising efforts, and project phasing for the £706,500 Guildhall public realm project.

The Project Officer clarified that the CIL request would offset part of the Borough's previously authorised funding for the Guildhall, with new requirements such as anti-terrorism measures increasing costs.

In response to a question from Councillor de Whalley, the Project Officer confirmed a fundraising consultant had been appointed to seek additional capital and revenue funding, and the project could be phased over two years, allowing for partial CIL allocation and future fundraising.

Under Standing Order 34a and 34b, Councillor Morley and Councillor Heneghan questioned if this funding had already been agreed and allocated in the Cabinet report in July 2025 for approval of the Guildhall project. They expressed concern that further funding was being requested. The Project Officer explained this was not additional funding

being requested but the CIL funding was to offset previously agreed funding from the Borough. Councillor Morley as Portfolio Holder for Finance highlighted that as a funding allocation had already been agreed, CIL funding should therefore not be allocated to this project.

After discussion about the appropriateness of CIL funding for this project, the panel agreed to recommend allocating 40% of the requested amount, enabling initial works and allowing for a future bid if needed with Councillor de Whalley making the proposal, seconded by Councillor Sandell and further agreement from Councillor Blunt and the Chair Councillor Moriarty abstaining.

RESOLVED: The Panel agreed to recommend an allocation of 40% of the requested amount, totalling £282,600 for the Guildhall and Creative Hub Public Realm Project. to Cabinet.

Councillor Heneghan left the meeting at 11:02am.

Application 4 - Redesign and refurbishment of Cliff Top public convenience facilities in Hunstanton

The Operations Manager presented the £366,000 request for redesigning and refurbishing the Hunstanton Cliff Top Public Toilets, with Councillors Blunt, Sandell and the Chair, Councillor Moriarty supporting the proposal due to the facility's poor condition, and the panel recommending the full amount.

The Operations Manager confirmed the existing toilets were in poor condition, with high utility and maintenance costs, and outlined plans to transform the facility into a sustainable, accessible, and modern public asset, drawing on best practices from other local projects such as the Hunstanton Active Travel Hub.

Councillor Blunt proposed recommending the full allocation for the redesign and refurbishment of the Cliff Top public convenience facilities in Hunstanton to Cabinet. The proposal was seconded by Councillor Sandell and supported by the Chair, Councillor Moriarty with Councillor de Whalley voting against.

RESOLVED: The Panel agreed to recommend the £366,000 request for the redesign and refurbishment of the Cliff Top public convenience facilities in Hunstanton to Cabinet.

Application 5 – Technical Training Infrastructure – King’s Lynn South Fire Station

Councillor de Winton present Under Standing Order 34a, spoke in support of the application as the Fire and Rescue Champion supported by David Copeland from the Norfolk Fire Service. Councillor de Winton explained the need for £300,000 to upgrade King's Lynn South Fire

Station for full-time operation and training, with the panel recommending the full amount to Cabinet.

The upgrade was required to support 5,000 new homes, address changes in fire service staffing, and enable the station to provide full-time cover, local fire cadet training, and specialist training for other brigades.

Under Standing Order 34a, Councillor Morley and the Deputy Chief Executive and Section 151 Officer explained to the Panel, £30,000 had been allocated for a business case whilst requirements, survey and feasibility studies were being considered providing security to the Fire Service.

The Panel were advised Norfolk County Council had already allocated £300,000 and secured land for the project, with additional CIL funding required; the Strategic Advisor to the Chief Executive and Leader confirmed that the County's funding and land allocation remain secure despite administrative changes.

Councillor de Whalley proposed to recommend the full amount to Cabinet with Councillor Sandell seconding the proposal.

RESOLVED: The Panel agreed to recommend the £300,000 request for the Technical Training Infrastructure – King's Lynn South Fire Station to Cabinet.

The Chair, Councillor Moriarty thanked all Officers for their work on the applications and noted that the total recommended allocations exceeded the available CIL funds, agreeing to forward all recommendations to Cabinet for final decisions and to hold a further meeting if necessary.

The panel acknowledged that their recommendations exceeded the £4.2 million available, and agreed that Cabinet would make the final decisions, with the possibility of reconvening to allocate any remaining funds.

Councillor Morley, under Standing Order 34a, expressed his view that application six – the Resort Recycling Bins Programme – should have been considered, noting that it was a short-term but significant project.

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DATE OF NEXT MEETING / NEXT STEPS

The date of the next meeting was confirmed for the 22nd June 2026 in the Council Chamber, Town Hall at 10am.

The meeting closed at 11.20 am