

**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 6<sup>th</sup> 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**