

**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 April, 2021 at 4.30 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, B Jones, J Lowe, C Manning, C Morley, T Parish, S Patel, V Spikings, M de Whalley and D Whitby.

**PORTFOLIO HOLDERS:**

Councillor R Blunt – Portfolio Holder for Development  
Councillor P Gidney – Portfolio Holder for Project Delivery  
Councillor P Kunes – Portfolio Holder for Commercial Services

**PRESENT UNDER STANDING ORDER 34:** Councillors A Dickinson, C Hudson, J Rust and A Ryves.

**OFFICERS:**

Duncan Hall – Assistant Director  
Dale Gagen – Assistant Director  
Jemma Curtis – Regeneration Programmes Manager  
Humphrey Jamieson – HAZ Programmes Manager

RD193: **WELCOME AND INTRODUCTIONS**

The Chair welcomed everyone to the meeting and reminded those present that the meeting was being live streamed on You Tube.

[To view the recording of the item please click here.](#)

RD194: **APOLOGIES FOR ABSENCE**

There was none.

RD195: **MINUTES**

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

RD196: **DECLARATIONS OF INTEREST**

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Councillor de Whalley declared an interest in RD200: Parkway.

Councillor Hudson declared an interest as a Planning Committee Member.

RD197: **URGENT BUSINESS**

There was none.

RD198: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Dickinson, Hudson, Rust and Ryves.

RD199: **CHAIR'S CORRESPONDENCE**

There was none.

RD200: **PARKWAY**

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The Assistant Director presented Members with technical information on the previously agreed policy decision by the Council and how this should be implemented.

A copy of the presentation is attached.

The Chair thanked the Assistant Director for his presentation and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Bambridge it was confirmed that peat would probably be left in situ and he provided details of the licences required for water voles.

Councillor Rust addressed the Panel under Standing Order 34 referring to the ransom strip in the Industrial Estate and the Assistant Director confirmed that authorisation would be required to open up the ransom strip for the bridge.

In response to questions from Councillor Bone regarding the private rented units and strains on schools, the Assistant Director provided details of the Local Authority Company and the process involved for letting the units.

In response to questions and comments from Councillor Morley the Assistant Director provided details of the contingency plans, early contractor involvement and the cost of the bridge.

Councillor Hudson addressed the Panel under Standing Order 34 and the Assistant Director confirmed that Norfolk County Council Highways were involved in the project and as part of the scheme a car parking

area would be included in Gaywood to alleviate the congestion during school drop off and pick up.

Councillor Dickinson addressed the Panel under Standing Order 34 and made reference to expenditure and income and agreed to email the Assistant Director with her queries.

Councillor Ryves addressed the Panel under Standing Order 34. The Assistant Director explained the benefits of the bridge which had been considered previously, the cost of the roads and access.

The Vice Chair, Councillor Parish asked about public consultation and engagement and the Assistant Director provided details of the work that had been carried out including letter drops and consultations and working with schools.

Councillor Dickinson addressed the Panel under Standing Order 34 and referred to the eastern plot and the bridge. The Assistant Director outlined the need for housing in the area and that this scheme would satisfy part of this need.

Councillor Hudson addressed the Panel under Standing Order 34 and referred to road access through Fairstead. The Assistant Director explained that survey work had been carried out to satisfy Norfolk County Council Highways and would present the results for their consideration.

Councillor Ryves addressed the Panel under Standing Order 34 and the Assistant Director provided detail of the work carried out so far and expenditure so far, which included the College site and the funding which had been awarded.

The Chair, Councillor Collingham asked if the project would still be viable without the bridge and the Assistant Director set out the other options available.

**RESOLVED:** That the Regeneration and Development Panel supports the following:

That subject to a successful planning permission the Council enters into a contract with Lovell Partnerships Ltd under the Major Housing Contract and the Norfolk County Council (using the Eastern Alliance Framework agreement) to deliver this project.

RD201: **LYNNSPORT DEVELOPMENT**

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

The Assistant Director presented Members with technical information on the previously agreed policy decision by the Council and how this should be implemented.

A copy of the presentation is attached.

The Chair thanked the Assistant Director for his presentation and invited questions and comments from the Panel, as summarised below.

Councillor Morley asked for technical information about the joint venture arrangements. The Assistant Director explained that he had explained this at a previous meeting and reminded those present that the Council was the developer and Lovells was the contractor. The Assistant Director explained market absorption, delivery strategies and profit share arrangements.

The Vice Chair, Councillor Parish asked about Air Source Heat Pumps and the Assistant Director explained that technology was improving, making the units quieter and easier to maintain.

Councillor Ryves addressed the Panel under Standing Order 34 regarding costs. The Assistant Director provided details of the profit share agreements and return.

Councillor de Whalley made reference to air source heat pumps and asked if communal systems were an option. The Assistant Director explained that initially this was not an option, but technology had moved on and this could be relooked at.

**RESOLVED:**

That the Regeneration and Development Panel support:

That subject to a successful planning permission of the revised scheme, that the Council enters a contract with Lovell Partnerships Ltd under the Major Housing Contract to deliver this project.

RD202: **SOUTHGATES MASTERPLAN**

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The HAZ Programme Manager provided an update on the Southgates Masterplan a copy of the presentation is attached.

The Chair thanked officers for the update and invited questions and comments from the Panel, as summarised below.

Councillor Rust addressed the Panel under Standing Order 34 and the HAZ Programme Manager provided detail of funding opportunities

available in the future and how this project fit in with funding streams available.

The Assistant Director commented that the Southgates Masterplan would be presented to a future Cabinet meeting and this was an early opportunity for the Panel to become aware of the project in its initial stages. They would also have the opportunity to input into the project as it progressed.

Councillor Morley made reference to the King's Lynn Transport Strategy. The Assistant Director confirmed that the Masterplan would cover the whole Southgates area, not just the Southgates monument.

Councillor Dickinson addressed the Panel under Standing Order 34 and asked officers to consider keeping the King's Lynn Area Consultative Committee up to date on the project.

The Assistant Director explained that the Portfolio Holder had suggested that the Regeneration and Development Panel may wish to set up an Informal Working Group for this project. The Chair, Councillor Collingham explained that she would consider this once the Panel Members had had more opportunity to reflect on the information presented to them at this meeting.

Councillor Ryves addressed the Panel under Standing Order 34 and the Assistant Director explained that this project came into the Town Investment Plan from the Future High Streets Fund proposals.

The Regeneration Programmes Manager commented that this project also came under the Heritage Action Zone programme and the masterplan was the first part of the process to bring together a holistic plan for the whole Southgates area.

Councillor Ryves addressed the Panel under Standing Order 34 and the Regeneration Programmes Manager provided detail of the Heritage Action Zone programme and funding opportunities.

Councillor Bambridge referred to the Heritage Action Zone Working Group.

**RESOLVED:** The update was noted and the Panel would be kept up dated on progress.

RD203: **ARRANGEMENTS FOR CABINET MEMBERS QUESTION AND ANSWER SESSIONS GOING FORWARD**

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The Chair informed the Panel, that at a recent Cabinet Meeting it had been suggested that Panels could consider question and answer sessions for Cabinet Members at their meetings.

**RESOLVED:** The Chair to email Panel Members to seek their views on potential arrangements and feed back to a future meeting.

RD204: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

RD205: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on 8<sup>TH</sup> June 2021.

RD206: **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 or Part 1 of Schedule 12 A to the Act.

RD207: **EXEMPT - TOWN DEAL BOARD UPDATE**

The Assistant Director provided an update and responded to questions from the Panel.

**RESOLVED:** The update was noted.

**The meeting closed at 7.00 pm**