

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Thursday, 21st July, 2022 at 4.30 pm in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors J Collingham (Chair), F Bone, C J Crofts, M de Whalley, P Gidney, C Hudson (substitute for B Jones), H Humphrey, C Manning, C Morley and E Nockolds (substitute for D Whitby).

PORTFOLIO HOLDERS:

Councillor R Blunt – Portfolio Holder for Regeneration and Development

OFFICERS:

Duncan Hall – Assistant Director

David Ousby – Assistant Director

Matthew Henry – Assistant Director

Amanda Driver – CIL Officer

Hannah Wood Handy – Planning Control Manager

Claire May – Planning Policy Manager

Jemma Curtis – Regeneration Programmes Manager

BY INVITATION:

Ceri Sumner – Norfolk County Council

Harriet Birchall – Norfolk County Council

Natasha Hayes – Norfolk County Council

Graeme Massie – Town Deal Board

Steve Logan – Town Deal Board

RD30: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beal, Bower, Jones and Whitby.

RD31: MINUTES

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

RD32: DECLARATIONS OF INTEREST

There was none.

RD33: URGENT BUSINESS

There was none.

RD34: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor Bubb.

RD35: CHAIR'S CORRESPONDENCE

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The Chair explained she had received correspondence from Ivor Rowlands relating to the Guildhall which she could share with the Panel on request.

The Chair had also received correspondence from the Assistant Director requesting that the Riverfront Regeneration Town Deal Item be held in closed session. The Panel agreed to this item being considered in closed session and the item would be considered at the end of the meeting.

RD36: MULTI USER COMMUNITY HUB - TOWN DEAL PROJECT

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

Officers from Norfolk County Council presented information on the Multi User Community Hub (MUCH) Town Deal Project and RIBA Stage 1 process, a copy of the presentation is attached.

The presentation included the vision and purpose of the MUCH, indicative designs and the services that could be provided.

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

Councillor Bone made reference to the size of the building and asked if it was realistic that all the services would be able to be provided. He also did not like the design of the exterior of the building. Ceri Sumner explained that programming would be looked at to maximise the services available and the design of the buildings were indicative at this stage.

Councillor Manning commented on opening times, and it was explained that details would be developed, and access would be looked including out of hours services and 'open library' access, whilst considering safety of staff and users.

Councillor Nockolds commented that the design of the building should complement other buildings in the High Street, and suggested rounded edges and the use of large glass windows.

Councillor Nockolds also asked if there would be a provision for visitors, such as an information desk and links to the Tourist Information Centre. It was explained that tourists would be welcomed into the space, and it was hoped that touring library exhibitions could be brought in as well.

The Vice Chair, Councillor Gidney asked questions relating to the use of local materials and photovoltaic panels. He was also concerned with the position of the building as he did not feel it had good links with other parts of the town centre. He asked about staffing and running costs and if Norfolk County Council representatives would be based in the building. It was explained that all materials and designs were indicative at this stage and energy efficient measures would be incorporated into the building and roof as appropriate. It was also confirmed that Norfolk County Council would be responsible for the building and its operation.

In response to a question from Councillor Hudson, it was explained that most of the existing building would be demolished, with the exception of the floor plate and some concrete columns.

Councillor Morley was concerned with the sustainability of the MUCH and he felt that a strategy was needed on how the project would benefit the socio-economic levels in the town centre, and how projects in the town centre would complement each other. It was explained that the next stage of the process would be to put together the Business Case which would require Town Deal Board sign off and be brought back to the Council for consideration.

The Chair commented that she thought the facility would be of benefit to the people of King's Lynn and it was important that it had extensive evening opening hours.

RESOLVED: That the update was noted and the comments of the Panel would be taken into consideration as appropriate.

RD37: **UPDATE ON THE ACTIVE TRAVEL PROGRAMME AND ACTIVE AND CLEAN CONNECTIVITY**

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

The Assistant Director presented information on the Active Travel Programme and Active and Clean Connectivity. A copy of the presentation is attached.

The presentation included information on the programme rationale, the work to date, the revised programme overview, details of the Active Travel Hub on the Nar Ouse Enterprise Zone, next steps, and timescales.

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

In response to a question from Councillor Hudson, the Assistant Director confirmed the cost of the project.

Councillor Manning felt that improvements to the bus service would be required and asked if subsidy for buses had been costed into the project. The Assistant Director explained that large employers would be engaged in the scheme and then routes could be looked at. He explained that there were other options available for active and clean travel such as cycling and lift shares.

Councillor de Whalley hoped that active travel would be promoted to the community as well as businesses and he was concerned that the Nar Ouse Active Travel Hub was situated outside of the key area for the LCWIP. The Assistant Director explained that there were community benefits of the scheme and he made reference to the provision that would be made available at Baker Lane and that options to link the travel hubs from Baker Lane to the Nar Ouse area could also be looked at. The Assistant Director explained that the LCWIP interventions would improve connectivity throughout the town, and it was acknowledged that options were defragmented at the moment, but the LCWIP interventions and the Active Travel Hub would offer choices.

Councillor Hudson made reference to the fifty car park spaces at the Nar Ouse Hub and asked if this could be increased. The Assistant Director explained that the Towns Fund covered funding for fifty spaces, but the planning application would be for 150 spaces, so that the site could be developed in phases if necessary. Bus stops and changing/storage facilities would also be provided.

In response to a question from Councillor Morley it was explained that provision of car parking for the KLIC would be retained.

In response to questions from Councillor Humphrey it was explained that it was not a requirement for businesses to do a travel survey, but it was a recommendation from the DfT and it could be used as a tool to assist with recruitment and retention.

Councillor Bubb addressed the Panel under Standing Order 34 and commented that this was a lost opportunity for a South Lynn Railway Station. The Assistant Director explained that there was not enough funding available in the Town Deal Project for the construction of a new Railway Station.

The Chair commented that the bus hub was a good idea and that fifty car parking spaces would not be enough, but acknowledged that further opportunities may be available in the future. She hoped that the hub would develop into something with cafes, restaurants and shops

and commented that punitive measures for car users, such as congestion charges would reduce the amount of cars coming into the town centre. The Assistant Director explained that measures such as changes to the gyratory system and Southgates could also reduce congestion in the town centre.

In response to a question from Councillor Nockolds, the Assistant Director explained that some of the smaller interventions as part of the LCWIP had already started and it was anticipated that the scheme would be delivered in full in 2024/25.

Councillor de Whalley referred to the infrastructure on the old Hunstanton Railway line, which was well used, and he hoped for quality infrastructure in other areas to encourage use.

RESOLVED: That the update was noted, and the comments of the Panel would be taken into consideration as appropriate.

RD38: **CABINET REPORT - CIL PROPOSED CHANGES TO THE GOVERNANCE ARRANGEMENTS**

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

Officers presented the Cabinet report which presented revisions to the scheme and proposed priorities. The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

Councillor de Whalley, Member of the CIL Spending Panel, thanked officers for simplifying the process and felt that the proposal was much improved.

In response to questions from Councillor Morley the CIL Officer clarified the scoring process in that additional points were awarded dependent on the percentage of match funding secured for the project. Points were also awarded for local support. It was also explained that unsuccessful applicants were provided with feedback and encouraged to reapply to future rounds.

It was clarified that applicants had to be a constituted body and projects were subject to delivery agreements.

Councillor Bone, Member of the CIL Spending Panel supported the changes.

In response to a question from Councillor Manning it was confirmed that changes would be introduced for the January 2023 round of funding.

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

That Cabinet agree to adopt the arrangements in the CIL Governance and Spending document attached as Appendix 1.

RD39: **CABINET REPORT - WEST WINCH CONCEPT MASTERPLAN**

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

The Planning Policy Manager presented the report which sought authorisation to undertake a statutory six week consultation on the Draft South East King's Lynn Growth Area Framework Masterplan Supplementary Planning Document.

The Chair thanked officers for their report and invited questions and comments, as summarised below.

In response to a question from Councillor Nockolds, officers clarified the access from the A47.

In response to a question from Councillor Manning it was confirmed that the A149 was not part of this proposal.

In response to a question from Councillor Morley it was confirmed that the Hopkins Homes Planning Application could be a standalone application.

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

That the:

- Local Plan Sub Committee note the contents of this report and recommends to Cabinet that the Draft South East King's Lynn Growth Area Framework Masterplan SPD (Appendix 1 to this report) be approved for a statutory six week consultation.
- Cabinet note the contents of this report and approve the Draft South East King's Lynn Growth Area Framework Masterplan SPD (Appendix 1 to this report) for a statutory six week consultation, and
- To delegate authority to the Planning Policy Manager in consultation with Cabinet Member for Development and Regeneration to consider and agree any minor amendments and consultation arrangements required to finalise the document for consultation.

RD40: **WORK PROGRAMME AND FORWARD DECISION LIST**

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The Chair explained that an item on tourism would be considered at the Panel meeting on 13th September 22.

RESOLVED: The Panel's Work Programme was noted.

RD41: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was a special meeting and was scheduled to take place 30th August 2022 at 4.30pm.

RD42: **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.

RD43: **RIVERFRONT REGENERATION - TOWN DEAL BOARD PROJECT**

Officers and the consultants presented information on the Riverfront Regeneration Town Deal Project. It was explained that the presentation provided a range of options, and the next step would be to shortlist the preferred projects to take forward to Town Deal Board Business Case stage.

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

Members of the Panel commented on the projects that they would like to see included as part of the Business Case.

RESOLVED: That the update was noted and the comments of the Panel would be taken into consideration as appropriate.

The meeting closed at 7.30 pm