

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, 8th May, 2025 at 4.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors Bearshaw (Chair), Beal, Blunt, Bubb, Collingham, Colwell, Everett (Vice Chair), Osborne and Ratcliffe.

PORTFOLIO HOLDERS:

Councillor de Whalley – Portfolio Holder for Climate Change and Biodiversity

Councillor Lintern – Portfolio Holder for Culture and Events

Councillor Ring – Portfolio Holder for Business

PRESENT UNDER STANDING ORDER 34: Councillors Kemp and Parish

OFFICERS:

Duncan Hall – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Abigail Rawlings – Project Officer

BY INVITATION:

Nicolette Jeffreys – Norfolk County Council

Paul Harris – Norfolk County Council

RD88: **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Crofts.

RD89: **MINUTES**

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

RD90: **DECLARATIONS OF INTEREST**

There was none.

RD91: **URGENT BUSINESS**

There was none.

RD92: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Kemp and Parish.

RD93: CHAIR'S CORRESPONDENCE

There was none.

RD94: NORFOLK WHOLE SYSTEM ENERGY PLAN

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Officers from Norfolk County Council attended the meeting and gave a presentation on the Norfolk and Suffolk Energy Plan. A copy of the presentation is attached.

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

Councillor Colwell asked for consideration to be given to energy infrastructure to support ultra-rapid charging stations and it was confirmed that the need for infrastructure would be investigated as part of the plan.

The Vice Chair, Councillor Everett asked about sources of funding and if public and private partnerships would be considered. It was confirmed that a variety of options would be considered spanning a range of funding opportunities, so that Norfolk and Suffolk was not just reliant on Government funding.

Councillor Blunt referred to the Walpole sub-station and the need to ensure consultation with residents and local people as there were disruptions during construction. He also commented that facilities seemed concentrated in certain places and asked that the effect on local people be considered. Officers from Norfolk County Council explained that projects came forward where capacity existed and were decided on by Government, however Local Authorities could scrutinise schemes. It was explained that the purpose of the Norfolk and Suffolk plan was to form a strategic approach and evidence base to influence future decisions.

In response to a question from the Chair, officers explained that the project was being taken forward to ensure that Norfolk and Suffolk had a sufficient energy supply and were not reliant on energy coming in from outside the area. The project would look at supply and demand, substation constraints and locally produced energy.

In response to a further question from the Chair it was clarified that locations would be considered through the plan and Norfolk County Council would use the Borough Council's Local Plan to build the evidence base,

Councillor Bubb asked if the plan would result in a reduction in householder bills and officers from Norfolk County Council confirmed that this would form part of the investigation, including looking at sustainable solutions and flexible schemes.

The Vice Chair referred to energy poverty and the need to get bills down and hoped that schemes would not result in an increase in standing charges. Officers explained that a variety of investment schemes would be looked at, so it would not necessarily be the energy providers funding the schemes.

In response to a question from the Chair it was confirmed that there would be engagement with neighbouring local authorities as required to influence discussions with the National Grid and Government.

Councillor Kemp addressed the Panel under Standing Order 34 and hoped that there would be a benefit to local communities. She referred to heat and wave networks and hoped that these would be considered. It was confirmed that a range of energy solutions would be explored.

Councillor Parish addressed the Panel under Standing Order 34 and commented that generating energy on site would reduce costs and this could be achieved by requiring all new builds to have batteries and solar panels and be orientated so that they were energy efficient. He commented that the plan should look at saving energy as well as creating energy. Officers explained that homeowner opportunities would also be looked at and community engagement would take place.

RESOLVED: The Panel noted the report and asked to be kept updated on progress as appropriate.

RESOLVED: The Panel noted the update.

RD95: **PLAN FOR NEIGHBOURHOODS: BRIEFING NOTE**

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Officers presented the briefing note, as included in the Agenda which provided information on the UK Government's Plan for Neighbourhoods and the next steps required to secure funding. The Panel were reminded that they had previously been kept up to date on the Local Term Plan for Towns, which had now been replaced by the Plan for Neighbourhoods.

The Chair thanked the Regeneration Programmes Manager for the report and invited questions and comments from the Panel, as summarised below.

Councillor Kemp addressed the Panel under Standing Order 34 asking how Local Members would be kept involved in the projects. The Regeneration Programmes Manager explained that extensive consultation and Member engagement was carried out last year and all the feedback was now being considered and more targeted engagement with Councillors and the community would take place on specific potential projects. Further updates would also be provided to the King's Lynn Area Committee and the Regeneration and Development Panel as required.

The Portfolio Holder for Business reminded the Panel that this was a follow on from the Long Term Plan for Towns and provided information on the Neighbourhood Board who would be taking plans forward.

RESOLVED: The update was noted.

RD96: **RIVERFRONT AND CUSTOM HOUSE UPDATE AND HIGHLIGHT REPORT**

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Officers presented the Riverfront Regeneration Project Highlight report, as included in the Agenda. 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 Collingham referred to previous Panel engagement with the consultation on plans for the Customs House and asked if the comments and suggestions made by the Panel were still being considered. It was explained that the feedback from the Panel had been used to create a brief to develop the Business Case to secure funding, which had now been approved. The scheme to be delivered was now being developed and it was noted that due to the historic nature of the building there were a number of constraints that needed to be considered. Officers explained that the purpose of the scheme was to bring the building back into use and build on telling the story of the towns maritime heritage and history.

The Portfolio Holder for Business, Councillor Ring commented that although the Council did not own the building, it had a commercial long term lease. He commented that the Customs House was the most iconic building in King's Lynn and the ambition was to open it up to everyone. He referred to the benefits opening the building up would have on other historic buildings in the area by relaunching the maritime and trading history of King's Lynn.

Councillor Blunt referred to the plans for Devils Alley and it was explained that alternative funding opportunities would be explored in order to take redevelopment of this area forward.

The Assistant Director explained that there was ambition to enhance the whole of the Riverfront and the King's Lynn Masterplan, which was to be considered by the Panel, would help to attract investment and funding opportunities.

Councillor Colwell commented that the waterfront needed to be attractive and accessible and shouldn't just be a car parking area.

Councillor Kemp addressed the Panel under Standing Order 34 and hoped that regeneration of the West Lynn Ferry would be considered in any waterfront redevelopment plans.

RESOLVED: The Panel noted the report.

RD97: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme and Forward Decisions List was noted.

RD98: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on 4th June 2025 at 6.00pm in the Town Hall, Saturday Market Place, King's Lynn.

RD99: **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.

RD100: **EXEMPT - KING'S LYNN MASTERPLAN**

Officers provided an update on the King's Lynn Masterplan and responded to questions and comments from the Panel.

It was explained that the purpose of the Masterplan was to bring everything together into one cohesive plan. The Panel were provided with information on the Masterplan area, recommended areas of change and timeframes.

Councillor Kemp addressed the Panel under Standing Order 34 and officers explained that the Masterplan referred to the adopted Local Plan and allocated sites.

The Portfolio Holder for Business, Councillor Ring stressed the importance of the Masterplan and how it would align existing work, identify opportunities and link with the adopted local plan.

The Panel were asked to consider the recommendations set out in the Cabinet report, which had been circulated as a supplement to the Agenda.

RESOLVED: That Cabinet be informed that the Regeneration and Development Panel support the recommendations to Cabinet, as set out in the report.

The meeting closed at 5.46 pm