

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

KING'S LYNN AREA COMMITTEE

**Minutes from the Meeting of the King's Lynn Area Committee held on
Thursday, 19th March, 2026 at 5.15 pm in the Council Chamber, Town Hall,
Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillors S Everett (Chair), F Bone, S Collop, J Fry,
D Heneghan, B Jones, C Joyce, A Kemp, A Moore, J Rust, D Sayers and A Ware

MEMBERS PRESENT UNDER STANDING 34 ON TEAMS: Councillors Fry,
Kemp and Moore

OFFICERS PRESENT:

Mark Whitmore - Assistant Director for Health, Wellbeing and Public Protection

Jemma Curtis - Regeneration Programmes Manager

Connor Smalls - Regeneration Programmes Officer

EXTERNAL ATTENDEE: Vicky Etheridge – Chair of King's Lynn Neighbourhood
Board

60 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Colwell.

61 **MINUTES OF PREVIOUS MEETING**

RESOLVED: The minutes from the previous meeting held on the 15th
January 2026 were agreed as a correct record.

62 **DECLARATIONS OF INTEREST**

There was none.

63 **URGENT BUSINESS**

There was no urgent business.

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

Councillors Fry, Kemp and Moore were present under Standing Order
34 on Teams.

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

There was none.

PRIDE IN PLACE PROGRAMME

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The Regeneration Programmes Manager gave a presentation on the Pride in Place Programme as included in the agenda. The presentation detailed recent government guidance changes, the shift towards a community-led delivery model, and the focus on capacity building in priority neighbourhoods.

The Chair thanked the Regeneration Programmes Manager for the presentation and invited questions and comments from the Committee.

Under Standing Order 34, Councillor Kemp highlighted ongoing initiatives in South Lynn and stressed the importance of sharing best practices and communication across neighbourhoods. The Regeneration Programmes Manager responded that the community capacity building leads, primarily local churches, will facilitate networks and events to promote collaboration and learning among different areas.

Councillor Heneghan queried the potential for the Neighbourhood Board to veto proposals and the possibility of parallel structures for different funding streams. The Chair of the Neighbourhood Board, Vicky Etheridge commented that while the board technically could veto, there was strong support for the community-led approach, and the board's structure was expected to evolve organically as capacity building progresses.

Councillor Bone raised concerns about ensuring all communities, including those not affiliated with churches, feel included. The Regeneration Programmes Manager and the Chair of the Neighbourhood Board, Vicky Etheridge clarified that the approach is not faith-based but leverages the churches' community roles and interfaith connections, and that the lead organisations are expected to work inclusively with all local groups.

Councillor Rust commented further opportunities with involvement of other organisations, such as Freebridge Community Housing and King's Lynn Town Football Club. The Chair of the Neighbourhood Board, Vicky Etheridge agreed there was need for further engagement activities to identify and involve additional community leads where churches are less prominent.

In response to a question from the Chair, Councillor Everett, the Regeneration Programmes Manager outlined that 'churches together' has been identified as the natural lead due to their established community work, and that the proposal was being developed in

consultation with other local groups to ensure broad support and compliance with procurement rules.

67

KING'S LYNN MASTERPLAN

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The Regeneration Programmes Officer presented an update on the Kings Lynn Master Plan to the committee, as included in the agenda, detailing the strategic vision, consultation outcomes, key themes, and next steps, with councillors raising questions about site selection, public engagement, and inclusivity.

Councillor Kemp questioned plans for the land north of Wisbech Road and Hardings Way. The Regeneration Programmes Manager explained it was a brownfield site which therefore had challenges however noted the area was underutilised.

In response to a question from Councillor Heneghan about the former Post Office site, the Regeneration Programmes Manager explained that sites with existing plans or consents are included in the overall master plan, while the six focus sites required further analysis. The plan aims to balance green space, housing, and other needs across the town.

The Chair, Councillor Everett along with Councillor Heneghan, Bone, Ware and Moore under Standing Order 34, expressed concerns about consultation fatigue, low response rates, and the need for more transparent and accessible engagement, especially for digitally excluded and older residents. The Regeneration Programmes Manager and Officer acknowledged these challenges and outlined plans for simpler, more inclusive consultation formats and targeted outreach, including paper copies and events and workshops in high-footfall locations.

Councillor Ware questions if there had been engagement with private land owners. The Regeneration Programmes Manager explained there had been engagement with private landowners regarding opportunity sites, with generally positive responses so far. If landowner cooperation becomes an issue, sites may be removed from the plan to ensure deliverability. The master plan will be embedded in the next local plan, and ongoing engagement with statutory bodies and the community will continue.

Councillor Ware commented on engaging with elderly residents that do not use technology. The Regeneration Programmes Officer confirmed paper copies of the consultations were available. Councillor Ware and Rust discussed the lack of benches within the area and commented this would be simple improvements within the Masterplan. Councillor

Sayers highlighted to Members a service provided by Norfolk County Council to support residents with using technology.

In response to a question from Councillor Joyce, the Regeneration Programmes Officer confirmed the presentation did not include the percentages of consultation responses which answered not sure.

Councillor Bone expressed his concerns that outside consultants had been used however residents views and knowledge of the town needed to be included. He added plans and schemes had been seen before such as the riverfront. He commented himself and Councillor Heneghan had restarted the ward forum. Councillor Heneghan added residents needed to start seeing delivery.

The Vice – Chair, Councillor Jones suggested using ‘Churches Together’ and the pizza project as a drop in session to engage young people in the consultation. The Chair, Councillor Everett question if the same delivery of the King’s Lynn Town consultation could be done for the Masterplan where each household was written too.

The Regeneration Programmes Manager commented on budget constraints with writing to each household as part of the consultation. Officers explained details and response from previous consultations held for previous schemes had been incorporated in the Masterplan. Public consultation included drop-in sessions, online surveys, and engagement with statutory bodies and local stakeholders. While only 35 formal survey responses were received, additional feedback was gathered through workshops and correspondence.

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COMMITTEE'S WORK PROGRAMME AND CABINET'S FORWARD DECISION LIST

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Councillor Heneghan requested that cycling safety be scheduled for the September meeting, and suggested involving the local bicycle users group in discussions about cycle parking.

Councillor Heneghan on behalf of Councillor Ware, requested a review of public seating and benches in King's Lynn, with the aim of identifying gaps and reinstating removed benches.

The Assistant Director for Health, Wellbeing and Public Protection and Councillor Rust updated the Committee on the Health and Wellbeing Partnership's new subgroup focused on ageing well. The Assistant Director for Health, Wellbeing and Public Protection he added the subgroup was to address issues such as public seating and broader strategies to support the ageing population in West Norfolk, aligning with Marmot work and the Centre for Ageing Well accreditation.

RESOLVED: The Committee noted the Work Programme and Cabinet Forward Decision List.

69 **DATE OF NEXT MEETING**

The next meeting was scheduled for the 18th June 2026.

70 **EXCLUSION OF THE PRESS AND PUBLIC**

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.

71 **ANY OTHER BUSINESS**

The Regeneration Programmes Manager and the Assistant Director for Health, Wellbeing and Public Protection briefed the Committee on the proposal for the South Lynn Community Centre.

Members of the Committee asked questions, in which Officers responded.

The meeting closed at 7.07 pm