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, 2nd June, 2026 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors Parish (Chair), Bland, Blunt, Bone, Bubb, Collingham, Colwell, Crofts, Heneghan, Hodson, Osborne and Ratcliffe

PORTFOLIO HOLDERS:
Councillor de Whalley – Portfolio Holder for Climate Change and Biodiversity
Councillor Lintern – Portfolio Holder for Culture and Events
Councillor Moriarty – Portfolio Holder for Planning and Licensing
Councillor Ring – Deputy Leader and Portfolio Holder for Business

OFFICERS:
Jemma Curtis – Regeneration Programmes Manager
Michelle Drewery – Deputy Chief Executive
Amanda Driver – CIL Officer
Duncan Hall – Assistant Director
Walton Mabuto – Economic Growth Officer
Hannah Wood Handy – Planning Control Manager

RD1: APPOINTMENT OF VICE CHAIR FOR THE MUNICIPAL YEAR

RESOLVED: That Councillor Osborne be appointed as Vice Chair of the Panel for the 2026-2027 Municipal Year.

RD2: APOLOGIES FOR ABSENCE

There were none.

RD3: MINUTES

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

RD4: DECLARATIONS OF INTEREST

There were no declarations of interest.

RD5: URGENT BUSINESS

There was none.

RD6: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Kemp.

RD7: **CHAIR'S CORRESPONDENCE (IF ANY)**

There was none.

RD8: **SIGNING OF THE SCRUTINY AND EXECUTIVE PROTOCOL**

The Chair signed the Scrutiny and Executive Protocol.

RD9: **CABINET REPORT - CIL STRATEGIC PROJECT FUNDING**

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The Portfolio Holder for Planning and Licensing presented the report, advising that at the recent Community Infrastructure Levy (CIL) Spending Panel meeting, the Panel had identified and prioritised projects in accordance with CIL regulations. Five applications, due to the level of funding requested, required consideration by Cabinet. These applications were detailed within the report, together with options to address the identified overspend. The options included either reducing the funding allocated to the Hunstanton Sea Wall defences project or applying a proportional reduction (top-slicing) across all five projects.

The Chair thanked the Portfolio Holder for Planning and Licensing and officers for the report and invited questions and comments from Members, as summarised below.

In response to a question from Councillor Crofts, it was confirmed that the next CIL Spending Panel meeting was scheduled for 22 June, at which time applications relating to local projects would be considered.

The Portfolio Holder further clarified that at the recent CIL meeting, the Panel had not reached a view on how the shortfall in funding for strategic projects should be addressed, and that this matter would therefore be determined by Cabinet.

The Planning Control Manager drew attention to the detailed information included within the agenda regarding the potential impact of any reduction in funding for the Hunstanton Sea Wall project. Given that detailed design was yet to take place, it was noted that there would be further opportunities for the project to seek additional funding through future CIL allocation rounds.

Councillor Collingham referred to the Guildhall application. It was explained that discussions had taken place with the lead officer for the project and that there would be an opportunity for the project to submit a bid for future rounds of CIL funding.

Councillor Bubb referred to the Fire Station project, and it was confirmed that the project met the eligibility criteria for CIL funding.

The Portfolio Holder provided an overview of the CIL application process, explaining that both strategic and local projects procedures. It was noted that funding was released only upon completion of the project and submission of appropriate evidence of expenditure. Lead Officers were also invited to present supporting information to the CIL Spending Panel where appropriate.

Councillor Heneghan requested that, in future, more detailed information be provided to the Regeneration and Development Panel, including the potential impact on projects should the level of requested funding be reduced. The Portfolio Holder agreed to liaise with officers to ensure that sufficient information was made available to Members going forward.

Councillor Bone commented on the importance of the Fire Station project, noting that the proposed training centre would deliver significant benefits for public safety in the town.

Councillor Colwell advised that the hyperlinks included within the report were not functioning and requested that more detailed information on individual projects be made available in advance of future meetings.

The Deputy Chief Executive provided clarification in relation to the option of top-slicing funding across all projects, explaining that this would result in an approximate reduction of 7% per project.

Councillor Colwell further commented that the description of the Hunstanton Cliff Top Toilet Refurbishment project was potentially misleading, as it also incorporated the installation of electric vehicle charging points.

Councillor Kemp addressed the Panel under Standing Order 34 and expressed her support for both the West Lynn Ferry and Fire Station projects, highlighting the importance of the ferry service for local residents and future development, and the Fire Station for community safety.

The Portfolio Holder, Councillor de Whalley, advised that discussions regarding the West Lynn Ferry were ongoing with Norfolk County Council.

In response to a question from the Chair, it was confirmed that the Environment Agency would provide match funding for the Hunstanton Sea Wall defences project.

Councillor Heneghan confirmed her support for Option 1 as set out in the report, noting reassurance that the Hunstanton Coastal Defences project would not be adversely affected.

Councillor Ratcliffe also expressed support for Option 1. She additionally spoke in favour of the Hunstanton Cliff Top Toilet Refurbishment project, highlighting the benefits of additional electric vehicle charging infrastructure and the inclusion of a living wall.

Councillor Colwell proposed an alternative option whereby the Hunstanton Cliff Top Toilet Refurbishment project could be omitted to allow full funding of the remaining projects. However, following further clarification regarding the scope of the project, including the provision of Changing Places facilities, Councillor Colwell indicated his support for the project proceeding.

The Portfolio Holder thanked the officers for their work and the Panel for their comments.

RESOLVED: That Cabinet be informed that the Regeneration and Development Panel recommend option 1, as set out in the report:

Option 1:

Reduce the allocation for the Hunstanton Coastal Defences Capital Works Project from £2,840,000 to £2,500,000 (a reduction of £340,000) allowing the four remaining infrastructure projects to receive the full funding allocation and spending remains within the funding envelope. An allocation of this level would continue to provide funding for immediate emergency works with a contribution towards the main works, the subject of potential grant funding thereafter (once detailed designs are finalised).

RD10: **CABINET REPORT - WEST NORFOLK ECONOMIC STRATEGY AND ACTION PLAN**

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The Portfolio Holder for Business and Deputy Leader presented the report, reminding Members that the West Norfolk Economic Strategy had previously been agreed and that the document before them set out the associated two-year delivery plan.

The Economic Growth Officer explained that the plan would operate as a “live” document, subject to annual review and monitored against a series of key performance indicators.

The Chair thanked the Portfolio Holder for Business and Deputy Leader and officers for the report and invited questions and comments from the Panel, as summarised below.

In response to a question from the Chair, it was explained that the plan had been developed on the assumption that Devolution would progress, and that it was important to ensure projects were sufficiently developed to take advantage of future opportunities.

In response to a question from Councillor Collingham, it was confirmed that detailed information regarding delivery was included within the report, including work relating to the new hospital.

Councillor Blunt requested clarification on how performance would be measured. It was explained that the Council's progress would be monitored corporately, supported by data analysis and the use of technology. It was also noted that available resources needed to be considered.

Councillor Ratcliffe welcomed the inclusion of Downham Market and expressed the hope that the Panel would have the opportunity to provide input into individual projects as they progressed.

The Vice Chair, Councillor Osborne, commented positively on the partnership working demonstrated within the plan.

In response to a question regarding Youth Hubs, it was confirmed that three hubs were planned across Norfolk, including one in King's Lynn.

Councillor Colwell welcomed the inclusion of the A17 flyover and the emphasis on BOOST projects. He queried whether Hunstanton Library should be included and it was explained that this was being considered separately.

Councillor Bubb asked how the benefits of the proposed projects could be reflected within the planning application process. It was explained that, where appropriate, strategic context could be provided to support applications.

Councillor Kemp addressed the Panel under Standing Order 34, expressing support for initiatives aimed at helping young people into employment. She also asked whether ward-level data would be made available to Members and commended efforts to attract GPs to King's Lynn.

The Portfolio Holder, Councillor Ring, thanked officers for their work in preparing the plan, noting the significant amount of work involved. He commented that the plan provided a strong overview of potential achievements and would be kept under regular review.

The Chair noted the Panel's comments, particularly in relation to performance monitoring, and requested that the Panel be kept informed of progress as appropriate.

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

Recommendation to Cabinet:

That Cabinet approve the West Norfolk Economic Strategy Action Plan 2026 - 2028.

RD11: **WORK PROGRAMME AND FORWARD DECISIONS LIST**

The Panel identified the following items for potential addition to the Work Programme:

- Active Travel Hub – 15th July meeting
- Hunstanton Library Update – Councillor Colwell
- Impact on litter on the Highways in relation to Fast Food outlets.
- Update on Overnight Camping on Hunstanton
- Section 106 Update
- Review of the 'To Be Scheduled' list on the Work Programme at the next Sifting Meeting.

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

RD12: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on 15th July 2026 at 6.00pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 7.25 pm