

Borough Council of
**King's Lynn &
West Norfolk**



Regeneration and Development Panel

Agenda

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](#)**



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200

Wednesday 31st March 2021

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be 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** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for absence

To receive any apologies for absence.

2. Minutes (Pages 5 - 7)

To approve the minutes of the previous meeting.

3. Declarations of Interest

Please indicate if there are any interests which should be declared. A declaration of interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

Those declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

4. Urgent Business

To consider any business which, by reason of special circumstances, the Chair proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chair of their intention to do so and what items they wish to be heard before a decision on that item is taken.

6. Chair's Correspondence

If any.

7. Parkway (30 minutes) (Pages 8 - 9)

To consider the report and make any appropriate recommendations to Cabinet.

8. Lynnsport Development (30 minutes) (Page 10)

To consider the report and make any appropriate recommendations to Cabinet.

9. Southgates Masterplan (5 minutes) (Verbal Report)

To receive a verbal update from officers.

10. Arrangements for Cabinet Members Question and Answer Sessions going forward (5 minutes) (Verbal Report)

11. Work Programme and Forward Decision List (Pages 11 - 17)

12. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on 8th June 2021.

13. Exclusion of Press and Public

To consider passing the following resolution:

“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”.

14. EXEMPT - Town Deal Board Update (5 minutes) (Verbal Report)

To:

Regeneration and Development Panel: Miss L Bambridge, F Bone, Mrs J Collingham (Chair), M de Whalley, B Jones, J Lowe, C Manning, C Morley, T Parish (Vice-Chair), S Patel, Mrs V Spikings and D Whitby

Portfolio Holders:

Councillor G Middleton – Portfolio Holder for Business Development

Councillor P Gidney – Portfolio Holder for Project Delivery

Officers

Duncan Hall – Assistant Director

Dale Gagen – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Humphrey Jamieson – HAZ Programme Manager

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, 11th March, 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, C Bower (substitute for C Manning), M de Whalley, B Jones, J Lowe, C Morley, T Parish, S Patel, V Spikings 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 Climate Change and Commercial Services
 Councillor G Middleton – Portfolio Holder for Business Development
 Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

PRESENT UNDER STANDING ORDER 34: Councillors Rust and Ryves

OFFICERS:

Duncan Hall – Assistant Director
 Alexa Baker – Monitoring Officer
 Dale Gagen – Assistant Director

RD180: **WELCOME AND INTRODUCTION**

The Chair welcomed everyone to the meeting and informed them that the meeting was being streamed live on You Tube.

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

RD181: **APOLOGIES FOR ABSENCE**

Councillor Manning.

RD182: **MINUTES**

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

RD183: **DECLARATIONS OF INTEREST**

There was none.

RD184: **URGENT BUSINESS**

There was none.

RD185: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Rust and Ryves.

RD186: **CHAIR'S CORRESPONDENCE**

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

The Chair made a statement to the Panel regarding St George's Guildhall.

Councillor de Whalley asked for it to be recorded that he did not support the statement.

Councillor Spikings commented that she supported the statement.

RD187: **CREATION OF CIL SPENDING PANEL**

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

The Monitoring Officer presented the report which set out the arrangements for establishment of the CIL Spending Panel.

The Chair thanked the Monitoring Officer for her report and invited questions and comments from the Panel as summarised below.

In response to questions it was confirmed that the Panel would be politically proportional and Group Leaders would be asked to put forward nominations for appointments in accordance with Standing Orders. The Chair of the Panel would be the Portfolio Holder for Development and the Group would be made up of six Members.

RESOLVED: That the Panel support the recommendations to Cabinet as follows:

1. That a Sub-Committee of Cabinet be created which shall be the CIL Spending Panel.
2. That the updated Terms of Reference at Appendix A are approved and are to be adopted for the CIL Spending Panel.

RD188: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme was noted.

RD189: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on Wednesday 13th April 2021.

RD190: **EXCLUSION OF 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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

RD191: **EXEMPT - SALTERS ROAD, KING'S LYNN**

The Assistant Director presented the report and provided an update to Members of the Panel.

Members of the Planning Committee who were present at the meeting took no part in the discussion on the item.

RESOLVED: That the Regeneration and Development Panel noted the report, but on this occasion did not make any recommendations to Cabinet.

RD192: **EXEMPT - SOUTHEND ROAD, HUNSTANTON**

The Assistant Director presented the report and provided an update to Members of the Panel.

Members of the Planning Committee who were present at the meeting took no part in the discussion on the item.

RESOLVED: That the Regeneration and Development Panel noted the report, but on this occasion did not make any recommendations to Cabinet.

The meeting closed at 5.34 pm

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration and Development Panel		
DATE:	13 th April 2021		
TITLE:	Parkway Housing Project update		
REPORT AUTHOR:	Dale Gagen		
OPEN		WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Yes

REPORT SUMMARY/COVER PAGE

<p>PURPOSE OF REPORT/SUMMARY:</p> <p>On 18th September 2018 Cabinet recommended to Council, that we enter into a contract with Homes England to accept their accelerated funding offer to bring this site forward. The contract with Homes England was agreed on the basis that this development should be taken forward as part of the Major Housing contract with Lovell Partnerships Limited, to facilitate the acceleration of the development.</p> <p>Member should note that this is a technical report, looking at how a previously agreed policy decision of the Councils should be implemented.</p> <p>This report informs members on progress made on the above project. It also considers the cost of the overall project, together with how risks are being managed; prior to a report being written for Cabinet allowing them to make a recommendation to Full Council on whether contracts should be let with Lovell & the NCC (using the Eastern Alliance framework agreement) to start the build phase of the project.</p>
<p>KEY ISSUES:</p> <p>The key issues relating to report relate to :-</p> <ol style="list-style-type: none"> 1. The abnormal costs relating to the project. 2. How grant funding is being utilised. 3. The overall budget for the scheme. 4. How risks are being managed 5. What the Homes England grant is being used for and the implications of not taking this project forward. <p>To help Members debate these issues slides will be presented at the meeting.</p>
<p>OPTIONS CONSIDERED:</p> <p>This technical report only considers if the project should progress to the delivery phase of the project based on the financial figures, risk management, and outputs and outcomes for the people of West Norfolk.</p>
<p>RECOMMENDATIONS:</p> <p>That subject to a successful planning permission the Council enters 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.</p>

REASONS FOR RECOMMENDATIONS:

1. To develop this site using the Major Housing contract with Lovell Partnerships Limited.
2. To allow the scheme to be developed using traditional methods.
3. To incorporate environmental friendly technologies into the proposed properties

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration and Development Panel		
DATE:	13 th April 2021		
TITLE:	Lynnsport 1 Housing Project Update		
REPORT AUTHOR:	Dale Gagen		
OPEN		WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Yes

REPORT SUMMARY/COVER PAGE

<p>PURPOSE OF REPORT/SUMMARY:</p> <p>On 22nd January 2015 Cabinet recommended to Council, that we enter into contract with Lovell Partnerships Limited, to facilitate the development of this site.</p> <p>Member should note that this is a technical report, looking at how a previously agreed policy decision of the Councils should be implemented.</p> <p>This report informs members on progress made on the above project and why it was delayed. It also considers the cost of the overall project, together with how risks are being managed; prior to a report being written for Cabinet allowing them to make a recommendation to Full Council on whether contracts should be let with Lovell to start the build phase of the project.</p>
<p>KEY ISSUES:</p> <p>The key issues relating to this report relate to:-</p> <ol style="list-style-type: none"> 1. The abnormal costs associated with the project. 2. How the scheme has evolved since its inception. 3. The overall budget for the scheme. 4. How risks are being managed <p>To help Members debate these issues slides will be presented at the meeting.</p>
<p>OPTIONS CONSIDERED:</p> <p>This technical report only considers if the project should progress to the delivery phase of the project based on the financial figures, risk management, and outputs and outcomes compared to the initial contract with Lovell Partnerships Ltd</p>
<p>RECOMMENDATIONS:</p> <p>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.</p>
<p>REASONS FOR RECOMMENDATIONS:</p> <ol style="list-style-type: none"> 1. To develop this site using the Major Housing contract with Lovell Partnerships Limited. 2. To allow the scheme to be developed using traditional methods. 3. To incorporate environmentally friendly technologies into the proposed properties.

REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2021/2022

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER/ ATTENDEE	OBJECTIVES AND DESIRED OUTCOMES
8th June 2021	Appointments to Task Groups and Informal Working Groups	Operational	Democratic Services Officer	
	Nominations to Outside Bodies	Operational	Democratic Services Officer	
	Local Plan		Alan Gomm	To Consider the plan prior to submission to Cabinet
	Towns Fund Update	Update	Jemma Curtis	
	Rules and Regulations for Camp Sites	Opposition Members item submitted by Councillor Parish	Stuart Ashworth and Alan Gomm	To receive an update from officers
	Local Cycling and Walking Infrastructure Plan	Update	Duncan Hall	
20th July 2021	Car Parking vs Development		Panel Discussion	Opportunity for the Panel to discuss the issue and come up with ideas.
	Buses		Panel Discussion	Opportunity for the Panel to have a discussion on bus provision and submit ideas to Norfolk County Council
7th September 2021				
19th October 2021				

7th December 2021				
18th January 2022				
1st March 2022				
12th April 2022				

To be scheduled

- King's Lynn Port
- Heacham Beach Development opportunities
- Business Improvement District Update
- Hunstanton Masterplan Update

FORWARD DECISIONS LIST

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
16 March 2021						
	Norfolk Strategic Planning Framework document (v3 2020)	Key	Cabinet	Development Exec Dir – G Hall		Public
13	Salters Road, King's Lynn	Key	Council	Project Delivery Asst Dir Companies and Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Southend Road, Hunstanton	Key	Council	Project Delivery Asst Dir Companies and Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Standing Order referrals back from Council	Non	Council	Leader Monitoring Officer		Public
	Public Sector Decarbonisation Scheme	Key	Cabinet	Climate Change and Commercial Services Asst Dir – Env and Planning		Public
	Creation of CIL spending Panel	Non	Cabinet	Development Monitoring Officer		Public

	The provision of Internal Audit services	Non	Cabinet	Leader Asst Dir M Drewery		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
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Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
10 May 2021						
14	Parkway	Key	Council	Project Delivery Asst Dir Companies and Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Lynnsport one	Key	Council	Project Delivery Asst Dir Companies & Housing Delivery – D Gagen		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Fens Biosphere	Non	Cabinet	Climate Change and Commercial Services Asst Director – S Ashworth		Public
	Food Waste Collection	Key	Council	Environmental Services and Public Protection		Private - Contains exempt

				Asst Dir Operations and Commercial – M Chisholm		Information under para 3 – information relating to the business affairs of any person (including the authority)
	Town Deal	Key	Cabinet	Business Development Asst Dir Housing & Place – D Hall		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)

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Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
15 June 2021						
	Revenue Outturn 2020/2021	Key	Cabinet	Leader Asst Dir - M Drewery		Public
	Capital Programme and Resources 2020-2025 Outturn	Key	Cabinet	Leader Asst Dir - D Drewery		Public
	Tree Planting Strategy	Non	Cabinet	Climate Change and Commercial Services Asst Director – S Ashworth		Public
	Local Plan Review Documentation – Pre Submission	Key	Council	Development Exec Dir – G Hall		Public
	Norfolk Strategic Planning Framework – Green	Key	Cabinet	Development Exec Dir – G Hall		Public

	Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GI / RAMS)					
	Pay Award 2021-22	Non	Cabinet	Leader Exec Dir – D Gates		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
3 August 2021						
	Update to the Major Project Board Terms of reference	Non	Cabinet	Leader Asst Dir Property & Projects – M Henry		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
21 September 2021						

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
16 November 2021						

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
11 January 2022						

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
8 February 2022						
	Budget	Key	Council	Leader S151 Officer Asst Dir Resources		Public
	Capital Programme	Key	Council	Leader S151 Officer Asst Dir Resources		Public
	Treasury Management Strategy	Key	Council	Leader S151 Officer Asst Dir Resources		Public
	Capital Strategy	Key	Council	Leader S151 Officer Asst Dir Resources		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
15 March 2022						