

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**CABINET**

**Minutes from the Meeting of the Cabinet held on
Thursday, 17th October, 2024 at 6.00 pm in the Council Chamber, Town
Hall, Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor A Beales (Chair)
Councillors M de Whalley, J Moriarty, C Morley, S Ring, J Rust and S Squire

Apologies for absence were received from Councillor B Anota

CAB51 **URGENT BUSINESS**

None

CAB52 **DECLARATIONS OF INTEREST**

None

CAB53 **CHAIR'S CORRESPONDENCE**

None

CAB54 **MEMBERS PRESENT UNDER STANDING ORDER 34**

Councillors S Bearshaw, A Kemp and T Parish attended under standing order 34.

CAB55 **CALLED IN MATTERS**

There were no called in matters.

CAB56 **FORWARD DECISIONS**

The Forward Decision List was noted.

CAB57 **MATTERS REFERRED TO CABINET FROM OTHER BODIES**

The Regeneration and Development Panel on 15 October had considered the 3 Cabinet reports on the agenda, and after debate had supported the recommendations on all.

CAB58 **CIL APPLICATIONS FOR OVER £50,000 FOR CONSIDERATION BY CABINET**

Councillor Moriarty presented a report where he explained that as part of the process to allocate CIL funding to Infrastructure Projects, CIL applications were invited in January and July annually. The most recent round of applications included a number of bids over £50k. The CIL Spending Panel had delegated powers to approve and sign off applications up to £50k. All applications of £50,001 and over fell to Cabinet to make the decision under the CIL Governance framework. The current round of applications had 9 projects over £50k.

Councillor Moriarty explained that a review of the governance arrangements for the CIL process was about to be undertaken for future years. He thanked those involved in the consideration of the applications for the current year.

Under standing order 34 Councillor Kemp spoke on the application for the footpath at West Lynn which was an active travel initiative. She thanked officers at the Borough and County Councils who had assisted with the application.

RESOLVED: That the funding for applications for CIL Infrastructure Funding attached as an appendix to the report be approved.

Reason for Decision

To ensure that the CIL monies collected are being spent on appropriate infrastructure projects to reflect the growth of population occurring in West Norfolk.

CAB59 **HUNSTANTON BUS STATION AND LIBRARY PROPOSALS**

The Housing Services Manager presented a report which set out proposals for the Borough Council to deliver 21-24 affordable housing units as well as a library on behalf of Norfolk County Council (NCC) on the Hunstanton Bus Station site alongside the NCC transport interchange improvements.

The Borough Council obtained capital funding from Homes England under the Accelerated Construction Programme (ACP) in 2018. This was a fund to accelerate housing delivery on sites in public ownership. The Hunstanton Bus Station site was one of 7 council owned sites funded through the programme. In February 2023 the Council's Cabinet resolved not to proceed with housing on the Bus Station site but would continue to support Norfolk County Council in delivering an improved library and improve the current bus station as a transport interchange. The Council now had an opportunity to revisit the 2023 Cabinet decision. The report presented an option to achieve both the interchange along with 21-24 affordable homes and a new library.

The purpose of the report was to seek Cabinet approval to designate the Hunstanton Bus Station site as a strategic site for affordable housing delivery. This would involve designing and costing a housing scheme of 21-24 affordable housing units at the Bus Station Site in Hunstanton plus NCC delivering a library in concert with the NCC Transport Interchange scheme and to amend the Capital Programme to include this new housing scheme funded from a combination of funds ring-fenced for affordable housing which were already held by the Council and some funds as supported by the Council through the Capital Programme. A decision on whether to enter into a contract to deliver the housing scheme would be taken by Cabinet once the scheme had been designed and costed. If it was determined to enter the contract, it would be classed as one of the Council's Major Projects.

Under standing order 34, Councillor T Parish attended the meeting and addressed the Cabinet seeking the extension of the affordable homes element of the scheme to be further than just Hunstanton, or the provision of private rented properties which were difficult to find all along the coast as most rentals were for holiday homes.

Assistant Director, D Hall explained that the scheme was in the early stages of housing design. An assessment would need to be made of local need for the area, and a decision on tenure made at that point.

The Chair drew attention to the fact that the scheme ensured that £800,000 which was due to be returned was being utilised jointly by the Borough and County Councils, with both sides being pragmatic on the scheme to be delivered. He drew attention to the improved toilet facilities in the scheme. He highlighted the good working relationship the council had with Homes England as it had a record of delivering affordable homes in its schemes.

Councillor Morley asked if there was a contingency sum included in the scheme, to which it was confirmed there was.

RESOLVED: 1) That a housing scheme of 21-24 affordable housing units at the Bus Station Site in Hunstanton plus a library in partnership with Norfolk County Council and in consort with the NCC Transport Interchange Scheme (the "Hunstanton Bus Station Proposed Housing Scheme") shall be designed and costed up to RIBA Stage 4 with an approved budget of £250,000.

2) The Bus Station Site in Hunstanton is deemed a strategic site for affordable housing delivery.

RECOMMENDED: 3) That the Capital Programme be amended to include Hunstanton Bus Station Proposed Housing Scheme based on the initial cost estimate of £4m to be funded from affordable housing funding held and ringfenced by the Council of £2.2m and internal borrowing against the capital receipts from the eventual sale of the affordable housing units estimated to be £1.8m.

Reason for Decision

The decision to designate the site for Affordable Housing creates an opportunity to deliver much needed affordable housing in Hunstanton to meet identified need; it will see the delivery of a new library by NCC; and the development will sit alongside a planned refreshed bus station with modern accessible facilities

CAB60 NORFOLK ECONOMIC STRATEGY

The Regeneration Programmes Manager presented the report which outlined the process undertaken by Norfolk County Council to develop a new economic strategy for Norfolk, the key priorities highlighted within the draft strategy and a recommendation for the Borough Council to endorse.

The purpose of the strategy was to provide an up-to-date economic growth strategy for Norfolk, for the next 5 years, building on the Norfolk & Suffolk Economic Strategy produced by the New Anglia Local Enterprise Partnership (LEP); functions of which had transferred to Norfolk County Council. The strategy would be an overarching document for Norfolk, to encompass thematic, place based and sector strategies to help grow our local economy and support the people who live and work here. The draft Norfolk Economic Strategy was co-developed alongside the West Norfolk Economic Strategy, including evidence base and stakeholder consultation within West Norfolk. The draft West Norfolk Economic Strategy (currently out to public consultation) was aligned in identification of key sectors, priorities and actions to support inclusive economic growth.

Councillor Ring drew attention to the fact that more detail would be included on how elements would be delivered in the Borough's own strategy which was in the process of public consultation. He considered that Norfolk needed to shout about the fact that had talent and opportunity it was being missed.

Councillor Morley drew attention to the fact that the CITB which was a world class facility producing such skills was not included in the document, but should be, along with its synergy with the College of West Anglia providing construction courses. Councillor Moriarty supported the comments.

Councillor Squire made reference to the Environmental section which focussed on net 0, but did not have the protection of the environment as a golden thread throughout the document.

The Chair drew attention to comments made at the Regeneration and Development Panel regarding the use of rural land for solar panels, when that land was needed to grow food.

Councillor de Whalley made reference to the need to make rail improvements and strengthen the growth corridor between Cambridge and King's Lynn.

Councillor Rust supported the references in the document to King's Lynn being a Marmot Place, which would benefit the residents of the area.

Under standing order 34 Councillor Kemp spoke on the item and the need to include infrastructure for King's Lynn with the increase in Government housing targets, the need for the Ely Junction upgrade, the high carbon emissions in the area due to the rurality of the area, but needing buses running in rural areas, digital improvement for the area was badly needed, along with the training of new dentists for the area.

The Chair reminded Councillor Kemp and other County Councillors of the need to make the relevant points when the report was considered at the County Council Cabinet. He drew members attention to the need to work strategically with the County Council to deliver infrastructure improvements. He considered that the Borough's Strategy should also aim to improve linkages.

Councillor Morley also drew attention to the forthcoming procurement changes which would assist SMEs by giving them greater opportunities with more contracts.

The Regeneration Programmes Manager was asked to pass the points back to the County Council with the hope they would take them into account. She undertook to report back to Cabinet members when the Borough's strategy came forward.

RESOLVED: That the draft Norfolk Economic Strategy, which will also be known as the 'Local Growth Plan' for Norfolk, be endorsed with the following additional points to be passed to the County Council for their consideration:

- Specific reference to the existence of the CITB in reference to the construction sector, along with its close link with the College of West Anglia.
- The protection of the Environment being included as a golden thread throughout the document.
- An energy Action Plan to be included
- The priority of supporting SMEs in procurement.
- Strengthen opportunity for King's Lynn – Cambridge growth corridor

Reason for Decision:

The draft Norfolk Economic Strategy will act as a policy for the Norfolk County Council, but also serve as a framework for a wide range of partners including districts, education institutes and the private sector. The strategy will act as a Local Growth Plan for the new Labour Government, who will expect bids for funding to reference the strategy. It is therefore an important policy document which will open up opportunities for West Norfolk in line with the corporate priority to support growth and prosperity and the priorities emerging from the West Norfolk Economic Strategy

The meeting closed at 6.51 pm