

**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, 6th October, 2020 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, M de Whalley, B Jones, J Lowe, C Manning, T Parish, S Patel, A Ryves (substitute for C Morley), V Spikings and D Whitby.

**Portfolio Holders:**

Councillor R Blunt – Portfolio Holder for Development  
Councillor P Kunes – Portfolio Holder for Commercial Services  
Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

**Present Under Standing Order 34:** Councillors Moriarty, Rust and A Tyler

**Officers:**

Duncan Hall – Assistant Director  
Dale Gagen – Assistant Director  
Jemma Curtis – Regeneration Programmes Manager  
Karl Patterson – Housing Development Officer  
Humphrey Jamieson – HAZ Programmes Manager

RD137: **WELCOME AND INTRODUCTIONS**

The Chair informed the Panel that the meeting was being broadcast live on You Tube.

[The recording of the meeting is available here.](#)

RD138: **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Morley and Lawrence.

RD139: **MINUTES**

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

RD140: **DECLARATIONS OF INTEREST**

There was none.

RD141: **URGENT BUSINESS**

There was none.

RD142: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Moriarty and Rust and A Tyler.

RD143: **CHAIR'S CORRESPONDENCE**

There was none.

RD144: **WORK PROGRAMME AND FORWARD DECISION LIST**

**RESOLVED:** The Panel's Work Programme was noted.

RD145: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 10<sup>th</sup> November 2020.

RD146: **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.

RD147: **EXEMPT - CUSTOMS HOUSE UPDATE**

The Assistant Director provided the Panel with an update on the Customs House which included:

- Future opportunities for the building, working with partner organisations.
- Links to the Future High Street and Town Investment Plan.
- Plans which had been delayed by the Coronavirus Pandemic.
- Lease arrangements.

The Chair thanked officers for their presentation and officers responded to question from Members of the Panel relating to future uses of the building and comments were made relating to the importance of bringing the iconic building back into use.

**RESOLVED:** The update was noted.

**RD148: EXEMPT - HOUSING DEVELOPMENT UPDATE**

The Assistant Director, Companies and Housing Delivery presented the Panel with information on the Parkway Development and the delivery of housing on Council owned sites, which included:

- The two sites which made up the Parkway Development and associated infrastructure.
- Affordable Housing, private rented units and open market sales.
- Costs and income.
- Issues and challenges.
- Environmental considerations which included replanting trees and wildlife.
- Units would have energy efficient measures such as electric vehicle charging points, solar panels and air source heat pumps.

The Assistant Director also provided the Panel with information on other sites the Council was developing and the mix of different types of housing which would be available.

The Chair thanked the Assistant Director for the update and invited questions and comments from the Panel.

In response to a question from Councillor Spikings, the Assistant Director explained that the proposed Government White Paper on the Planning system should not affect the Parkway Development and the affordable housing targets had been met.

In response to a question from Councillor Bambridge, the Assistant Director explained that the air source heat pumps were efficient down to minus temperatures.

It was noted that some trees would be lost as part of the Parkway Development, but trees would be replanted at a ratio at 3 to 1 and it was explained that advice from the Councils Tree Officer would be sought on the types of trees which would be planted. It was also confirmed that the replacement trees would be more established than saplings and any replacement trees that died would also be replaced during the three year maintenance period.

Councillor Rust addressed the Panel under Standing Order 34 making reference to the reed beds and sought assurance that wildlife would be protected. She also commented that it was a shame that local residents would lose some of the reed bed. The Assistant Director provided detail on the work which would be carried out to protect the wildlife in the area.

Reference was made to the environmental impact on wildlife and the Assistant Director explained that ecologists had been on site and the findings had been noted. Some of the wildlife which would be

impacted by the site would be caught and moved to a mitigation site at Roydon Common. Natural England had also been consulted on the Planning Application and had not raised any concerns.

**RESOLVED:** The update was noted.

RD149: **EXEMPT - TOWN INVESTMENT PLAN**

The Panel received information from the Regeneration Programmes Manager on the Town Investment Plan as follows:

- The evidence base
- The Town Deal Board
- The Long List
- Options appraisal
- Project Prioritisation and Business Cases
- Short List of Projects which included public realm improvements and the school of nursing.
- The Strategy and Vision for King's Lynn
- Stakeholder and Community Engagement
- Next Steps

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

It was confirmed that Metro Dynamics were the consultants who had been brought in to develop the Town Investment Plan bid.

With regards to the School of Nursing, it was confirmed that the closest schools were in Norwich, Peterborough and Cambridge.

The Panel discussed the importance of engaging with young people. Councillor Bambridge explained that youth consultation had been carried out as part of the Townscape Heritage Initiative, so the feedback from that could be used. The Panel was informed that a Youth Engagement Survey had been carried out and had had 212 responses, which were currently being analysed. The survey had been promoted through schools the college and on social media. Focus groups were also in the process of being arranged.

Reference was also made to the importance of promoting local career routes and opportunities for young people.

Councillor de Whalley referred to the Local Cycling and Walking Infrastructure Plan and it was explained that this document could help attract funding in the future.

In response to questions from Councillor Ryves, the Regeneration Programmes Manager provided detail of the costs associated with some of the projects including the riverfront and Guildhall.

**RESOLVED:** The update was noted.

RD150: **EXEMPT - HIGH STREET HERITAGE ACTION ZONE**

The Panel received information from the HAZ Programme Manager on the High Street Heritage Action Zone which included:

- The programme
- Opportunities for specific units
- Accommodation above shops
- The funding which had been received and how it would be used
- Next steps

The Chair thanked the HAZ Programme Manager for the update and invited questions and comments from the Panel as summarised below.

In response to questions, officers provided detail of the opportunities to work with Registered Social Landlords, and the setbacks because of the Coronavirus Pandemic.

**RESOLVED:** The update was noted.

**The meeting closed at 6.42 pm**