

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, 1st March, 2022 at 4.30 pm in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors J Collingham (Chair), L Bambridge, F Bone, C Bower, C J Crofts, M de Whalley, P Gidney, B Jones, C Manning, J Moriarty (substitute for P Beal), C Morley and D Whitby.

PORTFOLIO HOLDERS:

Councillor R Blunt – Portfolio Holder for Regeneration and Development
Councillor A Dickinson – Portfolio Holder for Finance (on Zoom)

MEMBERS PRESENT UNDER STANDING ORDER 34: Councillors A Kemp, E Nockolds (Zoom), A Ryves (Zoom) and S Squire (Zoom)

OFFICERS:

Duncan Hall – Assistant Director
Jemma Curtis – Regeneration Programmes Manager
Lorraine Gore – Chief Executive

BY INVITATION: Consultants for the Southgates Masterplan

RD91: APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Beal.

RD92: MINUTES

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Councillor Bambridge asked if the minutes from the previous meeting had been forwarded to the Towns Board. The Assistant Director confirmed that he would ensure that they were raised at the next Programme Board.

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

RD93: DECLARATIONS OF INTEREST

There was none.

RD94: URGENT BUSINESS

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The Chair indicated that she had an item to consider under Urgent Business which was Alternative Site for the Proposed Hub. This item was to be considered in exempt session at the end of the meeting.

RESOLVED: The Panel agreed for this item to be considered in exempt session at the end of the meeting.

RD95: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Nockolds, Kemp, Squire and Ryves.

RD96: **CHAIR'S CORRESPONDENCE**

There was none.

RD97: **SOUTHGATES OPTIONS**

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The Chair raised concerns that Southgates proposals had been discussed numerous times in the past and hoped that the previous comments and discussions from the Panel had been incorporated. The Assistant Director explained that this review that had been commissioned and built upon what had been discussed in the past.

In response to a question from Councillor Morley it was explained that the consultancy work to produce the Masterplan was following the approval of Cabinet in June 2021 and that decision included a percentage of funding to be used for consultancy work. Councillor Morley requested a breakdown of the funds used for the consultancy work.

Councillor Jones hoped that previous comments from the Panel had been taken into consideration in preparing the Masterplan and the Assistant Director explained that this would be covered in the presentation.

Officers and the consultants provided the Panel with a presentation on options for the Southgates area, as attached.

The Assistant Director introduced the item and explained that this was part of the Future High Streets submission which was not successful, but had been identified in the Town Investment Plan for future funding. However the area was an important gateway into the town and it was important to look at opportunities for the area so that there were proposals ready to be submitted for future funding opportunities.

Members were informed that they had further opportunity to put their views forward in a questionnaire, which would be circulated to Members after the meeting.

The Chair thanked the officers and consultants for the presentation and invited questions and comments from Members, as summarised below.

Councillor de Whalley was concerned about the potential loss of green space and commented that any loss needed to be mitigated. He also commented that promoting active travel was important. He asked if King's Lynn Bicycle User Group had been consulted as they would be able to provide valuable input.

Councillor Bone commented that any proposals should not be to the detriment of local businesses when it came to parking spaces. He also made reference to the importance of retaining and extending green spaces. It was also clarified that the pub mentioned in the presentation was the one on the roundabout.

Councillor Morley explained that, to secure future funding, any projects needed to be practical and he supported the phasing of development.

The Chair, Councillor Collingham explained that the key was funding and commented that the proposals needed to be adaptable to any funding opportunities and it was important for the three scenarios mentioned in the presentation to be built upon.

Councillor Bambridge commented that Local Councillors had not yet been engaged in the stakeholder's process and she hoped that local residents would also be included. She raised concern relating to development on contaminated land, traffic management and manholes under the park. She also made reference to the surrounding side streets and hoped that these would not be forgotten.

Councillor Moriarty commented that it was important to target the levelling up funding and match the Governments timetables. It was explained that as soon as the next round and future round timetables were known options would be looked at.

Councillor Kemp addressed the Panel under Standing Order 34 and commented that green space should not be lost. She also made reference to Hardings Way and the Southgates Park. She commented that any consultation needed to include the residents and Local Councillors for South Lynn.

The Vice Chair, Councillor Gidney made reference to traffic flow through the Southgates and queuing capacity. He hoped that the proposals would be kept attractive, simple, practical and affordable. Futureproofing and phasing was important.

The Chair acknowledged that the project had to have potential and possibly be ambitious in order to attract funding and would need to provide measurable outputs.

The Portfolio Holder for Regeneration and Development, Councillor Blunt explained that this was a complicated and difficult project. It was a significant area and an important entrance to the town and any development needed to reflect that. Any proposals needed to be deliverable and outputs needed to be measurable. He commented that the time for this was now and it would not be put on the back burner again.

The Assistant Director explained that there were future funding opportunities available including the UK Shared Prosperity Fund and Levelling Up funding and more guidance on the timescales for these funding opportunities would be available in the spring.

Councillor Ryves addressed the Panel under Standing Order 34. He made reference to Hardings Way and the need for housing. The Regeneration Programmes Manager confirmed that this project did not include the area around Hardings Way.

The Chair thanked the consultants for attending and awaited receipt of the questionnaire.

RESOLVED: The information was noted and the comments from the Panel would be considered as appropriate.

RD98: **CHAIRS DISCUSSION ITEM - DEVELOPING A VISION/STRATEGY FOR TOWN CENTRES AND LOOKING AT KING'S LYNN AND SURROUNDING AREAS FUTURE DEVELOPMENTS AND HOW THEY FIT IN.**

This item was deferred.

RD99: **PORTFOLIO HOLDER QUESTION AND ANSWER SESSION**

No questions had been submitted in advance of the meeting.

RD100: **WORK PROGRAMME AND FORWARD DECISION LIST**

Councillor Bambridge requested an update on Conservation Areas be added to the Work Programme.

RESOLVED: The Panel's Work Programme was noted.

RD101: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be a joint meeting with the Corporate Performance Panel and would be held on 30th March 2022 at 2.00pm in the Assembly Room, Town Hall.

RD102: **EXCLUSION OF PRESS AND PUBLIC**

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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 it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 to Schedule 12A to the Act.

RD103: **EXEMPT - VERBAL UPDATE ON THE WATERFRONT**

The Assistant Director provided an update on the Riverfront which included:

- Town Deal Board
- Custom House and surrounding area
- Potential projects and opportunities
- Purfleet area
- Working with partners
- Public Realm opportunities
- Cycling and walking links
- Leisure opportunities.

The Assistant Director responded to questions from Members.

RESOLVED: The update was noted.

RD104: **EXEMPT - ALTERNATIVE SITES FOR THE PROPOSED HUB**

The Chair presented this item which she had added to the Agenda as urgent business.

The Vice Chair outlined the options for an alternative location which it was suggested that officers and Members look at as a matter of urgency.

The Panel discussed alternative locations to the proposed hub and were unanimously in favour of looking at this specific site.

The meeting closed at 7.15 pm