

**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, 10th January, 2023 at 4.30 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

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

**MEMBERS PRESENT UNDER STANDING ORDER 34:** Councillors Hudson, Nockolds, Ryves and Collop (all via Zoom).

**PORTFOLIO HOLDERS:**

Councillor Blunt – Portfolio Holder for Regeneration and Development

Councillor Dark – Leader of the Council

Councillor Middleton – Portfolio Holder for Business, Culture and Heritage.

**OFFICERS:**

Mike Auger – Project Manager for the Guildhall

Jemma Curtis – Regeneration Programmes Manager

Russell Eacott – Interim Projects and Technical Delivery Advisor

Lorraine Gore – Chief Executive

Duncan Hall – Assistant Director

Geoff Hall – Executive Director

David Ousby – Assistant Director

Hannah Wood-Handy – Planning Control Manager

**RD68: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Beal and Jones.

**RD69: MINUTES**

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

**RD70: DECLARATIONS OF INTEREST**

Councillor Moriarty declared an interest in RD75: West Winch Framework Masterplan as he was County Councillor covering the area.

**RD71: URGENT BUSINESS**

There was none.

RD72: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Collop, Ryves, Nockolds and Hudson (all via Zoom).

RD73: **CHAIR'S CORRESPONDENCE**

There was none.

RD74: **UPDATE ON THE COUNTYWIDE LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN**

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

Representatives from Norfolk County Council provided the Panel with an update on the Countywide Scheme as attached. It was explained that the next stage was a six week engagement and consultation period.

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

In response to a question from Councillor Crofts it was explained that the engagement process would include an online survey, advertising on social media and would be as wide spread as possible using the resources available.

In response to questions from Councillor de Whalley it was explained that the Greenways Feasibility Study had been considered and incorporated where possible and there would be future opportunities to bid for further funding. Schemes to link King's Lynn and Fakenham were also being considered. Councillor de Whalley commented that improvements to South Lynn were desperately needed and officers from Norfolk County Council explained that not all schemes could be funded initially, and this scheme would look at short, medium and long term priorities using views gathered during the consultation period.

The funding available was highlighted including Town Deal funding and it was explained that other sources of funding would be looked at so that additional schemes could be considered in the future.

Officers responded to queries from Councillor de Whalley relating to compliance to LTN120 and Gear Change Policies and explained that they were committed to ensuring compliance.

Councillor Moriarty asked if routes linking King's Lynn to Swaffham were being considered and it was explained that if there was demand for this, it could be.

The Vice Chair, Councillor Gidney noted that not many East to West routes had been included for example Hunstanton to Thornham and he also asked if safety and storage of cycles had been a consideration for this scheme. Officers explained that general spaces and parking for cycles had been included and it was important that these were positioned in the right places.

Councillor Ryves addressed the Panel under Standing Order 34 and raised concern that this strategy did not consider people who had no choice but to use cars. It was explained that during the consultation period views would be known and then priorities could be looked at, acknowledging that some car journeys were essential. The purpose of this scheme was to give more options for travel which would free up the road network.

Councillor Nockolds addressed the Panel under Standing Order 34 and welcomed the extension of routes through King's Lynn. She asked for information on the Jubilee Trail and the extension to the Norfolk Coastal Path. She also asked if Edward Benefer Way was included in the scheme. Officers explained that the Jubilee Trail would hopefully be launched in the spring and was a new trail from Heacham to Sandringham. The extension to the Norfolk Coastal Path would mean that it continued from Hunstanton to Sutton Bridge and was still subject to Secretary of State sign off. With regard to Edward Benefer Way it was explained that this area was currently being reviewed as the parcel of land was not part of Highways.

**RESOLVED:** That the update be noted.

RD75: **CABINET REPORT - WEST WINCH FRAMEWORK MASTERPLAN**

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

Officers presented the Cabinet report which presented the West Winch Growth Area Framework Masterplan for adoption by the Council.

The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

The Vice Chair, Councillor Gidney, who was also the Ward Member for West Winch commented that the external environment had changed greatly since the proposals were initiated over six years ago and some of the advantages from then now no longer applied. He also commented that the project should be aimed at being carbon neutral and future development and expansion needed to be addressed. Councillor Gidney referred to the WSP report and the tests and figures.

The Executive Director explained that the land had been allocated and the purpose of the report today was to endorse the Masterplan which would ensure that a strategy could be brought forward in a meaningful

way. Consultation had been carried out and feedback had generally been positive. Issues arising would be looked at jointly with the relevant organisations.

In response to a question from Councillor Gidney relating to drainage, the Planning Control Manager explained that a drainage strategy was being considered by the Lead Local Flood Authority and they would also respond to the individual planning applications. Development should not made the situation worse and would try and improve it if possible.

Councillor Gidney suggested that cycle connections to King's Lynn should be considered and an underpass under the A47. The Planning Control Manager explained that active travel and sustainability was a consideration in this project and opportunities would be considered.

The Assistant Director commented that viability had been tested, and would continue to be tested throughout the period and further decisions may be required on the strategic site.

Councillor Ryves addressed the Panel under Standing Order 34 and asked if a Railway Station had been considered as part of this development. The Executive Director commented that there was not a railway line through the site and it was not an option to divert the current railway line.

Councillor Moriarty declared an interest in this item as Norfolk County Councillor for this area and indicated that he would not take part in the debate.

Councillor de Whalley had concerns about St Marys Church and the Planning Control Manager explained that heritage would be a consideration as part of any planning applications.

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

That the Cabinet notes the contents of this report and recommends to Council that the West Winch Growth Area Framework Masterplan SPD (Appendix 3) be adopted and used as a material consideration in the determination of planning applications.

RD76: **GUILDHALL PROJECT - OVERVIEW OF BUDGET**

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

Members were reminded that at their previous meeting they had requested an overview of the Guildhall Project Budget. The Project Officer presented information on the budget as required.

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

Councillor de Whalley had submitted questions in advance of the meeting and officers responded to the questions explaining that a further update on the project would come forward in the spring and then in Autumn following the completion of RIBA Stage 3. It was also explained that the headings used in the update report were standard headings used for the project and The Project Officer agreed to circulate the more detailed information to Councillor de Whalley.

It was also explained that high level phasing scenarios for the project had been carried out and these would be explored further with the Design Team as the project moves through at RIBA Stage two and three.

The Interim Projects and Technical Delivery Advisor explained that the costs had been identified by experts and these would be firmed up once a design team had been appointed. He explained that he was currently reviewing the Councils project management processes, reporting arrangements and how Members would be updated in the future.

Councillor Morley commented that he had requested that this update be brought to the Panel, but was still unclear on the plan going forward, the tender arrangements and the communications plan. The Interim Projects and Technical Delivery Advisor explained that reporting and monitoring arrangements would be improved in the future and reminded the Panel that the Member Major Projects Board were the body responsible for monitoring major projects progress.

Councillor Morley explained that he required more detail on the next steps and he hoped that information would also be provided to the Guildhall Task Group.

The Chair requested that Councillor Morley make a clear request to officers on the information he would like provided and this could be brought to a future meeting of the Regeneration and Development Panel.

The Portfolio Holder, Councillor Middleton explained that it was important to recognise the role of officers and Members. The Council had agreed this project and officers were now implementing it and going through the correct operational processes.

Councillor Moriarty commented that it was the Panels job to scrutinise decisions and the work of officers, and this did not fall within the remit of the Guildhall Task Group, so it was appropriate for it to be considered by the Regeneration and Development Panel.

Councillor Nockolds addressed the Panel under Standing Order 34, informing the Panel that she was the Chair of the Guildhall Task Group which were meeting next week and would receive updates as appropriate.

Councillor Ryves addressed the Panel under Standing Order 34 and commented that budget had increased and needed to be looked at.

**RESOLVED:** Councillor Morley to make a specific request to officers on the exact detail he would like and this to be provided to Members of the Regeneration and Development Panel as appropriate.

RD77: **TOWN DEAL PROJECTS UPDATE**

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

Members were reminded that at their previous meeting they had requested a high level update on the status of the Town Deal Projects. An update report had been included in the Agenda. Members were reminded that all business cases had now been approved by Government and the first payment had been made. Further payments would be released subject to adequate reporting to Government.

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

In response to questions from Councillor Morley, officers confirmed that the Vision King's Lynn Banner would be removed from the update reports in the future.

**RESOLVED:** The update was noted.

RD78: **CABINET REPORT - PARKWAY DEVELOPMENT UPDATE**

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

The Assistant Director presented the Cabinet Report, as included in the Agenda, which provided an update on the Parkway Development Scheme and sought final approval to proceed with development.

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

Councillor Moriarty referred to page 237 of the Agenda and asked if this matched the housing needs assessment. He also queried the reduction in price on the units for affordable housing to be transferred to the Housing Association. The Assistant Director explained that the development met the Local Plan requirements for the housing split and outlined the arrangements with West Norfolk Housing Company. It

was explained that there was a need for affordable housing and delivery needed to be compliant with policy which was based on viability. As the Council would be its own registered provider it would have the ability to control the social housing on the site.

In response to a question from Councillor Bone, it was acknowledged that these were turbulent times in the housing market, but the Council needed to plan for enough housing to be delivered to meet needs and be considerate of its obligations under the Homelessness Reduction Act.

The Chief Executive provided detail of the Housing Company and explained that its purpose was to raise the standards of homes and investment would need to be made in this respect, including environmental matters.

Councillor de Whalley asked if alternative sites had been considered due to the risk presented on this site. The Chief Executive explained that the wider benefits of using this site were outlined in the report and there were no alternative sites in the Council's ownership that could accommodate this development. She acknowledged that there were challenges but there were also benefits, including assisting to address the housing need for the Borough.

Councillor Morley asked what impact a reduction or increase of the amount of homes developed on the site would have in relation to return on investment and it was explained that the affordable homes contribution was based on viability and was less than the cost of delivery and this needed to be offset as much as possible with the development of open market sale homes. There were also significant infrastructure costs including surface water attenuation which needed to be offset against the maximum amount of homes that could be developed on the site.

Councillor Ryves addressed the Panel under Standing Order 34 and asked what the consequence would be if the proposal did not proceed and it was explained that there had been costs to date and the accelerated funding would likely need to be repaid. Councillor Ryves also asked about the increase in costs and revenues and it was explained that the current costs were based on January 2022 estimates and it was acknowledged that there were fluctuations in the housing market and demand.

The Chief Executive reminded the Panel that this report sought final approval to progress with the development and it would be subject to Full Council agreement.

Councillor Hudson addressed the Panel under Standing Order 34 raising concerns relating to the deficit and that the area was in a flood zone. She stated that the area was not good for development and there

was only one road leading into the estate. She felt that the whole scheme needed to be relooked at.

Councillor Crofts explained that many parts of King's Lynn were within a flood zone and that the application had been considered thoroughly by the Planning Committee who had approved the scheme.

Portfolio Holder Councillor Blunt asked the Panel to consider the benefit of quality affordable homes being made available for the people of West Norfolk.

**RESOLVED:** That the Regeneration and Development Panel support the recommendations to Cabinet as set out below:

1. That Cabinet recommends to full Council that it approves an amendment to the Capital budget estimate from £48.367m to £54.462m, as detailed in section 9 of the report through a revised Capital Programme.
2. That the Executive Director (Development Services), in consultation with the Portfolio Holder for Development & Regeneration and Monitoring Officer be given delegated authority to approve the final terms of a Project Partnering Contract (PPC) 2000 with Lovell Partnership Limited (LPL) under the Major Housing Partnership Development Management Agreement (30 April 2015) to deliver this project.
3. That the Council shall dispose of the properties as set out in Table 1 of the report, with the affordable and private rented tenures transferred to the Council's wholly owned subsidiaries West Norfolk Housing Company Limited (WNHC) and West Norfolk Property Limited (WNPL).
4. That the Executive Director (Development Services), in consultation with the Portfolio Holder for Environment, the Portfolio Holder for Development & Regeneration, and the Monitoring Officer, determine the future management arrangements for the proposed wildlife and environment site to the East of the development.

RD79: **VERBAL UPDATE ON PAINTING OF THE RAILWAY GATES**

There was no update at this time.

RD80: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

RD81: **DATE OF THE NEXT MEETING**

The next meetings of the Regeneration and Development Panel would be held on Wednesday 1<sup>st</sup> February 2023 at 4.30pm in the Town Hall, King's Lynn.

**The meeting closed at 7.00 pm**