

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, 20th February, 2024 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors Bearshaw (Chair), Beal, Blunt, Bone, Bubb, Collingham, Colwell, Crofts, Heneghan and C Rose (substitute for A Kemp)

PORTFOLIO HOLDERS:

Councillor Beales – Portfolio Holder for Business

Councillor de Whalley – Portfolio Holder for Climate Change and Biodiversity

Councillor Moriarty – Portfolio Holder for Regeneration and Development

OFFICERS:

Martin Chisholm – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Oliver Judges – Executive Director

BY INVITATION:

Fiona Tuck – Metro Dynamics

Andrew Hollis – Norfolk County Council

PRESENT UNDER STANDING ORDER 34: Councillor Kemp

RD88: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beal, Dickinson and Kemp. Councillor Kemp attended the beginning of the Meeting under Standing Order 34.

RD89: MINUTES

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Councillor Kemp referred to RD82: Cabinet Report – Lynnsport 1 (Valentine Park) Development Update and stated that the concerns she had raised also referred to adopted roads as well as drainage.

RESOLVED: The minutes from the previous meeting were agreed as a correct record, with the amendment from Councillor Kemp included, and signed by the Chair.

RD90: DECLARATIONS OF INTEREST

There was none.

RD91: URGENT BUSINESS

There was none.

RD92: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor Kemp for item RD89: Minutes.

RD93: CHAIR'S CORRESPONDENCE

There was none.

RD94: ECONOMIC STRATEGY FOR WEST NORFOLK

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Members of the Panel received a presentation on the West Norfolk Economic Strategy. A copy of the presentation is attached.

The Regeneration Programmes Manager highlighted that the Panel was receiving this update early on in the process and they would be provided with further opportunities to assist with development of the Strategy going forward.

Fiona Tuck from Metro Dynamics provided information on the key evidence points and how the strategy would be developed.

The Executive Director informed the Panel that this strategy was important to ensure alignment with the County and identify how West Norfolk could benefit from future funding streams. The Strategy would also identify challenges, focus, and a timeline and identify key links with housing, health and education.

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

Councillor Collingham stated that it was important that Councillors were involved to drive this forward. She was also frustrated as she felt that this had been a long time coming and was repetitive of previous strategies and work undertaken by consultants. Councillor Collingham highlighted issues the Borough was facing such as lack of a decent rail service and dual carriageways. Councillor Collingham stated that data driven suggestions were required.

The Chair, Councillor Bearshaw, agreed that rail was pitiful in the area and three stations in the Borough was poor, especially as they had very little parking and the amount of homes being built would be increasing. He also referred to RAF Marham and that it was important

to consider this important asset which contributed to the local economy.

Councillor Collingham stated that the National Construction College was also an important asset to the area.

The Regeneration Programmes Manager thanked the Panel for their helpful points and reminded them that this was the first stage of the process and the comments from the Panel would help to shape thinking and build on the Strategy. She explained that it was important to have a Strategy document in place which could be used for future Government Funding opportunities.

The Chair thanked officers for involving the Panel so early on in the process, so that they could help develop Policy.

Councillor Blunt referred to the important role of Agriculture in the Borough and felt that this was currently missing from the Strategy. He stated that Agriculture provided jobs, technology and income and it needed to be prominent in the Strategy.

Councillor Blunt also commented that the role of Tourism also needed to be exploited in the Strategy as it was a major benefit to the local economy. He also felt that reference to second homes should also be included as they did create jobs and brought in income.

The Chair referred to the West Winch development and how better rail links were required for commuters.

The Executive Director stated that as the Strategy developed further, there would be the opportunity to look at different elements in more detail and focus. Consideration would also need to be given to what the Council could control and what it could merely influence.

Councillor Crofts asked that consideration be given to providing Coach Parking in the town centre, and promoting King's Lynn as a day trip destination to coach operators.

Councillor Bone commented that transport routes needed improvement and he asked what assurances would be given that the West would not be forgotten about by Norfolk County Council. Councillor Bone also referred to the historic and heritage offer that King's Lynn had and that it should be promoted.

Councillor Colwell commented that this Strategy would be important so that the Borough had projects ready to take forward when opportunities were available. He referred to the SWOT within the presentation and stated that some of the weaknesses could be made into positives, for example the amount of Brownfield sites in the Borough could attract Brownfield Funding.

Councillor Colwell welcomed this Strategy as a way to encourage people to live and work in the area and improve the quality of life for residents. He stated that active, clean and green was important along with improvements to cycle and walkways.

Councillor Blunt commented that the Strategy should also refer to the needs of rural areas, which had different needs to urban areas.

Councillor Rose referred to flood issues, especially in his Ward, and the Executive Director stated that if flood issues were blockers to projects included in the Strategy, then they would be investigated.

The Vice Chair, Councillor Heneghan was pleased that the Panel would be involved in this piece of work and that there was an appetite to move West Norfolk forward to a vibrant place to live, work and play.

Councillor Bubb asked that consideration be given to attracting more industry to the area. He felt that there was a lack of a retail offer in King's Lynn and a Strategy for retail in the town was required. He also referred to the lack of a Market and asked if consideration would be given to more pop up events.

Councillor Bubb also referred to the good standard of public toilets in the Borough and felt that they should be promoted more to tourists.

Councillor Colwell stated that if we wanted to encourage young people to stay in the area there needed to be a suitable provision of starter homes made available.

Councillor Colwell also referred to the presentation which highlighted the amount of residents over 65 who lived in the Borough. He felt that there was work that could be taken forward to encourage and support those who wanted to work, or return to the workplace.

The Chair commented that it was important that infrastructure was in place before housing. He also referred to traffic issues on the A149 and suggested that a monorail could be installed to link King's Lynn to Hunstanton. This would also serve as a tourist attraction as well as removing traffic from the A149.

The Portfolio Holder for Business, Councillor Beales, thanked the Panel for their useful comments, which would be considered as part of the Strategy formation, including those relating to Rail, promoting History and Heritage, Agriculture and Brownfield sites. He explained that this Strategy was important for the Borough and it was important that the Panel were involved in the process going forward and he welcomed their input.

RESOLVED: The Panel noted the information, provided feedback as requested and would be kept involved in formation of the Strategy as appropriate.

RD95: **NORFOLK WIDE LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN**

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

An update was provided on the Countywide Local Cycling and Walking Infrastructure Plan. A copy of the presentation is attached.

Andrew Hollis from Norfolk County Council explained that the schemes included were currently unfunded. He explained that potential active travel barriers would be addressed as part of any initial feasibility study or assessment stage. He also explained that all schemes were currently in the early stages of development and would be subject to full public consultation.

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

Councillor Colwell felt there was an opportunity for a new route to link Lynnsport, Gaywood River, Reffley and the new Development as the current route was along a busy main road. The route suggested by Councillor Colwell would create a pathway along the river to take cyclists away from the main road and he felt that this should be explored as part of the medium to long term aspirations.

Councillor Colwell commented that there was also a lack of routes from King's Lynn to the East, there was also the issue of crossing the A149 and Councillor Colwell commented that access from the Hospital to Mintlyn was important, but this should be extended further to Gayton. He also asked what the status was of Norfolk Greenways, which followed old railway lines, and provided a route from King's Lynn to Fakenham.

Andrew Hollis explained that currently there was no funding available for a route from King's Lynn to Fakenham and opportunities could be looked at when funding became available.

Councillor Collingham commented that it was important to link cycle routes with active travel hubs and she was keen to see active travel hubs installed outside King's Lynn and other areas.

The Chair commented that trains lacked spaces for cycles and this was something that should be looked at. He also commented that the use of electric bikes were increasing and provision for storage and charging should be considered. The Chair referred to his idea of a monorail from King's Lynn to Hunstanton and suggested that a cycle route could run underneath it.

The Portfolio Holder for Regeneration and Development, Councillor Moriarty, commented that connectivity was important and he agreed with the comments made by the Panel in that cycle paths should be located away from busy roads and supported with active travel hubs. He also commented that there needed to be better links to the East and Swaffham.

RESOLVED: The update was noted.

RD96: **CHAIRS DISCUSSION ITEM - MOTORHOME/CARAVAN PARK IN KING'S LYNN**

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The Chair invited Councillor Bubb to put forward his suggestion for caravan parking provision in King's Lynn.

Councillor Bubb explained that he felt there was a need for this in King's Lynn, and it would benefit tourism and the economy. He felt that a Motorhome/Caravan Park could be provided on Council owned land for minimal work, all that would be needed was the space and a waste disposal provision.

He explained that the Council could even go further and provide facilities such as a shower block and washing facilities and the benefit of this is that they could double up and also serve as facilities for the currently underused Pontoons.

Councillor Bubb stated that he was aware of potential locations for the park, which would have an easy route in and out of the town centre.

Councillor Bubb referred to other towns that had provided this service and that they were often at capacity.

The Assistant Director explained that the Council had looked at this provision in Hunstanton and a site had been considered, however the process and expense to bring a site forward for overnight accommodation meant it had not been taken forward at this stage.

The Assistant Director reminded the Panel that the Car Parking Strategy which would be coming to the Panel once ready would look at all forms of parking, including overnight.

The Assistant Director commented that a Motorhome/Caravan Park in King's Lynn would be a commercial operation and queried if there was a need for it, why hadn't a commercial operator come forward already. He suggested that a discussion could be held with the Regeneration Team to see if any of the Council's existing sites that were available could be marketed in this way to gauge interest.

The Portfolio Holder for Business, Councillor Beales, asked Councillor Bubb to send him further detail of his proposal, including potential locations.

RD97: **WORK PROGRAMME AND FORWARD DECISION LIST**

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The Panel identified the following items for consideration at a future Panel meeting:

- Update on the CITB
- Visit to RAF Marham
- Update on ABP operations.
- Creation of an Infrastructure Informal Working Group

RESOLVED: The Panel's Work Programme was noted.

RD98: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on 16th April 2024 at 6.00pm in the Town Hall.

The meeting closed at 8.08 pm