



MINUTES

Extraordinary Town Council Meeting held on 13 February 2017 at 1900 at The Gordon Barret Hall

Those Present: Allen Fray (Chairman), Pauline Catton, Rodney Crafer, Lindsay Dew, Joe Ellison, Tony Ford, Mike Gates, Ray Hewitt, Campbell MacCallum & Guy Warren

Greg Hewitt (Clerk), Norman Lamb MP, Marie Strong, Tom Fitzpatrick (NNDC) Vincent Fitzpatrick (NNDC), Nick Baker (NNDC), Press (The Quay) & approx. 200 members of the Public.

1) Public Meeting

An Extraordinary Town Council meeting had been called to allow the public to discuss the plans proposed by North Norfolk District Council to relocate the Beach Road Toilets and redevelop the site with a three to four story building to include a shop, 100 seater restaurant and four holiday apartments. District Council Representatives were in attendance to answer questions.

With approximately two hundred members of the public in attendance and the hall full to capacity it was a lively meeting. Everyone was given a chance to ask questions and answers were provided by the representatives from the District Council. The bullet points below illustrate the varied concerns and objections raised at the meeting; the bullet points in red are responses from the district representatives.

- A 100 seater restaurant is not needed.
- Will do nothing to enhance the quality of life for residents.
- Increase problems with traffic congestion and safety.
- **There is a commitment to a public consultation.**
- Will the consultation be about the proposal and the spending of public money or just the plans.
- Concerns that the proposal is being pushed through fairly quickly.
- Will the proposal go before full council (**Answer given was No**).
- **The cabinet haven't committed to a planning application or full business case yet.**
- **Further decisions will be required by cabinet.**
- Is the Lifeboat Memorial safe to be moved.
- What have scrutiny got to scrutinise or is it fait accompli.
- At what stage will you be looking at the financial viability and the impact on the town.
- "Wells is a rare piece of England that has retained its character".
- Is there a conflict of interests with NNDC being the developer and planning authority.
- **NNDC do give permission for their own developments, it is the normal way.**
- Concerns about large companies moving in and additional fast food outlets.
- Income will be taken from existing businesses.
- The quay is an iconic location; any development must be in keeping.



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- If you find the town as a whole is against the proposal will you agree not to proceed.
- Openness is only of value if concerns are listened to.
- **NNDC will listen.**
- **Assurance public toilets will remain.**
- **Committed to new and improved toilets.**
- **There will be a public exhibition during the consultation.**
- The scheme is unviable and the building will become flats.
- **Will not proceed if business case is not viable.**
- Why are some documents made available to the cabinet not available in the public domain.
- **Commercial confidentiality and sensibility; discussions and values.**
- The building will destroy the heritage Quay.
- NNDC have been running the toilets down for years.
- If you increased the council tax by only £7 a year this wouldn't be needed.
- Not raising the council tax for the last 6 years is irresponsible.
- Can the planning application be dealt with by an independent authority.
- **Considering the possibility of another district dealing with the application.**
- Toilets build on the football field would be at flood risk.
- A 100 seater restaurant is not needed, Wells is too seasonal.
- The Town is becoming over developed and congested; please leave us alone.
- If the business case does not stack up what is your next move.
- **There have been no discussions; no second option.**
- Have cabinet members visited the site (**don't know**)
- Have you costed the project.
- **No, the next step is a business case.**
- Wells has already been blighted by large developments at the western and southern gateways, the proposed development will spoil the northern gateway.
- Wells is the crown on the North Norfolk coast and NNDC wants a piece of the cake without having previously put in any investment; it is local businesses that have made it so successful.
- Put the council tax up.

At the conclusion of the public meeting the following resolution was proposed:

'We are not in favour of any development on the site other than new toilets or new facilities.'

The resolution was passed.

2) Apologies Gary Anthony, Roger Arguile & Simon Hester

3) To receive Declarations of Interest None

4) To consider the content of the public meeting and decide what action is required

Resolved – That the Clerk should write to all the members of North Norfolk District Council's Overview and Scrutiny Committee to inform them of the details of the public meeting and the resolution passed.

Meeting ended 2145



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