



## WELLS TOWN COUNCIL

WELLS COMMUNITY HOSPITAL, MILL RD.  
WELLS-NEXT-THE-SEA, NR23 1RF

2017/P01

# MINUTES

## PLANNING COMMITTEE MEETING

held at Wells Community Hospital on 4 January 2017 at 1400

Those Present Gary Anthony (Chairman), Rodney Crafer, Lindsay Dew, Joe Ellison, Tony Ford, Mike Gates, Ray Hewitt, Campbell MacCallum & Guy Warren

Greg Hewitt (Clerk)

- 1) Apologies: Allen Frary & Pauline Catton
- 2) Declarations of Interest: None
- 3) To approve the Minutes of the meeting held on 5 December 2016 Agreed and Signed

4) **6 Freeman Street (LA/I6/I630)**

*Retention of internal and external alterations to facilitate change of use from restaurant (A3) to bed & breakfast accommodation.*

Resolved – Objection for the following reasons:

- Significant alterations have been made to a schedule II listed building without planning permission.
- Objection to the change of use from a restaurant with private residential accommodation to an eight bedroom Hotel/Bed & Breakfast, particularly as there is no off- road parking available for guests.
- The Town Council asks that the Highways Authority is consulted with regard to parking and vehicular access.

5) **The Boat House, Two Furlong Hill (PF/I6/I747)**

*Erection of two-storey front extension, single-storey rear extension and side porch.*

Resolved – No Comment.

**5 California Terrace, Warham Road (PF/I6/I724)**

*Porch extension to front to replace existing and rear conservatory extension.*

Resolved – No Comment.

**3 The Glebe (PF/I6/I410)**

*Variation of condition 3 of planning permission ref: PF/05/I218 to permit use of ancillary annexe as a self-contained annexe or holiday accommodation.*

Resolved – No Comment.



Greg Hewitt Town Clerk 01328 710564  
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## MINUTES CONTINUED

- 6) **Determinations**
- Mill Bungalow, 106 Mill Road** - Demolition of existing bungalow and erection of 2 one and a half-storey dwellings and associated garages, change of use of land to form access road - Permit
- Wells Town Tennis Club** - Erection of replacement clubhouse following demolition of existing – Permit
- Beach Cafe, Beach Road** - Variation of condition 4 to enable the retail unit to trade in the period Good Friday to 31st October inclusive and weekends (Saturday, Sunday & Bank Holidays) in the period 1st November to Good Friday - Permit
- Wells Maltings** - Variation of condition 2 of planning permission PF/15/0332 to allow design and materials changes to two storey side extension – Permit
- Wells Harbour, East End** - Erection of storage shed – Permit
- Sherborne House, Two Furlong Hill** - Erection of 1m high boundary wall and gates along frontage to Two Furlong Hill – Withdrawn
- 8 Freeman Street** - Removal of condition 6 of PF/16/1023 – Permit
- Burnt Farm, Burnt Street** - Erection of two storey extension to east side of dwelling, entrance gates with roof over entrance and garage – Permit
- The Cabin, 28 Chapel Yard** - Demolition of single-storey dwelling and erection of two-storey dwelling - Permit

The Meeting closed at 1430



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