



WELLS TOWN COUNCIL

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

2017/P22

MINUTES

PLANNING COMMITTEE MEETING

held at the Methodist Room on 18 December 2017 at 1900

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

Greg Hewitt (Clerk), Marie Strong & 6 members of the public

- 1) Apologies: Roger Arguile, Pauline Catton, Allen Frary & Campbell MacCallum
- 2) Declarations of Interest: None
- 3) To approve minutes of the meetings held on 4 December 2017
Approved and signed
- 4) 4 Mill Road (PF/17/1914)
Render to side and rear elevations; re-facing of front elevation with flint cobbles and brick render alterations to window opening; replacement windows.
Resolved – No comment.
- 5) 9 Northfield Waye (PF/17/1944)
Erection of garage to side of dwelling following demolition of existing garage.
Resolved – objection on the grounds that it is overdevelopment, out of scale with the adjoining property and the design is not in keeping with the surrounding buildings. The proposed garage appears to be a separate development and of a considerable scale (bungalow size); there are significant concerns about future use. Furthermore, if permission was given it could set a precedence that could be detrimental to the nature of the surrounding area.
- 6) Units at Old Coal Yard, Maryland (PF/17/1939)
Demolition of existing grain store building & erection of 9 dwellings comprising two blocks of 3-4 storeys and 2-3 storeys and detached two storey unit, associated garaging, parking & access.
Resolved – objection on the grounds of overdevelopment, height of the buildings (too high), vicinity to neighbouring buildings (too close), loss of light, overlooking and loss of privacy. In addition, residents attending the Town Council meeting have serious concerns about possible discrepancies with plan measurements and the distances between the proposed new development and existing buildings



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MINUTES CONTINUED

7) **The Workshop, Maryland (PF/17/1873)**

Change of use of vehicle workshop (B1) to ground floor restaurant (A3) and first floor flat residential accommodation (C3) and external alterations to the building including a new shop front, external staircase and extract flue.

Resolved – Objection, a totally inappropriate development for a designated residential area and should be in the Town Centre. If allowed there will be unacceptable levels of disturbance and loss of amenity from noise and odour. Furthermore, the proposed car park does not comply with the requirement of the parking standards as detailed in the core strategy and there will be on road parking problems. It is strongly recommended that the application should be refused.

8) **Globe Inn, The Buttlands (LA/17/2057)**

Internal & external alterations related to amendments to room layouts, including alterations to door and window openings, and addition of zinc canopy over walkway to west elevation.

Resolved – No Comment

French Fish Shop, 10 The Quay (PF/17/2071)

Alterations to shop front.

Resolved – No Comment

9) **Determinations**

Goosebec, Warham Road - Demolition of part of the existing dwelling to be replaced by a single storey rear extension and erection of a detached two storey dwelling with associated parking - refused

The Meeting closed at 1940

