



WELLS TOWN COUNCIL

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

2017/PI4

MINUTES

PLANNING COMMITTEE MEETING

held at the Methodist Room on 24 July 2017 at 1900

Those Present Allen Frary(Chairman), Roger Arguile, Pauline Catton, Rodney Crafer, Lindsay Dew, Joe Ellison, Campbell MacCallum & Guy Warren

Greg Hewitt (Clerk), Marie Strong, & 4 Members of the Public

- 1) Apologies: Gary Anthony Mike Gates & Ray Hewitt
- 2) Declarations of Interest: None
- 3) To approve minutes of the meetings held on 26 June & 3 July 2017 Approved and signed
- 4) Land adjacent to Hampden House (PF/17/1065)
Demolition of existing boundary walls and erection of two-storey dwelling.
Resolved – Objection on the following grounds:
 - Overdevelopment of the site.
 - Out of character and materials not of the local vernacular.
 - Particular concerns about the proposed rusty mesh cladding.
 - Loss of the gap in the street line and views within the conservation area.
 - Loss of the small waterside garden to the north of Hampton House for parking. The garden has been a significant feature in the conservation area for many years. The proposed changes would result in the loss of a mature tree in the waterside garden.
 - Concerns about the flood risk and EA assessment. The site is not protected by the east bank as stated by the EA and the risk is greater than 1 in 200 years. The site would have been flooded in 1953, 1978 and 2013.
 - Concerns of the possible future use of the ground floor for living accommodation.
- 5) The Cobblers Cottage, Standard Road (PF/17/0274)
Removal of condition 2 of planning permission PF/97/1252 to permit residential use.
To consider further information about this application as provided by NNDC Planning.
Resolved – No Comment
- 6) Determinations
The Nurseries, Theatre Road - Erection of 8 x dwellings and associated infrastructure works (Outline) - Refused

The Meeting closed at 1935



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