



WELLS TOWN COUNCIL

THE SACKHOUSE, JICKLINGS YARD,
WELLS-NEXT-THE-SEA NR23 1AU

MINUTES

2010/P13

PLANNING COMMITTEE MEETING

held at The Methodist Rooms on 6 December 2010 at 1900

Those Present: Mike Gates (Chair), Gary Anthony, Steve Clark, Lindsay Dew, Joe Ellison, Allen Frary, Andy Gates, Ray Hewitt & Campbell MacCallum

Keith Leesmith (Clerk), Cllr Joyce Trett, Cllr Maggie Ward, Police Sergeant Howard Olby & PCSO Andy Dixon, 2 members of the Press (*EDP & The Quay*), & 10 members of the public.

- | | | |
|----|--|-----------------|
| 1) | <u>Apologies:</u> | Rodney Crafer |
| 2) | <u>Declarations of Interest:</u> | None |
| 3) | <u>Minutes of the meeting held 1 November 2010</u> | Agreed & signed |

Public Participation

The immediate neighbour of the site of the Yellow Shop sought to address Councillors. She wanted to object to the height of the proposed building (considerably higher than was previously there) which would take away the light from her property. There were also 19 windows in the proposed building overlooking her, where there was one before. She also had concerns over the amount of traffic that would be coming and going through the narrow archway. [Also one other objection received by e-mail]

4) Gifts Galore, The Quay (aka The Yellow Shop)

a) *Demolition of remains of fire-damaged building*

b) *Erection of A1 (retail) & A3 (cafe) unit, three flats and one maisonette*

Resolved – Objection on the grounds of the height – The proposal is above the height of the *Fleece* which has been pointed out as the maximum acceptable height. Also have concerns regarding the design, which we believe should be more sympathetic to the traditional Quay. Also have concerns regarding the access and the amount of traffic that might be using a narrow archway with a limited visibility splay.

5) To discuss Members' concerns with regard to recent planning conditions

As a follow-up to last month's discussion it was pointed out that in a recent circular from the planners, they had said that they would not agree to a proposal that a Parish objected to without the agreement of the local Member. It was therefore suggested that we should inform our local Members when we objected to a proposal, and ask them for their support

6) Determinations

Non-material amendment to plans at 54 Mill Road – approved

Demolition of extension and erection of replacement at 66 Freeman Street – approved

Continued use of former guesthouse as private dwelling at The Normans – approved

Erection of single storey rear extension at 3 White House Gardens – approved

Continued use as temporary car park at the Recreation Ground, Beach Road- approved

User of Ground Floor as Hot Food Takeaway at 18 Staithe Street - withdrawn

The meeting closed at 1914