



MINUTES

2012/P14

PLANNING COMMITTEE MEETING

held at The Methodist Rooms on 5 November 2012 at 1900

Those Present: Gary Anthony (Chairman), Roger Arguile, Pauline Catton, Rodney Crafer, Lindsay Dew, Joe Ellison, Tony Ford, Allen Frary, Mike Gates, & Campbell MacCallum
 Keith Leesmith (Clerk), Greg Hewitt (Assistant Clerk), Cllr Maggie Ward, Peter Terrington (NNDC), Jonathan Savory (NNDC), Marie Strong (NCC), I Press (*The Quay*) and 28 members of the Public.

Public Forum

In view of the large number of the public attending, they were invited to make any observations before the meeting commenced. The following comments were made: (all relating to the proposed Co-op supermarket and related filling station)

- Pleased to see the filling station plans – Polka Road is the ideal site for this
- The promoters believe that the filling station is not viable without the supermarket
- There are rumours that the Polka site will be sold to “travellers” if not purchased by the Co-op
- Why don’t the traders of Wells buy the site and turn it into a car park?
- The Co-op is better than other supermarket operators, because of their mutual ownership and because they are prepared to sell local produce.
- Leftleys currently provide a good service to Wells. The Co-op will not undertake deliveries.
- The traffic problems on Polka Road are bad now – they will be worse if the plans materialise

A straw poll taken at the end of the discussion found 15 in favour of the plans and 3 against

- 1) Apologies: Ray Hewitt
- 2) Declarations of Interest: None
- 3) Minutes of the meeting held 1 October 2012 Agreed & signed
- 4) Proposed Co-op Supermarket, Polka Road
To consider whether this Council wishes to revise its response in the light of (GA)
 - a) A proposal to build a filling station adjacent to the site
 - b) Suggestions that an alternative site for a supermarket might be considered in Freeman Street

GA – For – better this than something worse elsewhere
 CM – Against – 22 parking spaces on Polka Road will be lost
 RA – Against – supermarkets ruin towns. The Co-op might be better than others but they have a history of selling their premises to others after establishing them. Could we vote for the supermarket only on the condition that the filling station is built?
 JE – Against – why the filling station plans only now? (MG – Because the Co-op listened to the consultation)
 Lowestoft and Stalham have been ruined by supermarkets
 TF – For – currently most residents undertake their “main shop” out of town, in Fakenham or elsewhere. A supermarket in Polka Road would keep those people in town. Staithe Street would be unaffected.>>>>>>>>