



WELLS TOWN COUNCIL

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

MINUTES

2013/P02

PLANNING COMMITTEE MEETING

held at The Methodist Rooms on 28 January 2013 at 1900

Those Present: Gary Anthony (Chairman), Roger Arguile, Pauline Catton, Rodney Crafer, Lindsay Dew, Joe Ellison, Tony Ford, Allen Frary, Ray Hewitt, & Campbell MacCallum

Keith Leesmith (Clerk), Greg Hewitt (Assistant Clerk), Peter Terrington (NNDC), Jonathan Savory (NNDC) and 9 members of the Public.

- 1) Apologies: Mike Gates
- 2) Declarations of Interest: None
- 3) Minutes of the meeting held 7 January 2013 Agreed & signed
- 4) The Sackhouse, Jicklings Yard
Raising of roof to facilitate installation of over-rafter insulation and revisions to approved door details.
Resolved: No Comment
- 5) Heritage House, Mill Road
Erection of side extension and rear conservatory
Resolved: Support
- 6) Land off Two Furlong Hill and Market Lane
Erection of 123 dwellings with public park and open space and associated landscaping, drainage and highway infrastructure
 - a) Public Comments
There was an open and frank discussion between the members of the public present and the councillors. Many significant concerns were raised and noted.
 - b) Resolved: to object and for the Clerk to write a letter detailing the council's concerns.
The council was not against the building of the houses but believed there were a number of significant concerns to be resolved before permission was given.
The main concerns were:
 - the capacity of the existing main sewer to cope with an additional 123 dwellings
 - the impact of increased surface water runoff and as a consequence the possibility of significant flooding in Burnt Street and Market Lane
 - the impact of vehicular access onto Market Lane resulting in congestion and road safety issues
 - the design of the proposed new junction onto the B1105 and potential road safety concerns
 - other road safety concerns and the correct area for a proposed 20 mph zone
 - the height of the new houses overlooking adjacent properties, the proper creation of a buffer zone to the north and to question the necessity of the removal of the old railway embankment
 - the long term management and maintenance of the proposed new public spaces and children's playground
 - the terms of the section 106 agreement
- 7) Determinations
None

The Meeting closed at 2050