



# Wells Town Council

Wells Community Hospital, Mill Rd,  
Wells-next-the-Sea, NR23 1RF

## MINUTES

2023/24

### **Town Council Meeting held at the Clore Room, Wells Maltings on 4<sup>th</sup> December 2023 at 1917 hrs.**

Those Present: Mel Catton (Chairman), Roger Arguile, Pauline Catton, Bob Curtis, Cheryl Curtis, Jessica Curtis, Jen Davies, Lindsay Dew, Susan Rainsford, Joyce Trett & David Wines.

Peter Fisher

- 1) Public Forum  
No comments
- 2) Reports
  - a) Police – No report received.
  - b) Norfolk County Council, Councillor Michael Dalby  
NCC report only arrived today. Michael Dalby to be requested to present his report a day earlier to provide sufficient time to read it prior to the meeting. The report is available on the website.
  - c) North Norfolk District Council, Councillor Peter Fisher  
Peter Fisher present to answer questions:  
He was requested to address leaves littering Wells (with a road sweeper). Financial impact of homeless numbers increasing significantly may prohibit this.  
Noted: Cromer are receiving road sweeper support due to larger numbers.  
Maryland – request to address this eyesore and investigate the extent to which units are used for storage.
- 3) Apologies – Michael Dalby & Peter Rainsford.
- 4) To receive Declarations of Interest and consider any requests for Dispensations.  
None.
- 5) To approve the Minutes of the meeting held on 6th November 2023.  
Approved and signed.
- 6) To receive a presentation from consultants 'Armstrong Rigg Planning' on behalf of Holkham Estate concerning their plans for the development of land off Mill Road.  
Presentation by Armstrong Rigg consultants: the development of Mill Road has been reduced from 50 dwellings to 47. After consultation plans have been subject to discussion with NNDC, who seem happy with plans.  
Changes have included increase in tree numbers on site, inclusion of bungalows, some protection of views from coastal path, traffic calming through landscaping, drainage (incorporated into public open space). The access road was moved across from centre and swept around for landscape opportunities. Sub species were increased either side of the highway.  
5 single story dwellings are in the mix; 2 on southern and 3 on northern side to try to compromise with planners and residents over views from the coast and the views of the residents.



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## Minutes Continued

Depth of trees on north side has been increased.

Access to rear gardens has been preserved, incorporated in line with deeds. Access is purely for residents of Mill Road. The new development garden fences will not have access. This means the guideline 25 m overlooking distance between two 2 story properties is far exceeded to 60 to 70m.

Length of gardens influenced decision on choice of site.

Local residents have been consulted again with amended plans and this meeting is an opportunity to consult with the Town Council again. A final submission will then be written. Last comments can be accepted up to mid-January 2024. RA to place information in the Quay mag.

Feb / March 24 - Planning application to be submitted.

Access from Bases lane into the public open space area within the development may be formalised.

Building timescales:

Ashburton will come forward first – probably next year with 2 -3 year build time.

Mill Road will be started after completion of Ashburton.

Mill Farm will continue to run caravans and other business activities within a reduced acreage.

### 7) Reports

#### a) To agree the appointment of an examiner for the Wells-next-the-Sea Neighbourhood Plan by North Norfolk District Council

Town Council has to give consent to NNDC to make an appointment.

Neighbourhood planning group recommend Andrew Ashworth, due to his experience within this North Norfolk area, particularly in terms of environmental issues. (*Resolved – to engage Andrew Ashworth*)

It is the examiner's role to decide if plan can go to referendum or not, with or without recommendations.

Referendum date: 3rd week June

Examiner payments not down to Town Council, nor is the cost of conducting the referendum.

PF said he had heard it commented that Wells Neighbourhood plan was 'the best they had seen'.

Neighbourhood working party have not met – awaiting appointment of examiner. Referendum will include polling station. Roger to advise more when he knows more.

#### b) Portfolio Holders/Committees/Working Parties/Councillors

Queen Elizabeth Hospital development (PR)

PC advised PR had opened dialogue with QE.

Health and Well Being (PC)

PC on patient group at health centre – they now had contact with QE.

NNDC/TC meeting (PC)

NN Housing 2022: 100+ homeless. Housing - 2023: 300+homeless

Increase in numbers on housing list and those in temporary accommodation.

Social housing down by 41% because no affordable housing built recently (and affordable may not be affordable with market prices remaining high).



## Minutes Continued

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### Climate Change and Environment (CC)

NNDC/TC meeting

Coastwise managed by Rob Goodliffe

A government Transition Programme initiative to prepare for the continued erosion along the north Norfolk coastline...to be more proactive. £15million pounds of funding approved (Aug 23 – Mar 27). Good practice to then be shared with other local authorities. Coastline to address Kelling westwards and hence Wells not directly affected.

### Church and surrounds (JD)

2 meetings attended, volunteers now supporting, awaiting meeting with wildlife trust. Re wilding areas will also be policy.

Church renovation time scale: planned to finish March 24 but 3 -4 weeks late starting.

### Playing field (JC)

Patrick Weston has organised a meeting at the playing field, 10am on 21st Dec. This is for everyone wanting to attend and will be with Wicksteed to see what they can provide. Other companies still to be consulted.

Patrick getting quote for turf for goals.

### Tourism (RA)

Due to start on town guide.

### Cemetery (LD)

Cutting (strimming?) was taking place while LD visited the cemetery. No complaints have been received.

### Library (LD)

Surgey in Library will start in January.

This will be once per month, in the morning, the last Friday in the month. Council members will be available at the desk for anyone who wishes to raise anything with the council.

LD requested by MC to arrange a rota by email.

RA requested to promote this in the Quay.

### Maltings (SR)

Attended last board meeting.

Visitors' information centre is in the Maltings but is to lose its funding. SR has raised this as an agenda point for February to advise the council on the situation.

### Traffic (MC)

Negotiating road repairs etc has been taking place for a long while. MC has met with highways, walked the town and recorded need for double yellow lines, permit parking etc.

A map has been developed but Town Council requested to print 3 maps at £110 each. MC has therefore had one printed. He intends for Town Council to look at this in detail after Christmas. It is moving, albeit very slowly. Resources are finite and will limit what actually happens.



## Minutes Continued

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### Buttlands (MC)

Looks Ok

Materials not yet received to fill holes.

Dead branches will be addressed asap if weather holds.

### Sub Committee to appoint a new clerk (MC)

The committee is in the process of appointing Emma Gunhouse.

Emma is due to start work with Greg during January 24.

Town councillors all agreed to send good wishes to Greg during his recovery.

- 8) To confirm Date of Next Meeting – The next meeting will be at 7 pm Monday 8th January 2024.

*Minutes completed by Councillor Cheryl Curtis.*



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