

Wells Town Council



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

MINUTES

2021/P03

PLANNING COMMITTEE MEETING

held by Zoom, on 1 March 2021 at 1900

Those Present Pauline Catton (Chairman), Janet Angles, Roger Arguile, Mel Catton, Jessica Curtis, Lindsay Dew, Mike Gates, Peter Rainsford, Joyce Trett & Guy Warren

Greg Hewitt (Clerk), Marie Strong, Peter Fisher, and 2 Member of the Public

- 1) **Apologies** None
- 2) **To receive Declarations of Interest and consider any requests for Dispensations:** LD – 1 High Street
- 3) **To approve the minutes of the meeting held on 1 February 2021:** Approved to be signed
- 4) **Cafe 24 Seaview Cottage 24 Freeman Street (PF/21/0315)**
Change of use of ground floor from cafe to provide additional living space for existing dwelling to form single dwelling (Class C3), installation of window to side elevation.
Resolved – No comment.
- 5) **Fairview, Jolly Sailor Yard (PF/21/0033)**
Change of use of domestic store and first floor extension to form self-contained holiday accommodation; single storey and first floor extensions and external alterations to dwelling.
Resolved – Objection, it is an over intensification of the use of the property and will result in more vehicles for which there is not any parking. Off road parking in the vicinity is already congested and there is no room for any more vehicles.
- 6) **54 Staithe Street (LA/21/0345)**
Internal works to lift existing floorboards to 1st floor & install new floor joists; re-lay original floorboards & cover with plywood sheeting.
Resolved – Support.

Greg Hewitt Town Clerk 01328 710564
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7) **Consider any plans that arrive by the time of the meeting****1 High Street (PF/21/0419).**

Change of use from bank (Class A2) to dental surgery (Class D1)

Resolved – No Comment.

7 Waveney Close (PF/21/0421).

Single storey side and rear extension.

Resolved – No Comment.

4 Red Lion Yard (PF/21/0482).

Single storey extension following demolition of existing lean-to extension.

Resolved – No Comment.

Feilden Cottage, Bases Lane (PF/21/0470).

Alteration and extension of existing dwelling and erection of a terrace of 3 no. dwellings including formation of new vehicle access off Russell Close, parking areas and shared driveway.

Resolved –Objection. The proposal is overdevelopment of the site. There is the undesirability of three more holiday homes; these properties are clearly designed as holiday accommodation with the maximum number of bedrooms and a sitting room on the second floor, clearly not designed for comfortable permanent residence. With the living rooms on the second floor there will also be overlooking into neighbouring property.

8) **Determinations**

Marsh House, Marsh Lane - Internal and external works associated with repairs and alterations – Consent.

Bishop Ingle House, Clubbs Lane - Internal and external alterations including the removal of external staircase and blocking up of external door & Proposed minor internal alterations and removal of external staircase and blocking up of external door – Consent/Permit.

Bishop Ingle House, Clubbs Lane - Demolition of existing outbuilding and erection of new drawing room extension; removal of existing lean-to and construction of new boiler room; relocation of kitchen and extension of single storey room beneath existing roof; associated works including minor internal and external alterations; widening of access including replacement of boundary fence with new wall and gate post – Consent.

Woodgets End, 22 Chapel Yard - Demolition of dwarf brick wall at front of property and replacement with higher brick wall with traditional capping and detailing - Consent

East Dene, Northfield Lane - Change of use and extension and alterations to existing guest house to create two self-contained holiday lets & one residential flat – Permit.

34 Freeman Street - Erection of replacement dwelling following demolition of existing dwelling (part retrospective) – Permit.

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