

# Wells Town Council



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

## MINUTES

2022/P01

### PLANNING COMMITTEE MEETING

held at the Clore Room, Wells Maltings, on 10<sup>th</sup> January 2022 at 1900 hrs.

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

Greg Hewitt (Clerk), Peter Fisher and 4 members of the public.

- 1) **Apologies** Ray Hewitt.
- 2) **To receive Declarations of Interest and consider any requests for Dispensations:** None.
- 3) **To approve the minutes of the meeting held on 6th December 2021:**  
Approved and signed.
- 4) **34 Northfield Way (PF/21/3275)**  
Conversion and extension of existing single storey extension to form single dwelling; single storey rear extension main dwelling.  
**Resolved** – No objection, but if permission is given, it is requested that there is a condition that the new dwelling should never be sold as a separate property. (Recorded vote. All accept RA for, RA against).
- 5) **Marsh Tide, Northfield Lane (PF/21/3227)**  
Two storey extension to side and first floor extension over detached garage to form holiday let; single storey detached building for use as holiday let.  
**Resolved** – Objection, it is unsuitable development outside the Town's development boundary.
- 6) **Lismore Lodge, 39 Burnt Street (PF/21/3294)**  
Two storey detached dwelling with accommodation within roof space; new access to Burnt Street.  
**Resolved** – the town council has concerns about the scale of the proposed building in comparison with surrounding buildings, in particular the size of the dormer windows.

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- 7) **3 Mainsail Yard, Freeman Street (PF/21/3346)**  
 Replacement of garage doors with new patio doors.  
Resolved – objection, these properties originally had planning conditions restricting residential use on the ground floor due the significant risk of flooding
- 8) **Sanderling, East End (PF/21/3427)**  
 Removal of roof and erection of first floor extension with new roof at increased height; extensions to front and rear including first floor balcony, cladding over areas of external brickwork; single storey detached domestic outbuilding in rear garden.  
Resolved – Objection, the proposal is overdevelopment on this small site, with particular concerns about the scale and size of the garden room.
- 9) **Consider any plans that arrive by the time of the meeting - None**
- 10) **Determinations**  
**5 Bakers Yard, Freeman Street** - Construction of first floor balcony to rear elevation; enlargement of existing window opening to allow for installation of doors - refused  
**8 Waveney Close** - Erection of single-storey side extension and installation of dropped kerb - permit  
**34 Freeman Street** - Dropped kerb and pavement crossing to serve existing parking spaces, on to the B1105 - permit  
**Police Station, Polka Road** - Replacement of single storey garage with larger single-storey garage and installation of antenna aerial projecting 5 metres above roof line of adjacent building – permit  
**Shop With A View, 12 The Quay** - Replacement windows to shop front - permit

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