

Wells Town Council



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

MINUTES

2021/P05

PLANNING COMMITTEE MEETING

held by Zoom, on 12 April 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 6 Member of the Public

- 1) **Apologies** Ray Hewitt
- 2) **To receive Declarations of Interest and consider any requests for Dispensations:** PR – item 9
- 3) **To approve the minutes of the meeting held on 1 March 2021:** Approved to be signed
- 4) **Mill House, Northfield Lane (PF/21/0443)**
Change of use from bed and breakfast accommodation (Class C1) with extensions to sides and rear following demolition of single storey extensions to form 6 flats; alterations to access and associated parking area.
Resolved – Support.
- 5) **Land To Rear Of Mill House, Northfield Lane (PF/21/0444)**
Erection of 2 no. two storey detached dwellings and associated vehicular access to Northfield Lane.
Resolved – Objection, the proposed development is too large for the space available and should be reduced in size, consideration also needs to be given to the provision of parking for both the proposed dwellings and Mill House.
- 6) **Marsh Tide, Northfield Lane (PF/21/0690)**
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, the proposal amounts to overdevelopment in the countryside. The councillors also agree with the issues raise by the Norfolk Coast Partnership.

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- 7) **3 Jicklings Yard (PF/21/0639)**
Formation of roof terrace with associated external alterations.
Resolved – No Comment.
- 8) **Wingate, Two Furlong Hill (PF/21/0765)**
Erection of detached annexe, studio and cart shed.
Resolved – Support.
- 9) **Saxons, Northfield Lane (PF/21/0774)**
Two storey extension; external alterations to dwelling and detached garage including replacement windows in some altered openings, vertical timber boarding over external brickwork, replacement roof covering and removal of chimneys; detached building in garden for use as guest room.
Resolved – Objection on the grounds that the re-configuration of the windows in the north elevation is inappropriate in that area and concerns about the possible overlooking of a number of properties and listed buildings.
- 10) **34 Northfield Waye (PF/21/0686)**
First floor extension over existing single storey side extension to form 2 bed dwelling; single storey rear extension to existing dwelling.
Resolved – Objection, on the grounds that it is unacceptable to turn a perfectly good family home into two separate dwellings to use as holiday accommodation.
- 11) **49 High Street (RV/21/0250)**
Variation of Condition 2 (plans) of planning application ref: PF/19/0245 (Erection of single-storey rear extension) for proposed amended design to window Slight material amendment by way of a larger proposed bedroom window.
Resolved – No Comment.
- 12) **Consider any plans that arrive by the time of the meeting.**
None
- 13) **Determinations**
None

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