



Wells Town Council

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

MINUTES

2025/10

Town Council Meeting held at the Clore Room, Wells Maltings on 7th April 2025 at 19:04hrs.

Those Present: Mel Catton (Chairman), Roger Arguile, Pauline Catton, Bob Curtis, Cheryl Curtis, Jessica Curtis, Lindsay Dew, Peter Rainsford, Susan Rainsford and Joyce Trett

Emma Gunhouse (Clerk), Peter Fisher and nine members of the public

1) **Public Forum**

Railway Cutting Litter Pick Event

MC Expressed his thanks to PF, for organising the event, and to the volunteers who were involved with the litter pick.

Two Furlong Hill

Representatives from Two Furlong Hill raised their concerns regarding the development of the rural exception site (AKA 'The Triangle') sited at the bottom of said road; in particular:

- a) Where the location of the entrance to the development would be
- b) Further demands placed upon existing sewage system
- c) Increase in traffic from both heavy machinery during construction and residential vehicles once the development was completed

Also, a local resident notified the Council of a large dead seal which had been washed up by the recent spring tides close to the beach huts and was causing concern as it was in a public area.

Resolved – Clerk to contact Holkham and Pinewoods to see what is being done to remove the remains.

2) **Reports**

a) **Police** – None received.

b) **Norfolk County Council, Councillor Michael Dalby**

A report was received which is available on the Wells Town Council website.

c) **North Norfolk District Council, Councillor Peter Fisher**

Peter Fisher was present to answer questions and a report was received which is available on the website.

3) **Apologies and consideration of acceptance for absence** – Jen Davies and David Wines.

4) **To receive Declarations of Interest and consider any requests for Dispensations** – None received.

5) **To approve the Minutes of the meeting held on Monday 3rd March 2024**
Approved and signed.

6) **To discuss the potential implications of devolution and put forward a collective response from the council as part of the consultation process (deadline 13th April 2025)**

Resolved – The Council discussed the possible repercussions of devolution and resolved to support the NNDC's proposal model for 3 unitary authorities, the Clerk was asked to respond accordingly on its behalf.



Emma Gunhouse - Town Clerk
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- 7) **To consider grant applications from the following body:**
 a) The Wells Twinning Committee
Resolved – The Council decided to grant the Wells Twinning Committee £400.
- 8) **To authorise changes to the Wells Town Council Budget 2025/2026 by carrying money forward from the previous financial year to increase certain budgets in line with inflation and existing commitments, as well as allocate funds for the Wells Housing Implementation Group**
 The Clerk presented an amended budget document.
Resolved – The proposed budget changes were agreed.
- 9) **To consider proposals for the advancement of the development of the rural exception site**
Resolved – The Council resolved to coopt individuals with expertise in the field of affordable housing on to The Wells Housing Implementation Group so as to benefit from their knowledge and help the project move forward.
- 10) **To discuss continuing the monthly surgeries held at the Wells Library**
Resolved – The Council approved continuing the monthly surgeries at the Wells Library.
- 11) **To adopt the Wells Town Council Inspection/Procedure Policy and to establish an Allotment Working Party, with the inclusion of allotment holders, to manage the allotments and liaise with allotment tenants**
Resolved – The Council agreed to adopt the Wells Town Council Allotment Inspection/Procedure. Formation of the Allotment Working Party postponed till next meeting.
- 12) **Reports**
 a) Clerk
 A report was submitted by the clerk and is available on the website.
 The Clerk also informed the Council that they had been contacted by members of the public who had raised concerns regarding the two following issues:
 i) The speed of traffic approaching Wells on Stiffkey Road
 ii) The sheet of Perspex removed from the bus shelter on the Buttlands.
Resolved – Subject of speeding to be reviewed at Traffic Management Working Party meeting, scheduled for the 24th of April, and Clerk to include discussion of re-installing Perspex sheet as part of the next meeting's agenda.
 b) Portfolio Holders/Committees/Working Parties/Councillors
SR (Affordable Housing and Maltings) and PR (Affordable Housing) – Updated the council members regarding their efforts into acquiring 'Section 106' funding, stating that they were hoping to meet soon with a councillor from Sheringham to benefit from their expertise.
CC (Climate Change and Environment) – Notified the Council that they were to attend a forthcoming meeting of the 'Great Collaboration.'
MC (Traffic Management and Buttlands) – Asked for suggestions in connection with VE Day.
- 13) **Financial Report & Accounts for Settlement**
 The financial reports were circulated. These can be viewed on the website.
Resolved – Accounts agreed, accepted and signed.
- 14) **To confirm Date of Next Meeting** – The next meeting will be at 7:00 pm Monday 12th April 2025

Meeting ended 21:11 hrs

Minutes completed by Emma Gunhouse (Clerk)



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