

Wells Town Council



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

MINUTES

2025/P08

PLANNING COMMITTEE MEETING

held at the Clore Room, Wells Maltings, on 7th July 2025 at 19:00 hrs.

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

Emma Gunhouse (Clerk), Michael Dalby, Peter Fisher and 5 members of the public.

- 1) **Apologies and consideration of acceptance for absence** – PC Kentfield.
- 2) **To receive Declarations of Interest and consider any requests for Dispensations** – None received.
- 3) **To approve the minutes of the meeting held on 2nd June** – Approved
- 4) **7 Church Plain(PF/25/1251 & LA/25/1252)**
Demolition of existing rear extension and erection of a larger replacement rear extension, with associated internal alterations.
Resolved – Support.
- 5) **Wagtail Cottage, 12 Bases Lane (PF/25/1261)**
Single storey extension to existing outbuilding to create garden room.
Resolved – No Comment.
- 6) **Consider any plans that arrive by the time of the meeting** – None received
- 7) **Determinations**
 - a) **Hayhow Bar, Standard Road** – Variation of Condition 2 (approved plans) of planning permission PF/21/3456 (erection of two storey dwelling with roof terrace, amalgamation and conversion of Hayhow Barn (flat), Bronner (dwelling) and workshop to form single dwelling, with balcony, associated external alterations and extension to regularise design changes carried out during construction phase – Approved

Once the determinations were concluded PR drew the Council's attention to an email the members had recently received that highlighted the need for clarification regarding the definition of 'holiday complex' in the Wells Neighbourhood Plan and requested that the necessity to revise said document in order to correct the issue be minuted.

Meeting ended 19:08



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