



Wells Town Council

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

MINUTES

2026/08

Town Council Meeting held at the Clore Room, Wells Maltings on 2nd March 2026 at 19:04 hrs.

Those Present: Peter Rainsford (Chairman), Roger Arguile, Paula Baldry, Bob Curtis, Cheryl Curtis, Jesscia Curtis, Jen Davies, Douglas Kelly, Susan Rainsford and John Troup

Emma Gunhouse (Clerk) Peter Fisher and 5 members of the public

1) Public Forum

a) Mill Road Development

A representative from Holkham Estate addressed the Council to update its members regarding the housing development on Mill Road, and requested that the Council reconsider its previous decision concerning the date it had agreed to relinquish the tenancy of the plot of land known as the 'Westfield Play Area' in light of safety concerns due to its proximity to the development.

Resolved – Subject to be reviewed at next meeting, six months after the original decision in accordance with article 7 of the WTC Standing Orders.

2) Reports

a) **Police** – The Clerk informed the Council that subsequent to their correspondence with the local Beat Manager, in connection with complaints about campervans parked at the top of Market Lane, they had been advised that the vehicles were legally parked. JT volunteered to liaise with both the School Bus companies and Alderman Peel High School in their role as Traffic portfolio holder in order to determine whether the vehicles caused a significant risk/compounded traffic flow issues on a road already blighted by congestion.

Resolved – JT to contact the above and NCC Highways department to establish current plans for Market Lane.

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

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

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

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

3) Apologies and consideration of acceptance for absence – Michael Dalby.

4) To receive Declarations of Interest and consider any requests for Dispensations – JT for item 7.

5) To approve the Minutes of the meeting held on Monday 2nd February 2026

RA proposed the following amendment to the motion resulting from item 15 (b), SR's report, which was agreed by the Council members:

'The Council is supportive of the idea that SR take the matter forwards without a mandate from the Council in preparation for its discussion at the next meeting. The item is to be included on the next meeting's agenda', as opposed to 'Consideration of 'Town of Culture Scheme' to be included on agenda for next meeting'.



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Amended Minutes to be presented and signed at the next Council meeting on the 13th of April.

6) To discuss the issue of bathing water quality off of Wells beach, how it is assessed, and put questions on the subject to representatives from Anglian Water and the Environment Agency present at the meeting.

Following an invitation from CC, the Council received a presentation prepared by agents from both the Environment Agency and Anglian Water explaining methods used to assess bathing water quality on Wells Beach, and how the data was presented for public consumption. The representatives then answered a variety of questions, put to them by both members of the Council and general public present at the meeting, covering topics ranging from water companies' powers to block housing developments due to pressures on existing water management systems, to the number of hours of annual effluent spillage into the North Sea as well as who is responsible for the removal of dead marine animals.

Reference was also made regarding how to access current information online using the following sources (the link for the E. A. website can also be found on the WTC homepage):

- **Surfers Against Sewage** – [Live Sewage Map](#)
- **E. A. Bathing Water Quality** – [Bathing Water Profile for Wells-next-the-Sea](#)

Leaflets were left by the delegates on the following topics for members of the public (please contact the Clerk to obtain a copy):

- **Dog Faeces – Bathing Water Information**
- **A Guide to Commonly Reported Pollution at Bathing Waters Which Are Not Sewage**
- **Bathing Water Quality at Wells-next-the-Sea**

Resolved – Clerk to store leaflets and upload reports provided by the delegates pertaining to Wells Beach onto the Council website for public access.

7) To receive a report from RA about recent developments concerning the Wells Housing Implementation Group.

RA delivered a report in relation to the following recent developments concerning the WHIG:

- a) Confirmation of Broadland's role as 'midwife' to help deliver the scheme. Properties to be handed over to Homes for Wells on completion.
- b) Imminent site inspection (5th of March).
- c) Tenant of land plus residents of Mill Road and Two Furlong Hill are being consulted at all stages.
- d) Further housing survey to be conducted by Broadland. **Surgery to be held at the Wells Library on April the 22nd for members of the public.**
- e) Sources identified for precontract costs prior to bid for funds from Homes England (NNDC, Homes for Wells).
- f) Additional feasibility study necessary to assess the suitability of the site (will include ecological elements as well as topographical, archaeological and financial)
- g) Consultation period to be scheduled after feasibility study, prior to planning stage.
- h) Tours, conducted by Broadland, attended by WHIG members of completed developments at the following sites: Binham, Little Snoring and Swanton Novers.
- i) Solicitors contacted to review boundaries on site.

The report also included background information relating to the Neighbourhood Plan and the evolution of the WHIG for the benefit of newly appointed councillors.

Resolved – Report received and endorsed by the Wells Town Council.



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- 8) **To consider issues raised at the previous meeting regarding the Wells-next-the-Sea Recycling Centre: how secure is the centre at its current location, in addition to the negative impact of the online booking system imposed by NCC on both numbers using the site, and ease of access for those unfamiliar with current technology.**

CC suggested that the Council considered the Wells-next-the-Sea Recycling Centre to be at risk, in spite of being consistently told the contrary, and that the members had little faith in the statistics used by NCC to support the continued viability of the centre. **Resolved** – CC to draft a document, to be shared with the Council for its comments and contributions, with the intention to query the data put forward by NCC, argue for the centre's continued existence and demand a return to the previous open door policy as opposed to the current prebooking system.

- 9) **To discuss purchasing a licence for the use of a suitable image of the Wells Town Sign by the Town Council.**

Resolved – CC to contact RL to obtain permission for the Council to use logo created for the Wells-next-the-Sea Neighbourhood Plan free of charge.

- 10) **To consider funding modifications requested by a local resident to a Wells Town Council owned streetlight near their property.**

Resolved – The Council agreed not to fund the modifications requested.

- 11) **To discuss the recent response complied by CC and PF for the NCC Flood Risk Questionnaire.**

Resolved – The Council approved the response complied by CC PR and gave its permission that it be sent to NCC.

- 12) **To receive an update regarding the 'Town of Culture Scheme' from SR.**

SR gave a report to the Council on events to garner support for the town entering a bid for the 'Town of Culture Scheme' 2028. They explained how local groups and organisations had been contacted to attend a meeting at the Maltings on the 24th February in order to determine the level of interest. The majority of those present were in favour of the town's participation. A further meeting was arranged for the 4th of March. Despite the impending deadline to tender its 'Expression of Interest' (March 31st) it was felt by those present that the town should go ahead with the submission; even if the proposal was unsuccessful, and Wells did not win any funding, the process of formulating the bid itself was seen as constructive since it brought groups together to concentrate on a number of goals for the benefit of the town and the community. SR argued that it was important that the Council be seen to be involved in the project and therefore that the WTC act as local facilitator in the bid proposal. Council members put forward their opinions; while most were in agreement others objected due to the lack of a coherent approach and the scheme's potential to act as a distraction, redirecting energy away from other concerns.

RA requested a recorded vote be taken.

Resolved – The following councillors voted in favour for 'Wells Town Council to be named as a partner to the bid process in a role defined as local facilitator.' – PB, BC, CC, JC, JD, DK, PR. SR and JT. The following councillors opposed the motion – RA. Motion carried.

- 13) **To review the current Wells-next-the-Sea Town Council Accessibility Statement.**

The Council considered the current Accessibility Statement alongside an amended statement.

Resolved – Council approved amended Accessibility Statement.



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14) Reports

a) Clerk

The Clerk welcomed DK to the Wells Town Council and submitted a report which is available on the website.

b) Portfolio Holders/Committees/Working Parties/Councillors

RA (Tourism and WHIG)

Following their attendance of a recent 'Market Towns Matters' conference RA updated the Council regarding the topics covered and that they would report back to the Council after further correspondence with the conference organisers. They also expressed their hope that the new Wells Town Guide would be available for Easter.

BC (Finances)

Asked to convene with the Clerk concerning the quarterly accounts.

Resolved – Clerk to meet with BC to review the Council's account for the 3rd financial quarter.

PB (Harbour and the Buttlands)

Informed the Council of a bench that needed to be repaired/removed.

Resolved – Clerk to investigate identity of original applicant and request quotes for its repair/removal.

JD (St Nicholas Church Yard, Polka Road and Market Lane Cemetery)

Notified the Council that they had met with the Principal from APHS in connection with an issue raised at the previous meeting, and was currently waiting to be brought up to date as to the outcome. Also that the town's congregation were anticipating the announcement concerning who was to be the new Vicar for the parish.

Resolved – Clerk to contact Principal to request an update.

SR (Maltings and Affordable Housing)

Was happy to inform the Council that the Section 106 funds had been released to the Wells Town Council for the planned improvements on the Allotments and Beach Road Play Field. PR pressed the need to follow all necessary procedures when procuring a contractor to complete any work involved.

TJ (Traffic Management)

Gave a report on the situation on Station Road based on their observations and asked for an update from the Clerk. The Clerk relayed that they were waiting for input from SP regarding the letter to be sent to Highways to inform them of the Council's concerns.

15) Financial Report & Accounts for Settlement

The financial reports were circulated. These can be viewed on the website.

Resolved – Accounts agreed, accepted and signed.

16) To confirm Date of Next Meeting – The next meeting will be at 7:00 pm on Monday the 13th of April 2026 at the Sackhouse Community Room.

Meeting ended 21:56hrs

Minutes completed by Emma Gunhouse (Clerk)



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