

Wells Town Council



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

MINUTES

2026/P06

PLANNING COMMITTEE MEETING

held at the Clore Room, Wells Maltings, on 11th May 2026 at 19:00 hrs.

Those Present Cheryl Curtis (Chairman), Roger Arguile, Paula Baldry, Bob Curtis, Peter Rainsford, Susan Rainsford, and John Troup.

Emma Gunhouse (Clerk), Peter Fisher and 4 members of the public.

- 1) **Apologies and consideration of acceptance for absence** – Jessica Curtis, Jen Davies, Douglas Kelly and Dr Victoria Holliday.
- 2) **To receive Declarations of Interest and consider any requests for Dispensations** – None received.
- 3) **To approve the minutes of the meeting held on the 13th of April** – Approved and signed.
- 4) **5 Staithe Street PF/26/0508 and LA/26/0509**
Conversion (and works to enable conversion) of part ground floor and first floor and second floor to 1 no. one bed flat and 2 no. two bed flats
Resolved - Support
- 5) **Normans, Invaders Court, Standard Road PF/26/0745**
Erection of detached garage.
Resolved – Objection due to uncertainties relating to the submission regarding inconveniences caused to adjacent properties by the height of the garage and its impact on access to neighbouring properties.
- 6) **Normans, Invaders Court, Standard Road PF/26/0656 and LA/26/0657**
Removal of pitched roof with rooflights and installation of flat roof lanterns and creation of internal opening in existing wall.
Resolved – Support with the following condition; that measures be taken to reduce the impact of planned lighting on 'Dark Skies' e.g. appropriate glazing to reduce light emissions.
- 7) **74 Freeman Street (PF/26/0730)**
Demolition of outbuilding and erection of replacement garden room.
Resolved – No comment
- 8) **To consider any plans that arrive by the time of the meeting**
 - a) **Flintstones, 1 Beldorma Close (PF/26/0893)**
Single story rear extension to dwelling following removal of conservatory.
Resolved – No comment
 - b) **NNDC Car Park, Freeman Street (ADV/26/0964)**
Erection of Freestanding Multi Touch Screen Poster (Local tourist attractions, accommodation etc. plus train times).



Emma Gunhouse - Town Clerk
01328 710564
clerk@wellstowncouncil.gov.uk



E

Striving for
Excellence

MINUTES

Resolved – Objection as the Council considers the submission unnecessary on the grounds that the town already has a Tourist Information Centre, so a similar service is needless, particularly one totally reliant on modern technology with no offered maintenance plan, in addition to the fact that the majority of Wells visitors are of a certain age when accessing technology becomes stressful, taxing and unlikely to enhance their visitor/holiday experience.

The WTC also objects to the application as it fails to meet the following requirements as found in the subsequent Wells-next-the-Sea Neighbourhood Plan and Design Guidance Codes:

Wells-next-the-Sea Neighbourhood Plan Design Guidance Codes

Section D.C. 2.2, Visitor Parking, pg. 48

‘Wells is highly popular with tourists but struggles to find adequate space at busy times’.

The chosen location for the ‘Multi Touch Screen Poster’ is behind the public toilets in Stearmans Yard, the town’s main car park. This car park is extremely busy at peak times, and as a result the likelihood of queues forming whilst attempting to use this information service and spilling out onto access routes in said car park will be highly probable and gives rise to concerns regarding the safety of pedestrians.

Wells-next-the-Sea Neighbourhood Plan, Vision and Objectives, pg. 43

Development will be sympathetic to local character, well designed and suitably located, sensitive to the environment.

Wells-next-the-Sea Neighbourhood Plan Design Guidance Codes

Section D.C. 2.3, Legibility and Wayfinding, pg. 52

- viii. Signage should be strategically located to highlight gateways and access points, creating connections with important places and destinations; and
- ix. Signage elements and techniques should be appropriate to the character of the area and be a nice fit to the existing architectural style and details.

The intended site for the ‘Multi Touch Screen Poster’, a futuristic dark rectangular block made from modern materials, is in the ‘Old Centre of the Town’ and very close to the iconic ‘Ostler House’ and so is not: sympathetic or appropriate to the local character/area, suitably located or sensitive to the environment. Nor does it highlight gateways and access points, create connections with important places, destinations or fit nicely into the existing architectural style and details.

9) **Determinations**

- a) **East Haven, Jolly Sailor Yard** – Raise roof to side extension. South Elevation – Approved (14/04/2026)
- b) **The Cottage, Stearmans Yard, Freeman Street** – Change of use of building from palmistry and Bric-a-Brac to residential use as an annexe to the main cottage – Approve (23/04/2026)
- c) **South View, Burnt Street** – Demolition of existing dwelling and erection of replacement dwelling with private access, parking and amenity – Approve (27/04/2026)

Meeting ended 20:13



Emma Gunhouse - Town Clerk
01328 710564
clerk@wellstowncouncil.gov.uk



Striving for
Excellence