

Wells Town Council



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

MINUTES

2026/P010

PLANNING COMMITTEE MEETING

held at the Clore Room, Wells Maltings, on 6th July 2026 at 19:00 hrs.

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

Emma Gunhouse (Clerk), Dr. Victoria Holliday, Peter Fisher and 7 members of the public.

- 1) **Apologies and consideration of acceptance for absence** – Douglas Kelly
- 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 1st of June** – Approved and signed.
- 4) **Old Coast Guard House, Bases Lane PF/26/1267**
Erection of single storey side extension to form annexe, rear covered lean-to patio, first floor extension and replacement windows.
Resolved – Clerk to request more information concerning 'coverage' as the plan shows that the proposed alterations/additions do not appear to observe the following sections of the **Wells-next-the-Sea Neighbourhood Plan Design Guidance and Codes, DC.6.3 Infill development and housing extensions, pg. 65 – 66**
Plot coverage
 - iv. Residential development here should accord with existing precedent which is generally <0.5.**Housing extensions**
 - v. Extension must be appropriate to the scale, massing and design of the main building and its adjacent buildings, and should complement the streetscape;
 - vi. Alterations and extension of historic buildings within a conservation area should preserve or enhance their character;
 - ix. The impact on the space and other buildings around the building should avoid overlooking, overshadowing or overbearing. In particular overusing the plot should be avoided.**Side extension**
 - x. Side extensions should not detract from the appearance of the building, its surroundings and wider townscape;
 - xi. Single story and double storey side extensions should be set back from the main building and complement the materials and detailing of the original building.**Rear extension**
 - xiv. The extension should be set below any first-floor windows and designed to minimise the effects on neighbouring properties, such as blocking daylight.



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



E

Striving for
Excellence

MINUTES

5) **Glebe House, 1 The Glebe LA/26/1326**

Replacement Windows and Doors; Like-for-like replacement of timber sash windows, recessed casement windows, French doors, rear link door and gable-end attic sash window. New joinery to be manufactured in hardwood, finished in white, with matching traditional details and slim heritage sealed units

Resolved – Support

6) **Determinations**

- a) **Church House, 21 Church Street** – Internal and external alterations to include a single storey rear extension, repair and replace windows and doors, installation of new dormer window, replace gutters and downpipes, paint exterior walls and install gates – Approve (08/06/2026 and 09/06/2026)
- b) **Storage Barn At, Standard House, Standard Road** – Internal and external works associated with/Change of use of storage building ancillary to The Chandlery (Use Class E) to dwelling (Class C3), including erection of new 1.2m boundary wall, provision of parking and associated alterations including replacing windows, external; doors and rooflights – Approve (18/06/2026)
- c) **Flintstones, 1 Beldorma Close** – Single storey rear extension to dwelling following removal of conservatory – Approve (23/06/2026)
- d) **NNDC Car Park, Freeman Street** – Erection of Freestanding Multi Touch Screen Poster (local tourist attractions, accommodation etc. plus train times) – Approve (03/07/2026)

Meeting ended 19:10

