

Wells Town Council



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

MINUTES

2026/P012

PLANNING COMMITTEE MEETING

held at the Clore Room, Wells Maltings, on 7th September 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 5 members of the public.

- 1) **Apologies and consideration of acceptance for absence** – None received.
- 2) **To receive Declarations of Interest and consider any requests for Dispensations**
– PR informed the Council that as his property was adjacent to New House, East End he would not participate when the members addressed that particular item.
- 3) **To approve the minutes of the meeting held on the 6th of July** – Approved and signed.
- 4) **New House, East End PF/26/1807**
Demolition of conservatory and erection of 2 storey extension to rear of property, new fenestration to north elevation.
Resolved – No comment.
- 5) **Consider any plans that arrive by the time of the meeting** – None received.
- 6) **Already Submitted**
 - a) **Chestnuts, Standard Road PF/26/1325** – Erection of single storey side and rear extension to dwelling.
Resolved – No comment.
 - b) **2 Flint Drift PF/26/1418** – Erection of single storey side and rear extension, conversion of garage to office and utility space, and removal of chimney.
Resolved – No comment.
 - c) **61A Staithe Street PF/26/1293 and LA/26/1294** – Conversion of outbuilding to form annexe accommodation, associated external alterations.
Resolved – No comment.
 - d) **The Wells Matings and Sackhouse PF/26/1458 and LA/26/1459** – Installation of roof mounted panels, associated cabling and inverter equipment to Wells Maltings and The Sackhouse.
Resolved – Support.
 - e) **The Standard House, Standard Road ADV/26/1597** – Retention of display of externally illuminated advertisement (name signage) on scaffolding on west gable of building for a limited period until scaffolding removed.
Resolved – Support.



Emma Gunhouse - Town Clerk
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MINUTES

- f) **10 The Quay PF/26/1200** – Change of use of former amusement arcade to fish and chip restaurant. Internal alterations to and linking of No. 10 and No. 13 The Quay at ground floor level. Removal of existing corrugated roofing over former amusement arcade, raising of roof, and creation of additional storage area.

Resolved – The Wells Council submitted the following response for this application:

The Wells Town Council appreciates the positive impact that the planning application for 10 The Quay would have on the composition of the Quay and the operating conditions for neighbouring businesses; the removal of long queues on the south pavement, as well as the restoration of a partially empty building to a working business model, would return the Quay to its previous situation where all the units are occupied for customers to explore. However issues were raised by the Council with regards to the plans themselves and the ease with which they could be interpreted. Therefore the Wells Town Council is prepared to offer its support for the planning application for 10 The Quay provided:

- That the proposed north elevation, 'C535/pl/09 Proposed north elevation', and the existing north elevation, 'C535/ex/04 Existing elevations' are, as shown, identical

- Confirmation of the Environment Agency's involvement with regards to the disposal of hazardous substances, general waste disposal and extraction systems to minimise any accumulative effect.

7) Determinations

- a) **90 Mill Road** – Variation of condition 2: approved plans of planning permission ref: PF/24/0883 (Demolition of existing dwelling and erection of two-storey detached replacement dwelling (self-build)- to allow for the addition of 2 roof lights to rear single storey section – Approve (08/07/2026).
- b) **Land South of Ashburton Close** – Permanent retention of temporary field access and erection of fence and field gates – Withdrawn (10/07/2026).
- c) **70 Freeman Street** – Works to front garden, roof repairs and installation of wood burner – Approve (13/07/2026).
- d) **No. 43 Quaker Cottage & No. 45 Fox Corner** – Proposed alterations to upgrade, repair and modernise No.43 Quaker Cottage & No. 45 Fox Corner (with No. 43 serving as the main family home, and No.45 providing ancillary accommodation to No. 43, remaining as two properties) – Approve (13/07/2026).
- e) **The Normans, Invaders Court, Standard Road** – Removal of pitched roof and installation of flat roof lanterns, and creation of internal opening within existing wall – Approve – (13/07/2026).
- f) **The Normans, Invaders Court, Standard Road** – Erection of detached garage – Refused (14/07/2026).
- g) **5 Staithe Street** – Works to enable conversion of part ground, first and second floors to 3 No. two bedroom flats – Approve (16/07/2026).
- h) **Cheriton, Southgate Close** – Installation of dormer and rooflights to facilitate conversion of loft, alterations to garage, installation of porch canopy, demolition of conservatory and erection of replacement single storey rear extension, and associated works – Approve (16/07/2026).
- i) **23 Mainsail Yard** – Replacing of sun tube with rooflight, and replacement of an existing rooflight – Approve (23/07/2026).
- j) **23 Mainsail Yard** - Replacement of the existing rooflight and installation of the new rooflight to the bathroom – Approve (23/07/2026).



- k) **Chestnuts, Standard Road** – Erection of single story side and rear extension to dwelling – Approve (28/08/2026).
- l) **2 Flint Drift** – Erection of single storey side and rear extension, conversion of garage to office and utility space, and removal of chimney – Approve (01/09/2026).
- m) **38 Theatre Road** – Conversion and extension to detached outbuilding to form an annexe – Appeal Against Refusal Allowed (01/09/2026).
- n) **74 Freeman Street** – Demolition of outbuilding and erection of replacement garden room – Refuse (03/09/2026).
- o) **61A Staithe Street** – Conversion of existing outbuilding and associated works to form annexe accommodation, associated external alterations – Approve (04/09/2026).

Meeting ended 19:09

