

Wells Town Council



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

MINUTES

2026/P015

PLANNING COMMITTEE MEETING

held at the Kiln Room, Wells Maltings, on 5th October 2026 at 19:00 hrs.

Those Present Cheryl Curtis (Chairman), Roger Arguile, Bob 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** – Jessica Curtis and Paul Greenhill.
- 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 7th of September** – Approved and signed.
- 4) **Normans, Invaders Court, Standard Road AP/26/0022**
Erection of detached garage.
Resolved – With regards to the appeal the Council resolved to maintain its position and not to withdraw its previous comments as is its right (CC/RA).
- 5) **6 Boatman's Row PF/26/1904**
Addition of first floor windows, Juliet balcony, and ground floor doors, to rear elevation.
Resolved – The Council agreed to support this application provided the Norfolk Coast National Landscape's 'Dark Skies' conditions were met, as set down in the 'Norfolk Coast National Landscape Management Plan 2025–2030' and its 'Dark Skies Guidance' (see links below) (PR/RA).
[Norfolk Coast National Landscape Management Plan 2025-2030](#)
[Dark Skies Guidance](#)
- 6) **Consider any plans that arrive by the time of the meeting**
 - a) **70 Freeman Street LA/26/1989**
Partial demolition and re-build of party wall between No. 70 and No. 68 (part retention)
Resolved – Support (PR/BC).
- 7) **Already Submitted** – No comments were submitted regarding planning applications received during the interim from the previous meeting.
- 8) **Determinations**
 - a) **Old Coast Guard House, Bases Lane** - Erection of single storey side extension to form annexe, rear covered lean-to patio, first floor extension and replacement windows – Approve (11.09.2026).
 - b) **East Quay Boatyard, East Quay** – Demolition of existing boat shed and erection of replacement metal boat shed – Approve (29/09/2026)

Meeting ended 19:12



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



Striving for
Excellence