

COMMITTEE MEMBERSHIP:

Councillors: M. Gingell, A. Goulder, A. Kitchen, S. Olander (ex-officio), R. Peaty (Chair), E. Taylor (Vice-Chair), J. Welch

FOR INFORMATION:

S. Browne, D. Collins, D. Craggs, S. Kiddie, K. Murphy (ex-officio), J. Robertson, L. Sinfield, Town Clerk (CEO), Deputy Town Clerk (COO)

Diss Express

DISS TOWN COUNCIL

Council Offices, 11-12 Market Hill,
Diss, Norfolk, IP22 4JZ

Telephone: (01379) 643848

Email: towncouncil@diss.gov.uk

TOWN CLERK (CEO)

Mrs S Villafuerte Richards (CiLCA)

Our ref: PL 28.08.24

NOTICE OF MEETING

Dear Members of the Public and Press,

You are cordially invited to attend a meeting of the **Planning Committee** to be held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 28th August 2024** at **6.30pm** to consider the business detailed below.

Sarah Richards
Town Clerk / Chief Executive Officer

AGENDA

- 1. Apologies**
To receive and consider apologies for absence.
- 2. Nomination of Substitute Representatives**
To note nominated substitute representatives attending in place of those who have sent their apologies.
- 3. Declarations of Interest and Requests for Dispensations**
To note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.
- 4. Minutes**
To confirm as a true record, the minutes of the Planning Committee held on Wednesday 24th July 2024 (copy herewith).
- 5. Public Participation**
To consider a resolution under Standing Orders 3d to 3h to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (*the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of five minutes each*).
- 6. Items of URGENT business**
To discuss any item(s) of business which the Chair or Town Clerk has previously been informed at least 24 hours before the meeting and decides should be considered as a matter of urgency (*councillors are reminded that no resolutions can be made under this agenda item*).

7. New Planning Applications and Development Control Matters

To receive and comment on planning applications and other development control matters (report herewith).

Application No.	Type	Address	Proposal	Response By
2024/2167	Full Planning Permission	The Two Brewers, 11 St Nicholas Street, Diss, IP22 4LB	Change of use from restaurant to residential on the ground floor & the installation of a solid wooden staircase. Changing the colour of paint on the exterior of the building to terracotta red	29.08.24
2024/2168	Listed Building Consent	Same as above	Same as above	Same as above

8. South Norfolk Council Planning Decisions

To note the planning decisions made by the Planning Authority since the last meeting (copy herewith).

9. Monthly Enforcement Reports

To receive monthly enforcement notices (report herewith).

10. Date of Next Meeting

To note that Planning committee meetings will precede scheduled committee dates should applications require committee consideration.

NOTES

1 - Council has a statutory legal duty under the Localism Act 2011 s2 and has adopted a code dealing with the conduct that is expected of members in order to promote high standards of conduct as required by the Act. Members' disclosable pecuniary interests are kept on a register available to view on the Council's website. Allegations about the conduct of a councillor may be made to the District Council's Monitoring Officer. Diss Town Council has also adopted a dispensation policy.

The reports and enclosures referred to in this agenda are supplied to councillors only. They are available (unless marked confidential) for public inspection on our website at <https://www.diss.gov.uk/planning>

DISS TOWN COUNCIL
MINUTES
DRAFT

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 24th July 2024** at 6.30pm.

Present: Councillors: A. Goulder
A. Kitchen
S. Olander (Ex-officio)
R. Peaty (Chair)
E. Taylor (Vice-Chair)

In attendance: Sarah Villafuerte-Richards, Chief Executive Officer

PL0724/01 **APOLOGIES**

There were apologies from councillor Welch. M. Gingell was not present.

PL0724/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0724/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0724/04 **MINUTES**

Councillors confirmed as a true record, the minutes of the Facilities Committee. It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on Wednesday 12th June 2024 were a true record with amendments to the attendance list and were signed by the Chairman.

(Action: Town Clerk/CEO: immediately)

PL0724/05 **PUBLIC PARTICIPATION**

There were no members of public present.

PL0724/06 **ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

PL0724/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

Members received and commented on planning applications and other development control matters (report herewith).

Application No.	Type	Address	Proposal	Response By	Response
2024/1863	Full Planning Permission	Vehicle Scrappage Yard Waterside, Walcot Green, Diss, Norfolk	Proposed conversion of existing barn to 2 residential dwelling and 2 new build dwellings, including garaging.	31.07.24	RECOMMEND REFUSAL Members concerns for safe pedestrian access to and from the development given the lack of footway, bend and poor sight lines, the District Council's development policy DM2.2 safeguarding the site for employment use, potential contaminations issues and the need to maintain the hamlet of Walcot Green's autonomy outweighed the visual appearance improvements. Members added that the application would be more acceptable if a footway could be installed to improve pedestrian safety.

Members reviewed the Chair's considerations including the location outside the development boundary, the lack of footpath for the first 300m alongside a narrow lane with poor sight lines, the current employment use of the site as a scrap metal yard and potential contamination issues and the site area requiring an affordable housing contribution. It was noted that the application does offer potential to improve the visual amenity of the site given the existing condition of the buildings.

There were discussions regarding the precedent set by rejecting a previous application on a neighbouring site (Walcot Hall) albeit that was a development for 90 houses and the different type rather than volume of traffic it may generate.

It was noted that the plans do not show what is happening between the highway and the development boundary, there is no planning history for the site on the planning portal and the applicant did not come forward in the call for sites during the DDNP consultations.

PL0724/08 **SOUTH NORFOLK PLANNING DECISIONS**

Members noted the planning decisions made by the Planning Authority since the last meeting.

PL0724/09 **MONTHLY ENFORCEMENT REPORTS**

Members received and commented on monthly enforcement notices. Members requested that the planning enforcement team be contacted regarding the lack of activity vis-à-vis the Cappadocia restaurant.

(Action: Clerk; by 30.07.24)

PL0724/10 **DATE OF NEXT MEETING**

Members noted that Planning committee meetings will precede scheduled committee dates should applications require committee consideration.

Meeting closed at: 7.11pm.

Councillor Peaty
Committee Chairman

**2024/2167 Change of use from restaurant to residential on the ground floor & the installation of a solid wooden staircase. Changing the colour of paint on the exterior of the building to terracotta red | The Two Brewers 11 St Nicholas Street Diss Norfolk IP22 4LB
2024/2168 Listed building consent for the above.**

Consent is for 3 changes.

1. Replacement of internal staircase – retrospective.

This would appear to have been approved pre-application. e-mail dated 8th.July 2024 from P. Whitehead.

2. Change of external colour – retrospective.

The colour, terracotta red, is seen as appropriate by the applicant as it is similar to the Whitley Parish building on Market Hill.

3. Change of use of ground floor from restaurant to dwelling.

The Two Brewers ceased trading as a public house in 2014.

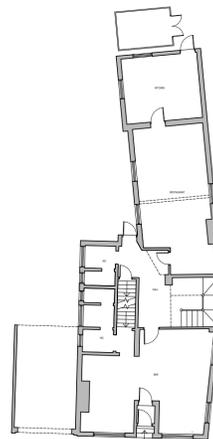
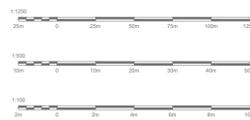
The premises reopened as a restaurant No 11, which in turn ceased trading in November 2022.

The freeholder failed to find a new tenant and sold the property,

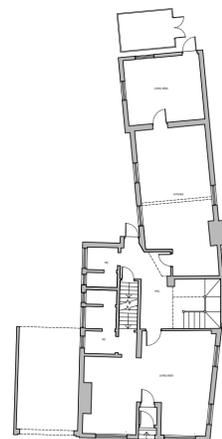
The current owner bought the property about a year ago, and has also failed to find a tenant. The building was in a poor state of repair and renovations are in hand.

Structural changes are minimal.

The relevant policy is DM2.5



03 GROUND FLOOR PLAN - EXISTING
1:100 @ A1



04 GROUND FLOOR PLAN - PROPOSED
1:100 @ A1

*Policy DM 2.5 Changes of use in the town centres and local centres
All Town Centre Areas*

(1)

*In the defined Town Centre Areas, development proposals for shopping, **food and drink and leisure uses (Use Classes A1, A2, A3, A4, A5 and D2 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) will be encouraged,** together with other defined Main Town Centre Uses (falling within Classes D1, B1 and appropriate Sui Generis class).*

Main Town Centres

(2) Within the Primary Shopping Area of Diss and Harleston, development proposals (including changes of use) that would result in less than 60% of the number of ground floor units being available for Class A1 uses will not be permitted.

The property is in the Conservation Area, the Heritage Triangle, but not the Primary Shopping Area.

Note: The Class 3 restaurants was changed in Sept. 2020 to Class E, which includes office and retail uses.

Members are requested to comment on the application of Policy 2.5, encouraging the retention of current use.

2024/1902	Works to trees in Conservation Area	Diss Church Of England Voluntary Controlled Primary School The Entry Diss Norfolk IP22 4NT	T1 Oak- Height reduction from 10m to 8.5m, spread reduction from 10m to 8m, raise eastern large limb to 3m T2 Silver Birch- Fell T3 Willow- Re-pollard vertical stems at 2.5m T4 Weeping Willow- Pollard branches at 2.5m	23.07.24	No objections (Delegated)
2024/1903	Works to trees in Conservation Area	Salisbury House 84 Victoria Road Diss Norfolk IP22 4JG	T1 Mature Laylandii- Fell	23.07.24	No objections (Delegated)
2024/1745	Householder	15 Coleridge Road Diss Norfolk IP22 4PZ	Single storey rear and side extension	08.08.24	Approval with Conditions
2023/3662	Householder	58 Denmark Street Diss Norfolk IP22 4BE	2 storey rear extension, demolition and replacement of outbuilding/office	14.08.24	Refusal (Development Management Committee)
2023/3663	Listed Building	As Above	As Above	As Above	As Above

List of current Enforcement Cases

Parish	Reference	Case Officer	Received Date	Address	Nature	Comments
Diss	2023/8476	BA	17-Aug-2023	Cappadocia Restaurant 3 Stuston Road Diss Norfolk IP22 4JB	Wooden building/extension erected to rear of property. Application in for change of use and plans for pergola ref 2023/0588	02/08/2024 Application still being considered 31/05/2024 Application still being considered 22/08/2023 Application 2023/0588 pending consideration. Site visit to take place to check whether pergola is what is shown on application 22/08/2023 Raised and acknowledged SS
	2023/8498	BA	4-Sep-2023	Boss Cutz 36E Mere Street Diss Norfolk IP22 4AD	Unauthorised illuminated advertisement	02/08/2024 Liaised with Heritage Officer, seeking removal and replacement with more appropriate advert 23/05/2024 Prioritise case 05/09/2023 Case raised and acknowledged SS
	2023/8650	BA	19-Dec-2023	Land South Of Algars Cottage Walcot Green Diss Norfolk IP22 5SR	Unauthorised cabin structure erected	02/08/2024 Meeting with planners to discuss appropriate way forward given recent withdrawal 11/06/2024 Met with owner, established no residential use. Owner wished to use in in connection with land and will submit app to regularise. 23/05/2024 Further visit to be carried out to check compliance 20/12/2023 Case raised and acknowledged SS
	2024/8269	BA	25-Jun-2024	2 Roydon Road Diss Norfolk IP22 4LN	Untidy land, listed property	25/07/24 - In consultation with Heritage officer re next steps 25/06/24 - case raised & acknowledged
	2024/8280	BA	1-Jul-2024	14 The Old Coaching Place Diss Norfolk IP22 4NR	Occupied caravan at property	Complainant asked to describe alleged departure 01/07/24 - case raised & acknowledged
	2024/8285	BA	2-Jul-2024	Grass Garden 31 Frenze Road Diss Norfolk	Outbuilding allegedly larger than approved, windows installed,	02/08/24 - Visit diarised for week commencing 05/08/2024 02/07/24 - case raised & acknowledged

List of current Enforcement Cases

Parish	Reference	Case Officer	Received Date	Address	Nature	Comments
	2024/8285	BA	2-Jul-2024	IP22 4PB	trees removed	
	2024/8291	BA	8-Jul-2024	Unit 1 Vinces Road Diss Norfolk IP22 4HG	Change of use from retail unit to party venue	02/08/24 - Investigation re use ongoing 08/07/24 - case raised
	2024/8334	CBROWN	17-Jul-2024	Former Infant School The Causeway Diss Norfolk IP22 4AW	Derelict buildings and site	25/07/2024 Case raised and acknowledged SS
Grand Total						