**DISS TOWN COUNCIL**

MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 7th September 2022** at **6.30pm.**

Present: Councillors:

M. Gingell

K. Murphy (Vice-Chair)

E. Taylor (Chair / ex-officio)

J. Welch

S. Olander (ex-officio)

In attendance: Sarah Richards, Town Clerk

**PL0922/01 APOLOGIES**

Apologies were received and accepted from Councillor R. Peaty who has family commitments.

**PL0922/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

**PL0922/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

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| **Minute No.** | **Councillors Name** | **Personal/Other Interest** | **Pecuniary**  **Interest** | **Reason** |
| PL0922/07  DC/22/02667 | S. Olander | X |  | This councillor is a friend of the applicant. |
| PL0922/07  2022/1335 | J. Welch | X |  | This councillor lives near the proposed development. |

**PL0922/04 MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 20th July 2022 were a true record and were duly signed by the Chairman.

**PL0922/05 PUBLIC PARTICIPATION**

There were none.

**PL0922/06**  **ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

**PL0922/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

Councillors received and commented on planning applications and other development control matters.

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| **App. No** | **Type** | **Applicant** | **Address** | **Proposal** | **Response** |
| 2022/1335 | Full | Chris Burnard | Grasmere Apartments, Denmark St, Diss, IP22 4LE | Erection of dwelling attached to the North elevation of Grasmere apartments. | **RECOMMEND REFUSAL**  We would ask that you reject this application for the following reasons:  1. The 6th apartment added as part of this application and not the original application will impact on the design, neighbouring property and pose health & safety concerns.  2. The Diss & District Neighbourhood Plan is now at examination and one key element is the retention of key views. Key View 17 across the Mere to the Diss High Street will be heavily compromised and restricted by the proposed development. The building of the extension adjoining the club will also reduce the viewing area by 30% and the 8m wide roof at pavement level (stretching out towards the Mere) will also restrict the views of gardens and the Mere substantially. It will also affect the View 9, West from Mere Street. See DDNP.  3. The flat green roof of the lower level will be at pavement level and with only railings to stop unauthorised access onto the roof and is a serious health and safety risk to the public and is in breach of Policy DM 3.14.  4. The below ground level part of the building would come within 2 metres of 9A Denmark Street. Again, this is a clear breach of Policy DM 3.13 see 5 below.  5. This extra apartment would impact on the quiet enjoyment of home and garden at 9A Denmark Street in a number of other ways including:  • Loss of views of the Mere  • Loss of light  • Loss of privacy  • Noise pollution.  All of the above fall under Policy DM 3.13 Amenity. Noise & quality of life, loss of daylight, over shadowing and an overbearing impact which the development fails to take into account. Your policy states planning permission will be refused where the proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupants which this clearly does.  6. The addition of another apartment will add to the problems of parking as no new provision of vehicle parking space is proposed see Policy 3.12. In addition, access to the proposed additional apartment would remove a further two parking spaces. This property is situated on Denmark Street which is of variable width that does not allow parking on the street. There is barely enough room for vehicle travelling north and south to pass and on street parking would make this a lot worse.  There are also safety concerns regarding up to 12 vehicles (excluding visitors to the properties) reversing on to the B1077 and the viewpoint of Norfolk County Council would be welcomed.  This applicant has a history of submitting significant changes to original applications. It is becoming commonplace for developers to put in an application that they feel will gain approval only to submit further applications at a later date (after approval of the first application) that they hope will also be approved. This gaming the planning system which puts pressure on everybody including planning officers to allow ‘’developer creep’’ is a problem that needs addressing asap. We are pleased to see that Gareth Bacon MP supported by our own Richard Bacon MP are trying to remedy this in Parliament.  If you are minded to approve this application, we would request that this should be brought to the Development Management Committee. |
| 2022/1344 | Full | Inside Land East Anglia Ltd and Flagship Group | Land East of Vinces Road, Diss | Residential development with associated access, landscaping, surface water attenuation and parking. | **RECOMMEND REFUSAL**  See detailed response attached a copy of which will be sent to near neighbour businesses via Midwich. |
| DC/22/02667 | Full | Pathfinder Clean Energy UK Dev Ltd | Grange Farm, Old Bury Rd, Palgrave, IP22 1AZ | Mixed use development comprising  installation of a ground mounted solar  photovoltaic (PV) farm; along with  continued agricultural use, ancillary  infrastructure, substation, security fencing,  landscaping provision, ecological  enhancements and associated works. | There was discussion regarding the grand scale of the development, the loss of 220 acres of high quality farmland, the concerns of Palgrave residents and the potential for increased flooding into Diss. It was noted the Diss & District Neighbourhood Plan has objected on behalf of its parishes. It was  RESOLVED:  That the Chair of the Planning committee and Clerk draft a reply to cover above points and those in planning pack to send to Mid Suffolk District Council.  See letter attached. |

**(Action: Clerk; immediately)**

**PL0922/8 SOUTH NORFOLK PLANNING DECISIONS**

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

**PL0922/9 DATE OF NEXT MEETING**

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

Meeting closed at 7.10pm.

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Councillor E. Taylor

Committee Chairman