

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

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TOWN CLERK

Mrs S Villafuerte Richards (CiLCA)

Our ref: PL 24.07.24

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 24th July 2024** at **6.45pm** 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 12th June 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).

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.
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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 12th June 2024** at 6.30pm.

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

In attendance: Sarah Villafuerte-Richards, Chief Executive Officer

PL0624/01 **ELECTION OF VICE-CHAIRMAN**

Members considered a Vice-Chairman of the Planning Committee for the Mayoral Year 2024-25. It was

RESOLVED: to elect Councillor Eric Taylor as Vice-Chairman of the Planning Committee for the Mayoral Year 2024-25.

PL0624/02 **APOLOGIES**

Apologies were received and accepted from councillors Gingell and Olander.

PL0624/03 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0624/04 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
PL0624/09 2024/1457	J. Welch	X		Cllr Welch's landlords are Solo Housing Ltd.

PL0624/05 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 24th April 2024 were a true record and were signed by the Chairman.

(Action: Town Clerk/CEO: immediately)

PL0624/06 **PUBLIC PARTICIPATION**

There were 4 members of the public in attendance. One spoke on item PL0624/08 regarding the pre-application proposals for re-development of the old Woolworths / Carpetright & Poundland building. It was noted that any comments are made without prejudice to the full application being received & considered as it's a pre-application enquiry only. See below.

PL0624/07 **ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

PL0624/08 **PRE-PLANNING APPLICATION**

Members considered a pre-planning application consultation on re-development of the old Woolworths/Carpetright/Poundland building into two shops in the front half, one flat in the remainder of the ground floor, two flats on the existing first floor and two more flats on a new second floor. The owner explained that it is a mixed-use scheme to include an extension for the barber, which is early in the planning process and elevations are not defined yet. Members considered the division of retail into two sensible in the current climate. The owner advised that their structural engineer has looked at the roof and believes that it will take the loading requirement for the new second floor although calculations have not yet confirmed this, and the second floor is a critical component of the overall plan.

There was discussion regarding vehicular usage of the site as a car park (run by RCP), for car parking spaces (one for each flat) for the development and the right of way for other properties including pedestrian access to the boardwalk. The owner said he would be willing to consider dedicating land along his boundary to extend the walkway up to Mere's Mouth if other landowners were willing. Members

felt the layout looked favourable, the development would improve the area, the 11ft ceilings would allow sufficient light for ground floor property and in principle, they would be supportive of the application.

Market research to determine who might occupy the retail units has not been undertaken however they own several properties in Diss.

Cllr Kitchen entered the meeting.

PL0624/09 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

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

Application No.	Applicant	Address	Proposal	Response
2024/1461	Mr M Skilton	The Old Cherry Tree 8 Roydon Road Diss Norfolk IP22 4LN	Subdivision of existing first floor flat into two smaller flats. Two new dormers extensions on rear elevation, revision to porch roof.	RECOMMEND APPROVAL Delegate to officer with a recommendation that the application is approved. Members commented that the changes to the rear are in keeping with the surroundings in the conservation area.
2024/1457	Solo Housing	32 Victoria Road Diss Norfolk IP22 4HW	Demolition of existing garage & 34 Victoria Road & erection of 2 new 'terraces' of flats (15 units in total)	RECOMMEND APPROVAL Delegate to officer with a recommendation that the application is approved.

PL0624/10 SOUTH NORFOLK PLANNING DECISIONS

Members noted planning decisions made by the Planning Authority since the last meeting. Application for 9 dwellings on Aldi site was withdrawn and is likely to be resubmitted.

PL0624/11 DATE OF NEXT MEETING

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

Meeting closed at: 6.58pm.

Councillor Peaty
Committee Chairman

2024/1863 | Proposed conversion of existing barn to 2 residential dwelling and 2 new build dwellings, including garaging. | Vehicle Scrappage Yard Waterside Walcot Green Diss Norfolk

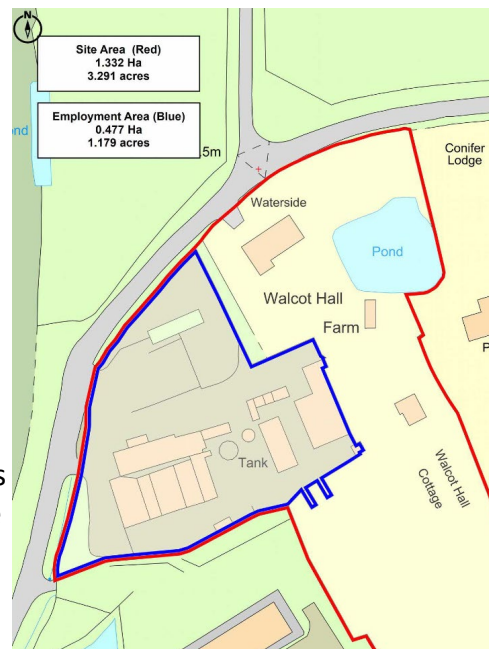
This application is contentious for a number of reasons.

- It is outside the development boundary.
- Although close to the High School and pedestrian routes into the Town centre, there is no footpath for the first 300m alongside a narrow lane with poor sight lines.
- Under policy DM2.2, the site would normally be safeguarded for employment use.
- There are almost certainly contamination issues to be addressed.
- The site area, as opposed to the number of dwellings, requires an affordable housing contribution.

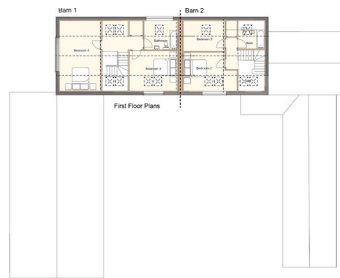
The existing site layout and two photographs of the site are shown on the right.

Originally the area was used for the raising of pigs, but this has not been the case for at least 20 years. More recently the site has operated as a scrap metal yard. Most of the existing buildings are in a very poor state of repair, and consequently not likely to be suitable for further commercial use without significant investment.

Despite the above planning restrictions, this application is offering potential to improve the visual amenity of the site and provide some benefits to the community.



Policy DM2.10 allows the development of redundant agricultural buildings for other use, including light industry, holiday lets or residential use. The plans show an existing barn converted into two dwellings.



There is also a derelict cottage on the site, and the application shows this replaced by a new significantly larger dwelling.

Finally there is an additional bungalow added to the existing buildings.

Do the improvements to the site, the provision of additional housing, and its consequent benefit to the local economy, including the possibility of a S106 agreement for an affordable housing contribution, outweigh its location outside the settlement boundary, the sustainability issues and its loss as a commercial site?



2024/1171	Diss Parish	Desira Motor Company, Victoria Road, Diss, Norfolk, IP22 4GS	Details reserved by condition 3 (drainage statement), condition 5 (flood evacuation statement), condition 6 (external and internal lighting proposal) of 2023/3422	12.06.24	Approval of details - Approved (Delegated)
2024/1213	Householder	Waterside, Walcot Green, Diss, Norfolk, IP22 5SR	Proposed alterations and extensions to exiting dwelling. Erection of new garage and alteration and re-location of existing access drive	14.06.24	Approval with Conditions (Delegated)
2024/1538	Works to trees in conservation area	The Lowes, Victoria Road, Diss	T80 Poplar- Fell T82, T84 Oak- Crown lift to 3m	18.06.24	No objections (Delegated)
2024/1539	Works to trees in conservation area	30 Shelfanger Road, Diss, IP22 4EH	T266 Oak - Prune to clear building by 1.5m 4 T267 Oak - To reduce lateral branch ends by 2-2.5m from a 12m radius to 10m	18.06.24	No objections
2024/1540	Works to trees in conservation area	Church of St Mary, Church St, Diss	T288&289 Cherry - Fell T293 Fig - Prune back on the path side to clear the wall by 1m T310&311 Rowan - Fell T317 Rowan - Crown lift over path to 3m T321 Scots Pine - Remove branch over the path and dead wood T322 Cherry - Crown lift to 2.5m over the foot path	18.06.24	No objections (Delegated)
2024/1034	Full	28 Pursehouse Way, Diss, IP22 4ET	Conversion of garage into workspace to run a business	19.06.24	Approval with Conditions (Delegated)
2024/1349	Works to trees in conservation area	Diss Mere, Madgetts Walk, Diss	T1 Willow- Remove epicormic growth up to a height of 5m leaving existing main stem T2 Weeping Willow- Remove lowest branch from stem which overhangs the mere T3 Willow Coppice- Remove lowest branch over mere and raise to 4m T4 Alder - Overall height 8m reduced to 1m (almost dead tree)	20.06.24	No objections (Delegated)
2024/1339	Approval of Condition Details	Land East Of Vinces Road Diss Norfolk	Details of condition 21 part B and C of 2022/1344 - archaeological mitigatory trenching	27.06.24	Approval of details - Approved (Delegated)

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	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	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	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	25/06/24 - case raised & acknowledged
Grand Total						