

Diss Town Council

Minutes

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 15th January 2025** at **6.30pm**.

Present: Councillors: A. Goulder (Vice-Chair), A. Kitchen, R. Peaty, E. Taylor (Chair).

In attendance: Sarah Villafuerte-Richards (Town Clerk/CEO)
Councillors Craggs & Sinfield
District Councillor Murphy

PL0125/01 Apologies

| Councillor's Name | Apologies Received | Absent Without Apology | Reason / Approval |
|-------------------|-------------------------------------|-------------------------------------|-------------------|
| S. Olander | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| J. Welch | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ill health |

PL0125/02 Nomination of Substitute Representatives

Councillors Craggs and Sinfield substituted for councillors Olander and Welch.

PL0125/03 Declarations of Interest

There were none.

PL0125/04 Minutes

Members received the minutes of the Planning Sub-Committee meeting on Wednesday 20th November 2025. It was

Resolved: To approve the minutes of the meeting of the Planning Sub-Committee held on Wednesday 20th November 2025 as a true record and were signed by the Chair.

PL0125/05 Public Participation

There was one member of the public in attendance. District Councillor Murphy provided an update on the National Planning Policy Framework. As soon as the 5-year land supply runs out, there will no longer be any protection from housing development through the recently adopted Diss & District Neighbourhood Plan (DDNP). Applications with housing will be favoured unless significant environmental or highway concerns trump it. It was noted that the Chair of the DDNP has drafted a letter to South Norfolk District Council regarding concerns.

PL0125/06 Items of Urgent Business

There were no items of urgent business raised.

PL0125/07 New Planning Applications and Development Control Matters

The outlines for this scheme were discussed at a planning committee meeting on 12th June 2024 at which there was support from the Council subject to seeing the full application. The only difference from these early discussions was the addition of flats on the 2nd floor. It mentions in the design and development statement that there are other buildings/premises in the area which are 3 floors high so this application would be in keeping with them.

The outside of the premises is currently rather sad and run down with the yard area at the rear of the building concreted over and neglected. The proposed changes will hopefully make the retail area more attractive and viable to potential customers and the proposed garden area at the rear of the ground floor flat will give a visual uplift leading down towards the Mere. The two first and two second-floor flats will also improve the look of the building on the north side with the addition of windows on what is a stark unappealing wall. Balconies to the rear of the flats will further enhance the look of the building.

The owner would be happy to make two large units also but doesn't see the viability of larger units. The yard area will be remodelled at the rear into a green garden. Drainage will require attention.

| Application No. | Type | Address | Proposal | Response |
|-----------------|--------------------------|--|---|--|
| 2024/3846 | Full Planning Permission | Former Poundland, 55 & 56 Mere Street, Diss, Norfolk, IP22 4AG | Reduce size of shop & storage area with small extension at ground floor & conversion of rear of premises, first & second floor to residential flats | Recommend Approval That we delegate to officer with a recommendation that the application be approved. |

PL0125/08 South Norfolk Council Planning Decisions

Members noted the planning decisions made by the Planning Authority since the last meeting. There was a query regarding the Two Brewers applications given one is withdrawn. It was noted that there has to be a separate Listed Building Consent and that the fact that one of the two is withdrawn happens frequently. It could be an applicant's decision to do so or on advice from a Planning Officer.

Complaints have been received regarding the illuminated sign by the railway bridge, and it has been reported to Planning Enforcement.

It was noted that there has been some activity on the Nelson Road site including a drainage system as the application approaches the end of its three-year period. The land is now up for sale and it is thought that the carer recruitment challenge is the cause. District Cllr Murphy will investigate but it is usual practice to sell on land with planning consent.

PL0125/09 Date of Next Meeting

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

Meeting closed: 7.05pm.

Councillor E. Taylor
Chair