



TOWN CLERK
Miss S Richards

DISS TOWN COUNCIL
Council Offices, 11-12 Market Hill,
Diss, Norfolk, IP22 4JZ.
Telephone/Fax: (01379) 643848
Email: towncouncil@diss.gov.uk

Please ask for: Miss Sarah Richards
Our ref: PL 17.04.19
Date: 11 April 2019

NOTICE OF MEETING

You are cordially invited to attend a meeting of the **Planning Sub-Committee** to be held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 17th April** at **6.30pm** to consider the business detailed below.

Town Clerk

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 ¹ 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 meeting of the Planning Sub-Committee held on 20th March 2019.
- 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. *(Members of the public are entitled to speak for a maximum of three minutes).*
- 6. Items of URGENT business**
To discuss any item(s) of business which the Chairman 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.

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 Councils 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 at the Council Offices during normal opening hours.

Please note that the Council Chamber is currently on the first floor of the Diss Youth & Community Centre. Anyone wishing to attend the meeting who will require access to this room by using the stair lift, should contact the Deputy / Town Clerk prior to the start of the meeting.

App. No.	Type	Applicant	Address	Proposal	Response
2019/0777	Full	Mr Peter Hyde	The Boilerhouse, 3 Cobbs Yard, Diss, IP22 4LB	Conversion of upper floor of commercial premises to flat incl removal of an existing roof to form balcony roof garden.	
2019/0709	Pre application	AAH Planning Consultants	2 Bar Lane, York, YO1 6JU	Application for 90 dwellings north of Walcot Rise	

8. Items for Noting

- a) To note an appeal against planning refusal for planning application 2018/1548 reference the erection of a dwelling at 4 Fair Green
- b) To note an appeal against planning refusal for planning application 2018/2072 reference the raised single dwelling on stilts on land south of Riverside
- c) To note the forth planning application 2019/0745 for erection of a single storey dwelling and garage on former burial site at 13 Croft Lane and that the decision will be left to Officer given the last one was granted in 2013.

9. Date of Next Meeting

To note that Planning meetings will precede scheduled committee dates at 6pm should applications require committee consideration.

COMMITTEE MEMBERSHIP:

Councillors: M. Crawford
M. Gibson
J. Mason
S. Olander (ex-officio)
J. Robertson
E. Taylor (Chair)
F. Wenman

FOR INFORMATION:

Town Clerk

Councillors:

S. Browne (ex-officio)
N. Howard
A. Kitchen

District Cllr Palmer

Diss Express

Deputy Town Clerk

C. Liggett
J. Mason
T. Wenman (ex-officio)

Diss Mercury

DISS TOWN COUNCIL MINUTES

Item 4

Minutes of the meeting of the Planning Sub-Committee held in the Council Chamber in Diss Corn Hall on Wednesday 20th March 2019 at 6.30pm.

Present: Councillors S. Browne
M. Crawford
J. Mason
J. Robertson
E. Taylor (Chair)
T. Wenman
F. Wenman

In attendance: Miss Sarah Richards (Town Clerk)

PL0319/01 APOLOGIES

There were apologies from Councillors Gibson & Olander.

PL0319/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES

Councillor Browne substituted for Councillor Olander.

PL0319/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Minute No.	Councillors Name	Personal/ Other Interest	Pecuniary Interest	Reason
PL0319/07 2019/0445	J. Mason	✓		This councillor is a resident of Lord Road.

PL0319/04 MINUTES OF THE LAST MEETING

It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on Wednesday 6th February 2019 were a true record and were duly signed by the Chairman.

PL0319/05 PUBLIC PARTICIPATION

Members considered a resolution under Standing Orders 3 d., e., f., g. & h. to suspend the meeting to receive comments from members of the public on items to be discussed on the agenda. There were no members of the public in attendance.

PL0319/06 ITEMS OF URGENT BUSINESS

There were none.

PL0319/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

Members received and commented on planning applications and other development control matters. Thanks were extended to the Chair for his meeting preparation.

App. No./ Type	Applicant/ Address	Proposal	Recommendation
2019/0445	Mr Jamie Tennens, 12 Lord Rd, Diss, IP22 4HD	2 storey rear extension	RECOMMEND APPROVAL This application appears to be acceptable and is suitable for decision by Officers under delegated powers.
2019/0441 & 2019/0442 (Listed Building)	Mr Steve Lawrence, 27 Mere St, Diss, IP22 4AD	Proposed extension to create a larger ground floor retail space and 2 x two-bedroom first floor flats.	RECOMMEND APPROVAL This application appears to be acceptable and is suitable for decision by Officers under delegated powers.
2019/0279	Mr J Lau, El Hanan, Stuston Rd, Diss, IP22 4JB	Demolition of existing bungalow and garage. Erection of 2 No dwellings with integral garages, parking and turning areas.	RECOMMEND APPROVAL This application appears to be acceptable and is suitable for decision by Officers under delegated

			powers subject to Highways Authority approval of vehicular access.
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PL0319/08 **ITEM FOR NOTING**
Members noted the Norwich Western Link update.

PL0319/09 **DATE OF NEXT MEETING**
Members noted that Planning meetings will precede scheduled committee dates at 6pm, unless otherwise stated, should applications require committee consideration.

Meeting closed at 6.32pm.

Councillor E. Taylor
COMMITTEE CHAIRMAN

Planning Pack 17/04/19

2019/0777 Applicant: Mr Peter Hyde

Location: The Boilerhouse 3 Cobbs Yard Diss Norfolk IP22 4LB

Proposal: Conversion of upper floor of commercial premises to flat including removal of an existing roof to form balcony roof garden

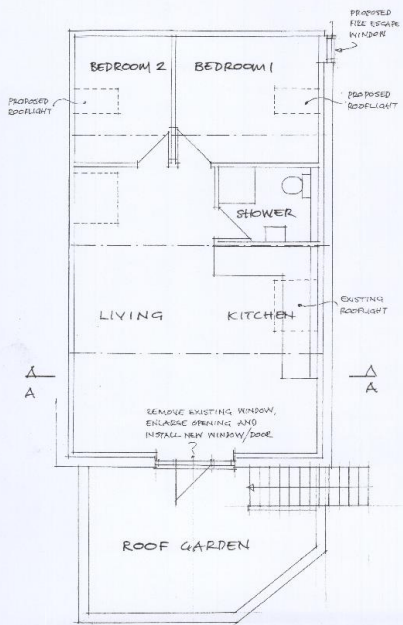
The first floor was originally for commercial use but is no longer required by those using the building. It is proposed that this 1st floor area is converted into a residential 2 bed flat giving 50sqm of habitable space. The high demand for town centre flats is obviously a driver on this

No changes to the basic building structure are proposed other than to remove roof over the single storey area at the eastern end and replace it with a small roof garden.

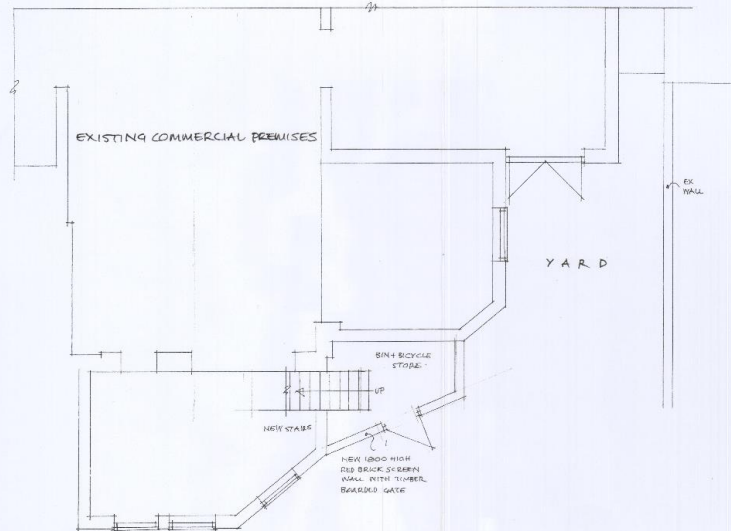
They also propose to create a screened bin and cycle storage area which will also provide security and access to the stairs.

AS EXISTING FROM NORFOLK HOUSE YARD.





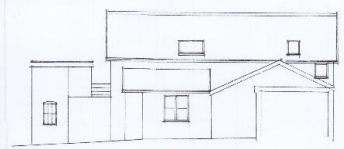
FIRST FLOOR PLAN



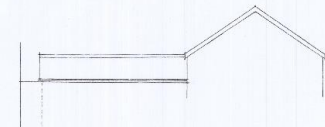
GROUND FLOOR PLAN.



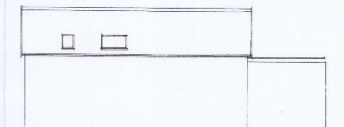
EAST



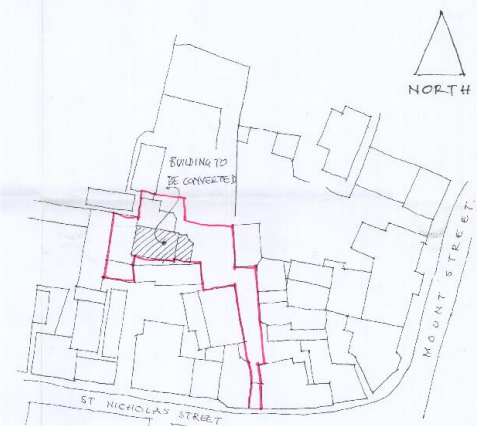
NORTH



WEST



SOUTH



SITE/LOCATION PLAN 1:500

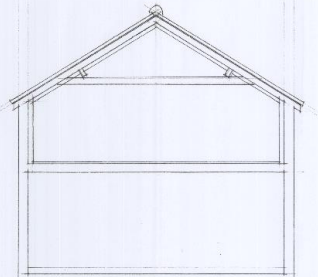
REV	DATE

Nick Clarke mciat Architectural Technologist
 Architectural & Planning Services Consultant

Tel. 01379 642555.
 PROPOSED CONVERSION OF FIRST FLOOR
 COMMERCIAL PREMISES TO FLAT,
 NORFOLK HOUSE YARD, DISS.
 FOR MR. P. HYDE
 GENERAL ARRANGEMENTS DRAWING.

SCALE 1:50 DATE MARCH 26 19

DRG. NO. 1711-01



SECTION A-A

2019/0709 AAH Planning Consultants

Planning application used as a request for Pre-application Planning Advice (Screening Opinion) for a proposed residential development of up to 90 dwellings.

This proposed development would be accessed from either Walcot Rise or Walcot Green adjacent to the nursing home.

The site is approx. 3.25 hectares and the consultants say the proposal would provide housing in an area which lacks a 5-year housing land supply. The report says there is currently no Neighbourhood Plan and that it is unlikely to have a meaningful form before 2020.

This is clearly an attempt to get in at least an outline planning application before the Greater Norwich Local Plan GNLP sites are allocated and more importantly before the emerging Neighbourhood plan is completed.

This site in its context with neighbouring sites is important to the future development of Diss and as such is integral to the emerging Diss & District Neighbourhood Plan.

The site's strategic position cannot be underestimated and with only one chance to get the balance of housing, green space and infrastructure right in the best interests of the whole community, this application is pre-emptive and prejudicial to the work of the Neighbourhood Plan.