

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the Council Chamber at the Corn Hall on Wednesday 14th August 2019 at 7pm.

Present: Councillors S. Browne
S. Olander
J. Robertson
E. Taylor (Chair)
J. Mason
J. Robertson

In attendance: Sonya French (Deputy Town Clerk)
8 Members of the Public
1 Member of the Press

PL0819/01 **APOLOGIES**

There were none.

PL0819/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0819/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

Councillor Eric Taylor states that he has an interest as he lives close to the area.

PL0819/04 **MINUTES OF THE LAST MEETING**

It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 18th July 2019 were a true record and were duly signed by the Chairman.

PL0819/05 **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 nine members of the public or press in attendance.

Four members of the public raised concerns to the Committee with regards to the Land North of Walcot Road, the impact on Infrastructure, roads, schools and doctors listed as areas that would need to be addressed. Concerns were also raised about the effect of the proposed development on the nearby care home and its residents. Three residents handed over letters of complaint which they had already sent to SNDC.

PL0819/06 **ITEMS OF URGENT BUSINESS**

There were none.

PL0819/07 **PLANNING PRESENTATION**

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

2019/1555 - Councillor Taylor stated that he believed that the outline planning application was a speculative attempt to get in a planning application before the GNLP allocates sites and also before the emerging neighbourhood plan had been implemented and agreed. He also stated that he believed we had fulfilled the 5-year housing land supply and that development in the JCS Diss policy 13 had exceeded the planned requirements by a factor of 3. Councillor Taylor also stated that the site in question was not included in the JCS housing allocation.

The site is seen by the Diss and District Neighbourhood plan as a possible future site for new junior and infant schools given its close proximity to the high school.

Councillor Taylor also said that the proposed access to the site was on bend on a narrow stretch of road and that in our representations to the Greater Norwich Local Plan the Town Council had stated that development of this site could not be supported without major improvements to the road network and infrastructure.

2019/1528 – application to develop first floor, 2nd floor already in the middle of development. Over the last 2 years the Town council had supported the conversion of 1st floors (usually storage space) above retail units into flats. This first-floor office space was last used 2 years ago and the owners claimed it was not a viable space for employment.

App. No./ Type	Applicant/ Address	Proposal	Recommendation
2019/1528	Manotarn Ltd, Navire House, Mere St, Diss, IP22 4AG	Change of use of first floor A2 offices to 3no. C3 residential flats, associated internal alterations and replacement of windows.	RECOMMEND APPROVAL This application appears to be acceptable and is suitable for decision by Officers under delegated powers.
2019/1555	Land Allocations Ltd, Land North of Walcot Rise, Diss	Outline application including access, with all other matters reserved for up to 94 residential dwellings.	RECOMMEND REFUSAL See attached response.

RESOLVED: That the Chair of Planning & the Deputy Town Clerk would write to the Planning Authority expressing the Town Council's concerns of this proposal.

(Action: Clerk/ET; immediately)

PL0819/08 **DATE OF NEXT MEETING**

Members noted that Planning meetings will precede scheduled meeting dates at 6pm, unless otherwise stated, should applications require committee consideration.

Meeting closed at 19:31

Councillor E. Taylor
COMMITTEE CHAIRMAN