

Please ask for: Miss Sarah Richards
Our ref: PL 23.10.19
Date: 17 October 2019

To: **ALL MEMBERS OF THE PLANNING SUB-COMMITTEE**

Dear Members of the Public and Press,

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 23rd October 2019** at **6.45pm** to consider the business detailed below.



Town Clerk

A G E N D A

- 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 9th October 2019. (copy details 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. (*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*).

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 Corn Hall. For disabled access, there is a lift in the entrance foyer of the Corn Hall.

7. New Planning Applications and Development Control Matters

To receive and comment on planning applications and other development control matters.

App. No.	Type	Applicant	Address	Proposal	Response
2019/1994	Full Planning Permission	Mr Chris Burnard	Grasmere, Denmark Street, Diss, IP22 4LE	Change of use to residential	
2019/1644	Amended Planning Application	Fellowship of Evan	Former Bethel Chapel, Victoria Road, Diss,	Demolition of existing buildings and erection of up to three dwellings and associated works (with all matters reserved except access).	

8. Date of Next Meeting

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

COMMITTEE MEMBERSHIP:

Councillors:

S. Browne (ex-officio)
M. Gingell
S. Olander (ex-officio)
D. Poulter
J. Robertson
E. Taylor (Chair)

FOR INFORMATION:

Town Clerk

Deputy Town Clerk

Councillors:

D. Collins
N. Howard
S. Kiddie
A. Kitchen
J. Mason

Diss Express

Diss Mercury

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the Council Chamber at the Corn Hall on Wednesday 9th October 2019 at 6.30pm.

Present: Councillors S. Browne (ex-officio)
J. Robertson
E. Taylor (Chair)
D. Poulter
M. Gingell

In attendance: Sarah Richards (Town Clerk)

PL1019/01 APOLOGIES

Apologies were received and accepted from Councillor Olander (ex-officio).

PL1019/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES

There were none.

PL1019/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Minute No.	Councillors Name	Personal/ Other Interest	Pecuniary Interest	Reason
PL1019/07 2019/1799	M. Gingell	✓		This councillor is represented on two Charities alongside the applicant.
PL1019/07 2019/1799	J. Robertson	✓		The councillor lives on the same road as this applicant.

PL1019/04 MINUTES OF THE LAST MEETING

It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 11th September 2019 were a true record and were duly signed by the Chairman. Remove time for meetings under Date of Next Meeting as they change.

PL1019/05 PUBLIC PARTICIPATION

There were no members of the public present.

PL1019/06 ITEMS OF URGENT BUSINESS

There were none.

PL1019/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

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

Application 2019/1799 relates to a property located in the Diss conservation area. The existing single storey 2-bedroom property has had several additions and extensions over its lifetime with a mixture of sloped pantiles and flat roofs. There is a single point of entry to the property via a shared driveway. Extending the property is constrained by several trees including a pine tree with a TPO.

The owner has previously applied to extend and following advice from SNC is proposing demolishing a garage and using the existing footprint for the new application. The proposed 4-bed dwelling will be achieved by replacing the flat roofs with pitched roofs to allow an improved layout downstairs and the addition of 3 bedrooms on the 1st floor. As the footprint is the same for the proposed extended dwelling, tree root protection measures will be taken and the new first floor windows don't appear to overlook neighbours.

Application 2018/2699 has drawn nearly 100 objections, has been ongoing for over a year and has twice been deferred by the South Norfolk Council Development Committee, firstly to allow them to make a site visit and subsequently to ask the applicant for the submission of a construction management plan and landscaping proposals.

In January 2019 Diss Town Council recommended refusal of the application on the grounds of massing and design of the buildings in an area designated as 'important local open space', accessibility and overlooking. The amended application does nothing to mitigate the factors objected to and further objections including the inadequate site access and plan for site spoil removal and landscaping were discussed. It was agreed that this scale of this development is far too large, and that the proposal will be detrimental to the ecology of this "Important Open Space".

It was noted that the South Norfolk District Council's Officer is supporting the application whilst District councillors are refusing the application and that the Chair of this committee is attending the Development Management Committee to refuse this application.

App. No./ Type	Applicant/ Address	Proposal	Recommendation
2019/1799	Mr Matthew Brown, Kyme Lodge, Mount St, Diss, IP22 4QG	Alterations and extension to existing dwelling.	RECOMMEND APPROVAL This application appears to be acceptable and is suitable for decision by Officers under delegated powers.
2018/2699	Mr & Mrs Warnes, 22a St Nicholas Street, Diss, IP22 4LB	Demolition of existing garage/stores. Erection of 3 dwellings, single garage and associated hard-standing parking/turning area.	RECOMMEND REFUSAL The recent amendments to this application do not alter in any way the Town Council's objection of the 17 th January 2019 (attached) as the points we object to are still valid. Please refer to a further objection (also attached).

PL1019/08 **ITEM FOR NOTING**

Members noted the Wetherspoons planning permission document and particulars of decision. It was also noted that the Construction management plan is not a condition of the planning consent and that the Town Council is liaising with Wetherspoons directly on this matter.

PL1019/09 **DATE OF NEXT MEETING**

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

Meeting closed at 7.04pm.

Councillor E. Taylor
COMMITTEE CHAIRMAN



TOWN CLERK
Miss S Richards

DISS TOWN COUNCIL
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Twitter: @DissTownCouncil

Mr Chris Raine
Case Officer
South Norfolk Council
South Norfolk House
Cygnet Court
Long Stratton
Norwich
NR15 2XE

9th October 2019

Dear Chris,

Re: Application reference 2018/2699 | Proposed: Demolition of garage/stores. Erection of 3 dwellings, single garage and associated hard standing, parking/turning area. 22A St Nicholas Street, Diss, IP22 4LB

With respect to the above application and the recent amendments, Diss Town Council feels that the original reasons for objection in our letter dated 17th January 2019 are still valid and as a result continue to **RECOMMEND REFUSAL**. In addition, to the original reasons we would add objections to the recent amendments on the construction management plan, soil excavation and landscaping, which are detailed below:

1. The Construction Management Plan does not contain any highway assessment for construction and contractor traffic entering and leaving the shopping courtyard onto Market Hill and St Nicholas Street. In addition, there is no provision for keeping this shopping courtyard or Market Hill / St Nicholas street clean after construction traffic movements.
2. Site Spoil - using the applicant's own cubic figures 600 tonnes of clay and subsoil will be overlaid on the garden area to a depth of 1.1m in places. It is completely unacceptable to put substandard clay/soil over what is a protected "**Important open space**".
3. Site Spoil Removal - a further 800 tonnes of spoil will have to be removed from site. The figures could be even higher as they qualify them by saying that they are subject to sub-structure and foundation design. This will involve a minimum of 200 lorry movements through the shopping courtyard for spoil removal alone.
4. When you add in the construction traffic making deliveries to site (the number of movements shown in 3 will at least double), deliveries of concrete, contractors vehicle movements and a courtyard, which is not cleaned regularly, it makes the Town Council very concerned about the health and safety implications for both traders and the general public.

As a Town Council, we would reiterate our concerns about the amendments to the application. We believe the scale of this development is far too large and that the proposal will be detrimental to the ecology of this "**Important Open Space**". Furthermore, the proposals will impact on the traders'

ability to go about their normal business and drive footfall away from this private courtyard, which will seriously threaten the viability of traders in the immediate area.

We urge you to **RECOMMEND REFUSAL** and protect this important area of Diss and the traders that work in it.

Yours Sincerely,



Miss Sarah Richards
Town Clerk

Planning Pack 23rd October 2019

2019/1644 Former Bethel Chapel Victoria Road Diss Chapel Victoria Road Diss Norfolk

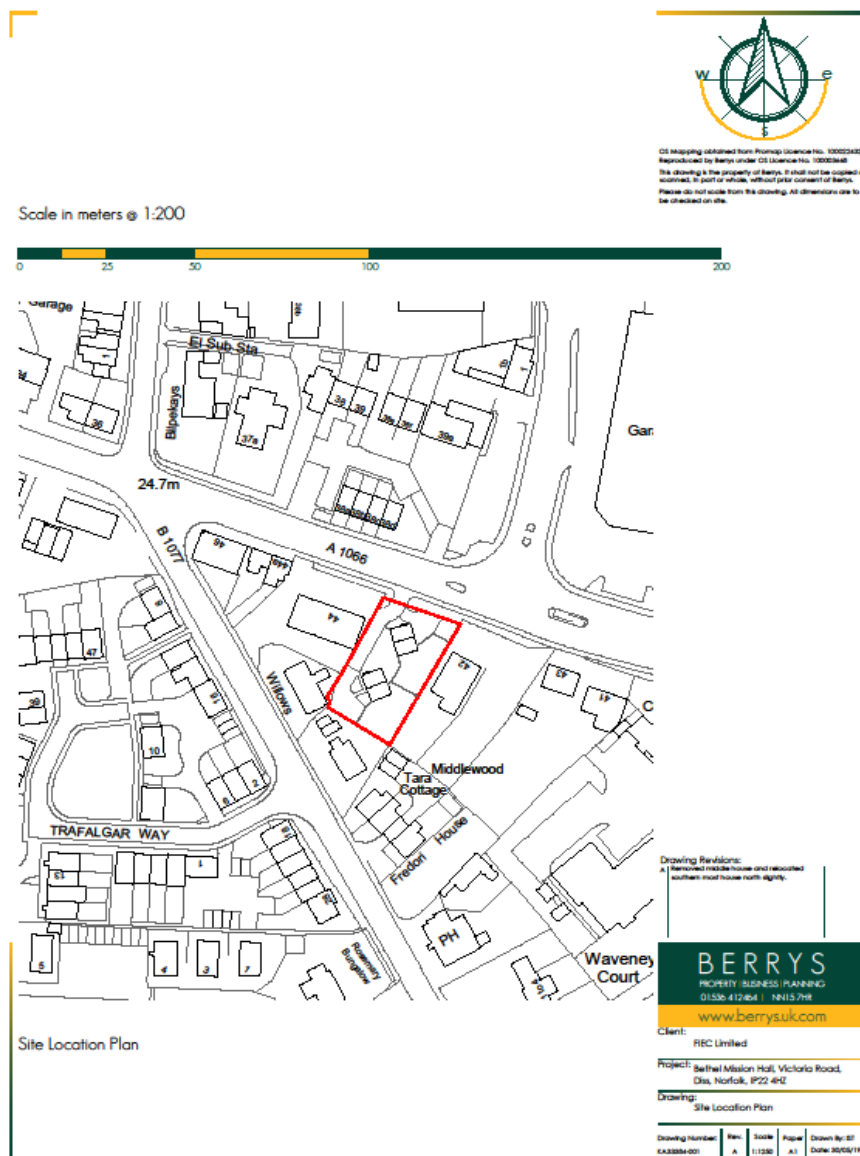
Demolition of existing buildings and erection of up to three dwellings and associated works

This application has been amended from 3 to 2 dwellings which is something we suggested on the first application.

However, when we first looked at the proposals several members felt that the layout should be more linear and in line with other properties rather than the staggered formation shown on the drawing.

Highways have commented that the current location for the entrance is satisfactory, and they would not wish to see the entrance moved towards the traffic signals so this does limit the options to change the layout.

The parking appears to be adequate for 2 dwellings although the number of beds has not been specified. This outline planning application appears acceptable providing there is no overlooking of the bungalow next door

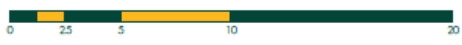




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Site Plan

Scale in meters @ 1:200



Drawing Revisions:
 A Removed Middle house and relocated southern most house north slightly.

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 01536 412464 | NN15 7HR
www.berrys.uk.com

Client: FIEC Limited

Project: Bethel Mission Hall, Victoria Road, Diss, Norfolk, IP22 4HZ

Drawing: Site Plan

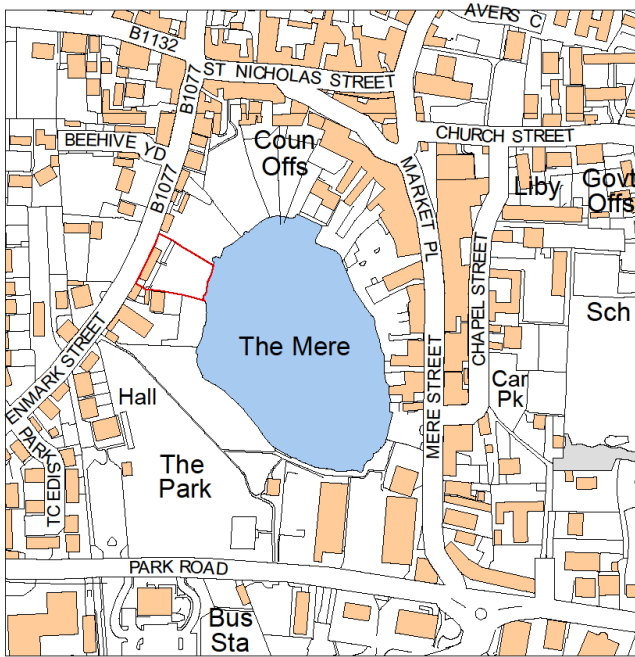
Drawing Number:	Rev.	Scale	Paper	Drawn By:	Date:
KA33384-002	A	1:200	A1	IST	30/05/19

2019/1994 Grassmere Denmark Street Diss IP22 4L

Change of use to residential

One to note.

The club has been sold for residential use and no changes will be made to the exterior. The interior is largely the same with some minor changes to room layout



SITE LOCATION

1:250



SITE LAYOUT

1:500

GRASSMERE DENMARK STREET DISS PROPOSED CHANGE OF USE TO RESIDENTIAL

JOB : 2499

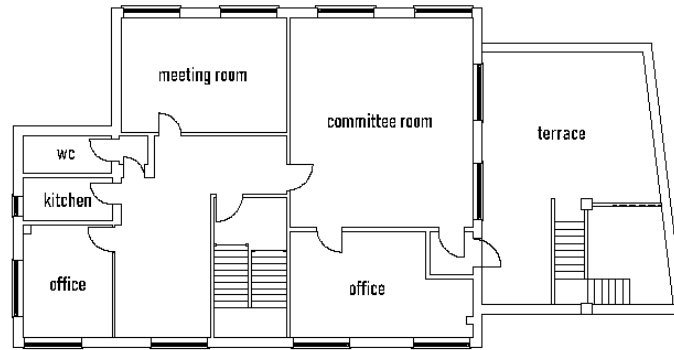
DRAWING : 01/01

DATE : October 2019

TITLE : Site Location - Site Layout

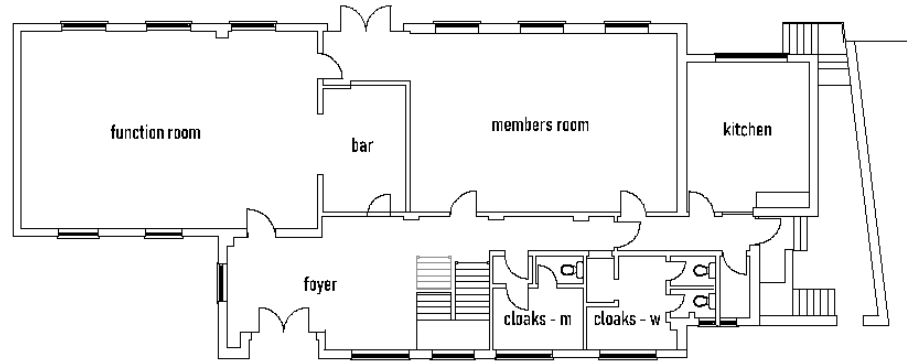
SCALE : various





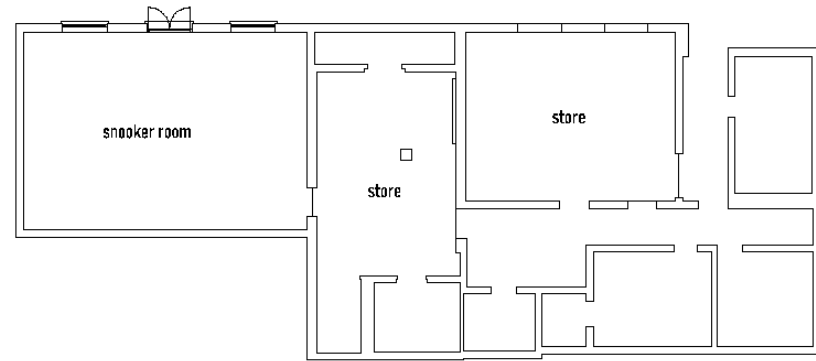
Current Layout

FIRST FLOOR



GROUND FLOOR

Accommodation configured as private club



LOWER GROUND FLOOR

GRASSMERE DENMARK STREET DISS PROPOSED CHANGE OF USE TO RESIDENTIAL

JOB : 2499

DRAWING : 01/02

DATE : October 2019

TITLE : Floor Plans - existing

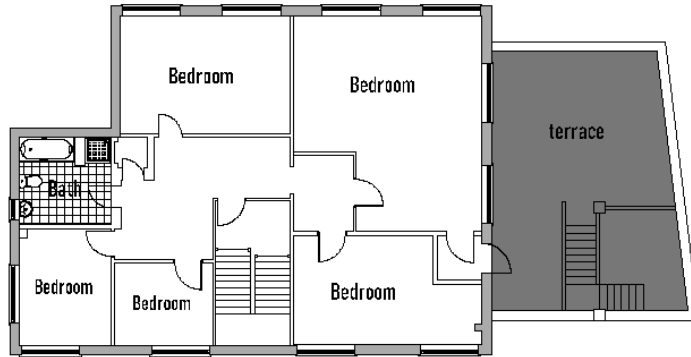
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ICON ARCHITECTURAL
HETHEL ENGINEERING CENTRE
CHAPMAN WAY
HETHEL - NORWICH
NR14 8PB
01553 957669

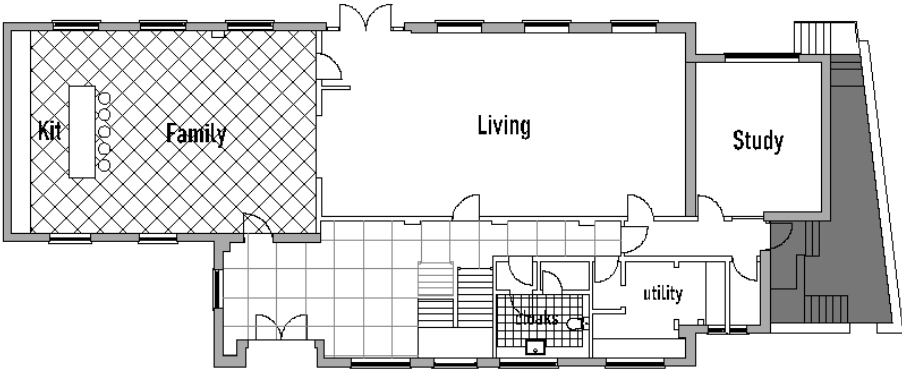


Proposed Layout

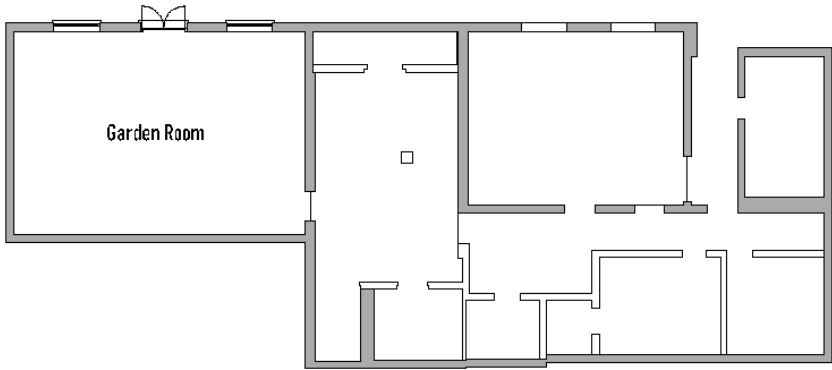


FIRST FLOOR

NOTE
No changes to the appearance of the external envelope required. All external materials, components and colours retained



GROUND FLOOR



LOWER GROUND FLOOR

GRASSMERE DENMARK STREET DISS
PROPOSED CHANGE OF USE TO RESIDENTIAL



ICON ARCHITECTURAL
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