



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.	<b>RECOMMEND APPROVAL</b> 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.	<b>RECOMMEND REFUSAL</b> The recent amendments to this application do not alter in any way the Town Council's objection of the 17 <sup>th</sup> 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.

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Councillor E. Taylor  
COMMITTEE CHAIRMAN



**TOWN CLERK**  
Miss S Richards

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

9<sup>th</sup> 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 17<sup>th</sup> 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:

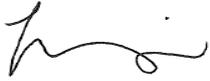
1. The Construction Management Plan does not contain any highway assessment for construction and contractor traffic entering and leaving the shopping courtyard onto Market Hill and St Nicholas Street. In addition, there is no provision for keeping this shopping courtyard or Market Hill / St Nicholas 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