

DISS TOWN COUNCIL

DRAFT MINUTES

Minutes of the meeting of the **Infrastructure Committee** held in the Marriage Room at **Diss Town Council Offices** on **Wednesday 19th February 2020** at **7:15pm**.

Present: Councillors
D. Collins
M. Gingell
D. Poulter
A. Kitchen
E. Taylor
S. Olander (ex-officio)
J. Welch

In attendance: Miss Sarah Richards, Town Clerk
12 members of the public

INF0220/01 **APOLOGIES**
Apologies were received and accepted from Councillors Browne and Kiddie.

INF0220/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**
There were none.

INF0220/03 **DECLARATIONS OF INTEREST¹ AND REQUESTS FOR DISPENSATIONS**
There were none.

INF0220/04 **MINUTES OF THE LAST MEETING**
It was

RESOLVED: That the minutes of the meeting of the Infrastructure Committee held on 18th December 2019 were confirmed and signed as a true record.

INF0220/05 **PUBLIC PARTICIPATION**
There were 12 members of the public present. Representatives of the Friends of Parish Fields spoke in favour of the committee's draft recommendation in its response to the Greater Norwich Local Plan not to support development on Parish Fields and retain it as important open space. It was noted that the petition against development of this site had now reached 2,645 signatures and that designating the area as open local space in the Diss & District Neighbourhood Plan is the next step. There were also Roydon Parish Council representatives in attendance given Diss' warding with Roydon as well as the D&DNP Steering Group Chair.

INF0220/06 **ITEMS OF URGENT BUSINESS**
There were none.

INF0220/07 **GREATER NORWICH LOCAL PLAN**
Councillors considered a response to the Greater Norwich Local Plan (GNLP) consultation drafted by the Council's Diss & District Neighbourhood Plan Sub-group for submission by 16th March 2020. It was noted that around 70% of the recommendations put forward by the Council in the last GNLP consultation in 2018, have been included in these GNLP proposals. There are 44,500 homes to be delivered across Norfolk up to 2038 with 400 new homes plus 343 carry over from the 2015 Local Plan for Diss & parts of Roydon.

1. Policy GNLP0102 Frontier Agriculture Ltd, Sandy Lane is allocated for high density residential development to accommodate at least 200 homes.

There was discussion about this land being best suited to employment supported by recommendations from the D&DNP consultants AECOM and to provide job opportunities for the increasing population. It was noted that the housing density proposed for this site is double that of any other location in Diss at over 60 homes per ha. Members also discussed the highway constraints of the location with the highway width insufficient to allow passing vehicles and a pedestrian / cycle footway between the site and the railway bridge, something confirmed by Norfolk County Council Highways on a past planning application.

It was noted that the Diss Network Improvement Strategy Plan and the developer contributions through Community Infrastructure Levy payment should help to alleviate some of the town's infrastructure needs given the increased population.

2. Policy GNLP0250 / 0342 / 0119 / 0291 land north of the Cemetery, west of Shelfanger Road and east of Heywood Road – allocated for residential development to accommodate at least 200 homes.

It was noted that these sites (two on the west side reside in Roydon) have been combined as they are well related in form and character terms to the existing built up area of Diss and would enable the provision of a link road to connect Heywood and Shelfanger Roads to alleviate traffic problems pressures in the north of the town especially on roads such as Sunnyside.

3. Policy DIS 1 (GNLP0185) Land north of Vinces Road is an existing allocation for 35 homes for noting only.
4. Policy DIS 2 Land off Park Road – allocated for open space and residential development for 10 homes.

It was noted that this is an existing allocation in the Local Plan and that the Town Council is in discussions with higher tier authorities about combining this site with DIS 7 to develop a new leisure centre and possibly business hub together with more housing, open green space & riverside walks. The results of current feasibility assessment are due out in March. There was discussion around the impact of climate change regarding development near to the river and it was noted that planning controls have increased to help mitigate this impact.

5. Policy DIS 3 Land off Denmark Lane, Roydon – existing allocation for residential development to accommodate 42 homes for noting only
6. Policy DIS 8 land at Station / Nelson Road – existing allocation for employment uses in Class B1 for noting only.
7. Policy DIS 9 land at Sandy Lane – existing allocation for employment uses in Classes B2 & B8 for noting only.
8. Policy GNLP 0341 land between Shelfanger Road and Mount Street (Parish Fields / Lawns)

It was noted that this site was previously rated as unsuitable and has been changed to a reasonable alternative if additional growth is needed in the towns due to its central location. Originally put forward for 35 retirement living units, 5 dwellings and Health Centre expansion, later plans were for 24 high end retirement bungalows.

However, this green field site is identified as an important open space in the Local Plan and is recognised by NCC as an Historic Environment Site. There has been considerable community support for retaining this open space (2,645 petition signatures) and AECOM's site assessment in December 2019 rated the site as unsuitable.

Members of the public were encouraged to comment on the planning considerations only, to work with the D&DNP Steering Group regarding the area's designation as local open space & reminded about the GNLP consultation event taking place at the Corn Hall on 3rd March.

It was noted that should an application be submitted for the site before GNLP takes effect, the Town Council would be obliged to consider it following due process. There was discussion regarding whether the owner could apply for permission regardless of its designation as local green space in the D&DNP.

9. GNLP1045 – land west of Nelson Road and east of Station Road – allocated for unspecified number of residential dwellings

This site is currently allocated for employment as part of the current DIS 8 in the Local Plan and the proposed change to residential use could be supported providing the density of the development is not more than that of the adjacent estate.

The remaining sites were noted only and there were no objections from members. It was

- RESOLVED:
1. To consult with the Greater Norwich Local Plan with a view to retaining Policy GNLPO102 Frontier Agricultural Ltd, Sandy Lane for employment.
 2. To support Policy GNLPO250 / 0342 / 0119 / 0291, land north of the Cemetery, west of Shelfanger Road and east of Heywood Road.
 3. To continue to look at developing the land off Park Road Policy DIS 2 with DIS 7 for health, leisure and housing.
 4. That Diss Town Council will not support the development of GNLPO341 Land between Shelfanger Road and Mount Street and the resultant loss of any of this historic important open space.
 5. To support the change of use of GNLPO1045 land west of Nelson Road and east of Station Road from employment to residential use providing the density of development is no more than that of the adjacent estate.
 6. To draft a cover letter to explain the Council's rationale to accompany the responses to the Greater Norwich Local Plan consultation.
- (Action: Clerk / ET / SO; by 16.03.20)**

INF0220/08 **PROGRESS REPORT**

Councillors noted progress on decisions made at the last meeting of Council related to the Infrastructure Committee. It was agreed that the naming of Wetherspoons would be added to the agenda for the meeting with the developer.

(Action: Clerk / ET / SO; by 06.03.20)

INF0220/09 **MEMBER FORUM**

Councillors considered information and issues relevant to this committee from members for brief discussion, action or inclusion on a future agenda. It was agreed that the minutes of the Diss Community Team meetings would be circulated to all members regarding proposals to support the decline of the town centre.

(Action: Clerk;immediately)

INF0220/10 **DATE OF THE NEXT MEETING**

To note that the next meeting of the Infrastructure Committee will be held on 22nd April 2020.

Meeting Closed at: 9.12pm.

Chairman: Councillor Olander