



TOWN CLERK
Miss S Richards, CILCA

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: Sarah Richards
Our ref: PL 09.11.22

Date: 02.11.2022

NOTICE OF MEETING

Dear Members of the Public and Press,

You are cordially invited to attend a meeting of the **Planning Committee** to be held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 9th November 2022** at **6.45pm** 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 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 Planning Committee held on 28th September 2022 (copy 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 Chair or Town Clerk 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 (report herewith).

App. No	Type	Applicant	Address	Proposal
2022/1975 2022/1976	Full	Inside Land Ltd and Cocksedge Building Contractors Ltd	Land West of Denmark Lane Roydon Norfolk	Residential development with associated access, parking, landscaping and associated infrastructure.

8. South Norfolk Council Planning Decisions

To note the planning decisions made by the Planning Authority since the last meeting (copy herewith).

9. Date of Next Meeting

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

COMMITTEE MEMBERSHIP:	FOR INFORMATION:
Councillors:	Town Clerk
M. Gingell	Deputy Town Clerk
K. Murphy (Vice-Chair)	
S. Olander (ex-officio)	Councillors:
R. Peaty	
E. Taylor (Chair) (ex-officio)	S. Browne
G. Waterman	D. Collins
J. Welch	S. Kiddie
	A. Kitchen
	J. Robertson
	L. Sinfield
	J. Wooddissee
	Diss Express / Mercury

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 Council's 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 on our website at <https://www.diss.gov.uk/planning>

DISS TOWN COUNCIL

MINUTES

DRAFT

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 28th September 2022** at **6.30pm**.

Present: Councillors:

M. Gingell
E. Taylor (Chair / ex-officio)
J. Welch
R. Peaty
G. Waterman

In attendance: Sarah Richards, Town Clerk

PL0922/01 APOLOGIES

Apologies were received from Councillor Olander and Murphy which were accepted by Council.

PL0922/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES

There were none.

PL0922/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
2022/1720	Councillor Peaty	X		Neighbour is the applicant.

PL0922/04 MINUTES

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 7th September were a true record and were duly signed by the Chairman.

PL0922/05 PUBLIC PARTICIPATION

There were no members of the public present.

PL0922/06 ITEMS OF URGENT BUSINESS

There were no items of urgent business.

PL0922/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

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

App. No	Type	Applicant	Address	Proposal	Response
2022/1688	Works to trees in conservation area	Sylvia Grace	40-41 Mere St, Diss, IP22 4AH	T1 Rowan - Fell	Oppose the felling of the tree, to remove the ivy to ground level and to replace the bench.
2022/1720	Full	Concolmeg Construction Ltd Robinson	Land South of Riverside, Diss	New single storey dwelling with car parking	To delegate to officer subject to the design meeting all South Norfolk Council policy documents and building regs. Please condition to reinstate lost willow trees and landscaping the eastern area of the plot.

2022/1734	Removal/ Variation of Condition (S73 / S19)	Mr & Mrs A Warnes	22a St Nicholas Street, Diss, IP22 4LB	Variation of condition 2 of 2018/2699 – Changes to lower ground level decking and insertion of internal rear boundary hedges	<p>Diss Town council wish to object to the proposed change to condition 2.</p> <p>The developers proposal to alter the shared garden into 3 narrow strip gardens will mean they will be around 3.5 m wide at the narrowest point which does not in our opinion meet the requirements of policy DM3.15. after the width of proposed hedges are taken into account.</p> <p>It would not provide adequate recreational open space commensurate with the development and it would result in a net quantitative and qualitative loss of open space .</p>
2022/1731	Full	Mr Danny Ward	Ancillary Annexe At 9 Bryars Lane, Diss	Change of use of existing ancillary annexe to residential	<p>The applicant has addressed some of the reasons for the earlier application 2021/2229 being refused.</p> <p>However, the conversion of the building from ancillary accommodation into a separate dwelling with a limited plot size will result in a cramped form of development that provides an unsatisfactory layout, is out of character with the surrounding area and provides inadequate amenity space for residents.</p> <p>The resulting truncated plot provided with the existing dwelling will provide a constrained plot that will also be out of character with the surrounding area</p> <p>The development appears contrived given the detached nature of the parking arrangements. Overall, the creation of the new dwelling in the manner shown will not make a positive contribution to the local character nor will it relate satisfactorily to the surroundings</p> <p>.</p> <p>The application is contrary to Policy 2 of the Joint Core Strategy and policies DM1.4(d.) and also DM3,5(a and c) and DM3.8 (a)of the South Norfolk Local Plan Development Management Policies Document 2015.</p>

(Action: Clerk; immediately)

PL0922/9

DATE OF NEXT MEETING

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

Meeting closed at 7.08 pm.

Councillor E. Taylor
Committee Chairman

PLANNING PACK 09/10/22

2022/1975 and 2022/1976 Land West of Denmark Lane Roydon Norfolk - Residential development with associated access, parking, landscaping and associated infrastructure

Existing Policy DIS3 covers the site of the two applications 2022/1975 and 2022/1976. The first of these applications is for 6 dwellings and the second is for 47 dwellings = total 53 dwellings. The following notes cover both applications.

Policy DIS 3 : Land off Denmark Lane (Roydon parish)
<p>Land amounting to some 1.6 hectares is allocated for housing. This allocation could accommodate approximately 42 dwellings.</p> <p>The developers of the site will be required to:</p> <ol style="list-style-type: none"> 1. make appropriate footway improvements and provide road access from Denmark Lane; 2. provide approximately 10m landscape belt to western boundary reflected to provide a soft edge to the development. 3. Wastewater infrastructure capacity must be confirmed prior to development taking place; 4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Policy DIS3 establishes that the site is allocated for development

This 1.6 ha site was carried over from the amended 2015 local plan and in common with other carried over sites were reassessed by the DDNP at the request of the GNLP(SNDC). When the landscape belt in 2 above is removed the effective size of the whole site is 1.4 ha. and the housing density is 38 per ha. This compares with 33 in the original policy.

When AECOM were assessing all the sites in the DDNP, they recommended a maximum density of 25 dwellings per ha in all rural areas and Roydon is one such area. In fact, the DDNP recommendation for this site was 25 dwellings.

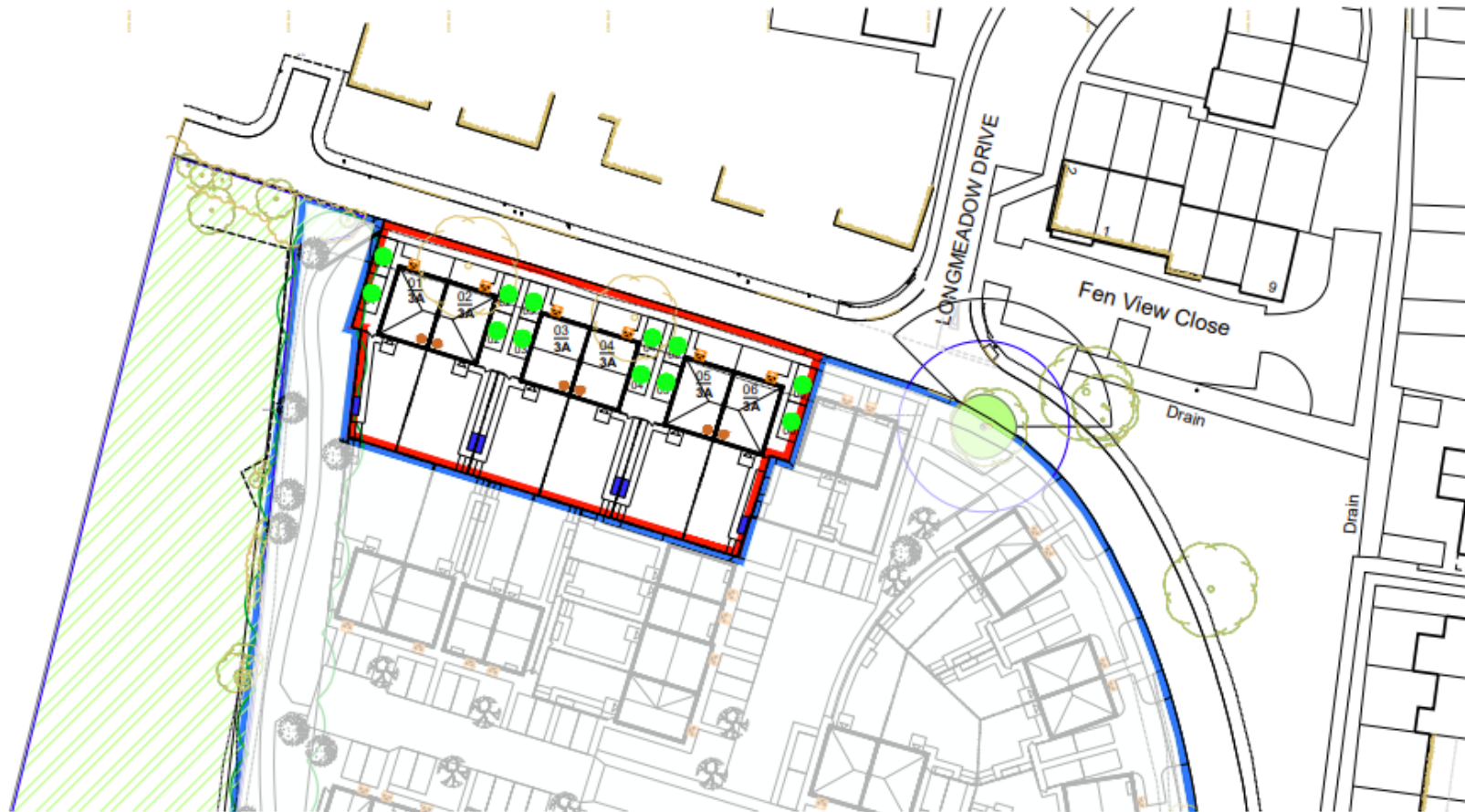
As can be seen from the developer's masterplan this site layout would give an estate with very small gardens and very little amenity (green) space a large proportion of which would form a SUD's basin.

It is fairly obvious that the developer has chosen to ignore some planning policies and the DDNP design guide on matters such as:


- Parking provision is the minimum that legislation requires. This will mean there will be a great deal of parking on the narrow streets giving bin lorry and emergency vehicles potential access problems. In addition, little or no provision has been made for service vehicles or visitor parking. We would have thought the template we agreed with Persimmons on the Orchard Way estate would have been a model for new estates in Diss.
- Access to bin lorries poor. If residents have to walk 35 or 40m to put out the bin they will be left out making the estate untidy. Bin lorries will have difficulty accessing bins and bin collection points will also stop residents vehicles from exiting/returning to their homes

- The Designing Out Crime Officer's report highlights more needs to be done as the current design and density does not reduce crime prevention, Crime Prevention through Environmental Design could be considerably improved with a reduced number of dwellings and better street design.
- A new 2m wide footpath on Denmark Lane whilst necessary does nothing to meet the aspirations of the GNLP, SNDC or the DDNP as there should be provision for infant/junior school cyclists especially as most will attend Roydon Junior School.

See attached drawings below:



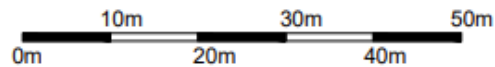
KEY

 **ALLOCATED PARKING SPACES**
 TOTAL: 12 (200%)

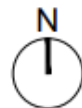
PARKING

3 BED HOUSE: 2 allocated parking space

PARKING SPACE SIZE: 4.8m x 2.4m



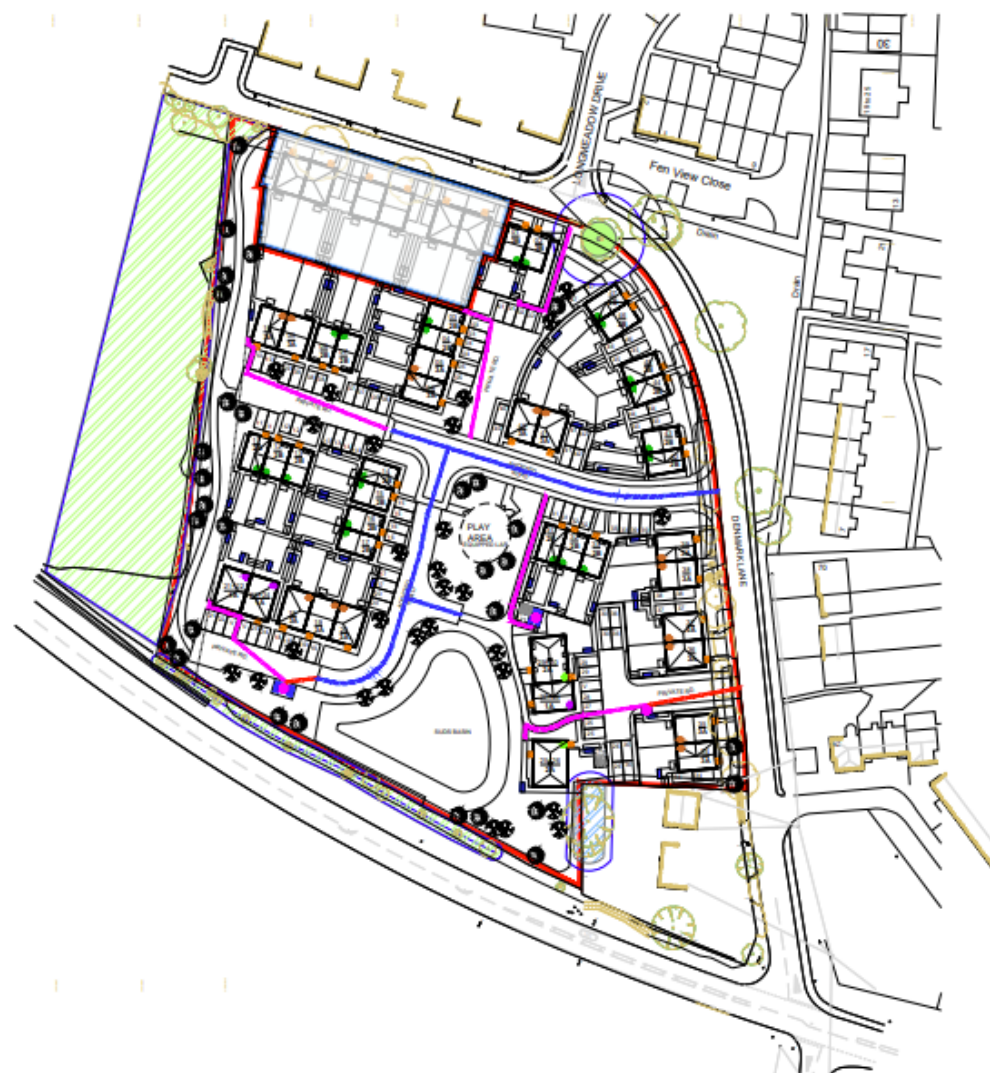
PLANNING



<div>Notes</div> <ul style="list-style-type: none">Copyright in this drawing remains the property of BMD Architecture Limited.Do not scale this drawing "unless for the purposes of verifying or determining any Planning Application".Contractors and consultants are to advise BMD Architecture Limited of any discrepancies.	<div>Revision</div> <div>A. Updated to reflect the latest layout.</div>	<div>Date</div> <div>07.10.22</div>	<div>By</div> <div>BR</div>	<div>Check</div> <div>JJ</div>	<div>Project</div> <div>LAND AT ROWDEN WAY DISS</div>		<div>Drawing</div> <div>PARKING STRATEGY</div>		<div>Client</div> <div><div>INSIDE LAND</div><div>GROUP</div></div>		<div><div>BM3</div></div>
					<div>Scale</div> <div>1:500@A3</div>	<div>Dated</div> <div>SEP 2022</div>	<div>Job No.</div> <div>71327</div>	<div>Drawing No.</div> <div>D107</div>	<div>Drawn by</div> <div>BR</div>	<div>Checked</div> <div>JJ</div>	

Birmingham Office: 28 Pickford Street, Digbeth, Birmingham, B5 5QH T: 0121 633 0000 F: 0121 633 0300 E: design@bmd.co.uk

Planning Application 2022/1975



- KEY**
- ROUTE FOR REFUSE VEHICLE
 - WALKING ROUTE TO COLLECTION POINT:
25m max
 - RESIDENT WALKING DISTANCE:
35m max
 - BIN STORAGE COLLECTION POINT

Note:
Dwellings fronting adopted road will bring bins to the pavement on collection days.



<div>Notes</div> <div><div><div><div></div></div><div>Designs in this drawing remain the property of the client.</div></div><div><div><div></div></div><div>Do not copy this drawing without the written permission of the client.</div></div><div><div><div></div></div><div>Appropriate and appropriate use to which the information contained in this drawing.</div></div></div>	<div>Revisions</div> <div><div><div></div></div><div>A. Updated to reflect the latest layout.</div></div>	<div>Scale</div> <div>07.10.22</div> <div>BN</div> <div>22</div>	<div>By</div> <div>BN</div> <div>22</div>	<div>For</div> <div>22</div>	<div>Client Name</div> <div></div>	<div>Project</div> <div>LAND AT DENMARK LANE</div> <div>D001</div>	<div>Planning</div> <div>REFUSE STRATEGY</div>	<div>Client</div> <div><div>INSIDE LAND</div><div>U K D U P</div></div>	<div>BN3</div>	
						<div>Scale</div> <div>1:500</div> <div>BN</div> <div>22</div>	<div>Project No.</div> <div>BNP 2022</div> <div>22</div>	<div>Drawn No.</div> <div>BNP 2022</div> <div>22</div>		<div>Check No.</div> <div>BNP 2022</div> <div>22</div>

Access for refuse vehicle and bin collection points

Recommendation for application numbers 2022/1975 and 2022/1976

We accept the principle of development is established on this site as outlined in the Local Plan Policy DIS3 and indeed the Diss and District Neighbourhood Plan (DDNP) policy which is currently at the examination stage.

However, the two applications raise a number of concerns that should be addressed in order to build new homes to a standard that meets the expectations of the community. These include:

1. AECOM recommend that the number of dwellings proposed on a rural site such as this in Roydon is 25/ha. In more built-up parts of Diss it is usually around 30 per ha. In this particular case when considering applications 2022/1975 and 2022/1976 and discounting the 10m landscape belt (DIS3) to provide a soft edge to the development the site density will be 38 dwellings per ha. This in our opinion will amount to Massing and it can be seen from the developer's masterplan the site layout would give us an estate with very small gardens and very little amenity (green) space, a large proportion of which would form a SUD's basin.

Policy DM 3.8 Design Principles applies to all developments and requires the LPA to work with applicants to achieve high quality design and positive improvement from all development, protect and enhance the environment and existing locally distinctive character and encourage innovation. As this would clearly not be the case the LPA should refuse the development as it fails to take the opportunities for improving the character and quality of an area and the way the area functions.

2. Parking provision is the minimum that legislation requires. This will mean there will a great deal of parking on the narrow streets giving refuse lorries and emergency vehicles potential access problems as regularly seen on other developments in Diss. In addition, little or no provision has been made for service vehicles or visitor parking. We would have thought that the successful template Diss Town Council agreed with Persimmons on the Orchard Way estate should have been a model for new estates in Diss.

Policy DM 3.12 Planning permission will be granted where appropriate vehicle parking provision is provided by the developer to serve the needs of the proposed development. The failure to provide sufficient visitor parking and the poor design will inevitably lead to on-street parking restricting larger vehicle movements.

3. Access for refuse lorries is very poor. If residents have to walk 35 or 40m to put out their bin they will left out making the estate untidy and refuse lorries will have difficulty accessing bins. Bin collection points are also poorly positioned and they will also stop private vehicles from being able to egress their homes. We already have a major problem with poor design of some estates in Diss where bins have not been emptied on a number of occasions, because refuse lorries could not get close enough. We have also had instances of emergency vehicles being unable to reach their destination without knocking on doors to get vehicles moved.

Policy DM 4.3 Facilities for the collection of recycling and waste

- All new developments should ensure that sufficient facilities are available for each property to simply store and dispose of their recycling and waste and is well integrated into the design of the development. Provision must be made for the permanent, on-site storage of the designated receptacles and then their removal and return for collection.
- Waste management facilities provided for any residential development should be accessible for all residents and designed to maximise the diversion of waste from landfill and promote recycling, including the provision of accessible community 105 collection points for the collection of additional materials.
- Residential development should include space for waste collection from points accessible by a collection vehicle (32 tonnes).

It is clear that this design does not meet the requirements of Policy DM4.3

4. The Designing Out Crime Officer's report highlights more needs to be done as the current design and the density does not reduce crime prevention, Crime Prevention through Environmental Design could be considerably improved with a reduced number of dwellings and better street design.
5. A new 2m wide footpath on Denmark Lane whilst necessary does nothing to meet the aspirations of the GNLP, SNDC or the DDNP as there should be provision for infant/junior school cyclists especially as most will attend Roydon Junior School. In addition, there must be a safe cycling route to the high school.

In 2017 the Government published its first Cycling and Walking Investment Strategy 17, setting out the ambition for walking and cycling to be natural choices for shorter journeys. This provision is sadly lacking.

Whilst, in principle Diss Town Council have no objection to developing this site, without the above design improvements we feel we must recommend refusal.

Should you be minded to approve these applications, we would request that they should be brought to the Development Management Committee for the fullest scrutiny.

Cllr Eric Taylor
Town Mayor and Chair of Planning
Diss Town Council