

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 5th April 2023** at **6.45pm**.

Present: Councillors: M. Gingell
S, Olander
R. Peaty
E. Taylor (Chair / ex-officio)
G. Waterman
J. Welch

In attendance: Sarah Villafuerte Richards – Town Clerk
J. Wooddissee

PL0423/01 **APOLOGIES**

Apologies were received and accepted from councillor Murphy (holiday).

PL0423/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

Councillor Wooddissee substituted for councillor Murphy.

PL0423/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0423/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 1st March 2023 were a true record and were signed by the Chairman.

PL0423/05 **PUBLIC PARTICIPATION**

Members considered 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. Individuals are allowed to speak for a maximum of 5 minutes. There were no members of the public.

PL0423/06 **ITEMS OF URGENT BUSINESS**

There were no items.

PL0423/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

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

There was discussion regarding Norfolk's Parking guidelines / standards for restaurant use requiring one space per two seats plus one space per 5m² for public floor area and the potential noise impact from outdoor eating. Members discussed the size of the kitchen and central open grill relevant to the 86 covers.

The biggest concern was the lack of reference to designated parking on site. There are already vehicles parking on street by the premises, there is little parking provision in the vicinity if any and it was considered this type of establishment would be likely to serve takeaways, requiring good provision for vehicles. It was noted that Ampersands had to ask John Doe's for evening parking provision on their site due to restrictions on Sawmills Road.

There was also concern that there are currently no parking restrictions in the area and it was considered unlikely that a new Traffic Regulation Order would be issued by Norfolk County Council given costs.

Refusal? 60 covers – 30 cars – designated parking on premises. Competition for other Turkish restaurant.

7pm – Councillor Olander entered the meeting.

It was RESOLVED:

App. No	Type	Applicant	Address	Proposal	Response
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2023/0588	Change of use	Mr Hakan Huylu	White Elephant, 3 Stuston Road, Diss, IP22 4JB	Change of use from Sui Genesis to E class (restaurant use). Installation of extraction flue and pergola system at the rear.	<p>RECOMMEND REFUSAL</p> <p>As the White Elephant Public House has been empty since 2017, we would welcome the building being brought back into use as a restaurant.</p> <p>However, there are no allocated parking spaces at the rear of the building and with a proposed 86 covers we are concerned that there is inadequate parking space to avoid on-street parking on a busy road with very little, if any, parking provision in the vicinity of the premises.</p> <p>For the above reason, unless the applicant comes back with a clearly marked out parking scheme to meet requirements of application (minimum 30 spaces) utilising the site, this application is refused.</p>
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PL0423/8

SOUTH NORFOLK PLANNING DECISIONS

Members noted the planning decisions made by the Planning Authority since the last meeting. The decision notice regarding application ref. 2022/0677 was included as the decision had not been included in the planning lists distributed by the Planning Authority. It was also noted that the application has a new CEO starting in June.

The Chair provided an update following his attendance at the Development Management Committee (DMC) speaking on behalf of Diss Town Council on the Grasmere application (ref 2022/1890). The District Council's Planning Officer recommended approval and it was accepted by a 5/4 majority. The lack of invitation to a representative of the Diss & District Neighbourhood Plan was considered unacceptable given the plan should now carry material weight as was the 9 days' notice given regarding the date of the DMC. DTC made its objections to the loss of view and parking arrangements and County / District Councillor Kiddie presented the case well regarding inadequate provision for waste management as well as parking.

PL0423/9

DATE OF NEXT MEETING

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

Meeting closed at 7.16pm

Councillor E. Taylor
Committee Chairman