



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 19.01.22
Date: 14.01.2022

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 **online** at <https://us02web.zoom.us/j/83224664245?pwd=R0Yva2MvdENmdXZuSnVRNVN1N2kydz09> on **Wednesday 19th January 2022** at **7.15pm** 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 that the minutes of the Planning Committee held on 12th January 2022 will be approved at the next meeting of this committee.
- 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
2021/2782	Outline	Mr Richard Martin	Land East of Shelfanger Road and West of Heywood Road, Diss	The erection of up to 179 dwellings, 0.64ha of land for the future extension of Diss Cemetery, a new road linking Shelfanger Road and Heywood Road/Burston Road,

				public open space and associated infrastructure and landscaping.
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8.

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	
S. Olander (ex-officio)	Councillors:
R. Peaty	
E. Taylor (Chair) (ex-officio)	S. Browne
S. Warren	D. Collins
J. Welch	S. Kiddie
	A. Kitchen
	J. Robertson
	C. Valori
	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>

Planning Pack for 19 January 2022

Application No 2021/2782

Land East of Shelfanger Road and West of Heywood Road Diss Norfolk

The erection of up to 179 dwellings, 0.64ha of land for the future extension of Diss Cemetery, a new road linking Shelfanger Road and Heywood Road/Burston Road, public open space and associated infrastructure and landscaping.

This planning application is submitted in outline form only with all matters reserved except access.

The majority of the site falls within the Parish of Diss, with the western triangular parcel within Roydon Parish. There are two small areas of land edged red within the site boundary which are excluded from the Site area. The western parcel is a redundant Royal Observer Corps Monitoring Post; an underground structure in separate ownership with no known development plans. The eastern parcel is an area measuring 107m², also within separate ownership. Neither parcels form part of the development site.

The illustrative plan Figure 1 shows the proposed site layout details. Features include:

- A full width road connecting Shelfanger Road to Burston Road c/w 2 crossing points and 2m wide pathways on either side. It is anticipated that there will be sufficient off-road parking for the dwellings to keep this link road free of parked vehicles. The original idea of this east / west link road following the route of the farm track (public right of way) at the north of the site was not possible as highways said they could not get adequate visibility splays at the Shelfanger Road end.
- Heywood Road will become a dead end just before it meets Burston Road to address highway concerns about speeding. This will mean that through traffic from Heywood Road/Burston Road will be routed on a new road through the estate.
- There will be 5 attenuation basins for surface water drainage. The position of these effectively give a wide green belt between the proposed dwellings and the housing on Heywood Road. In addition, at the eastern end of the estate there will be a number of private bungalows, positioned to reflect the varied street scene along Heywood Road.
- About 0.64 ha at the southern end of the proposed development will be gifted to Diss Town Council to provide an extension to the Cemetery. Whilst this is not required immediately the space could possibly be used as a quite reflective area for those attending the Cemetery and maybe a wild flower meadow.
- Running parallel to the Cemetery extension will be a 3m wide cycle and footway.

The Framework plan Figure 2 shows the proposed location for all the types of property.

Details of the housing mix are shown on the chart Figure 3 below. The site for development is 7.8 ha which give a density of 23 dwellings per ha which is well within the Diss & District Neighbourhood Plan (DDNP) guidelines for density and is in fact very low when compared to other recent developments.

Consultations

After the Greater Norwich Local Plan (GNLP) issued the call for sites, the DDNP Steering Group had them all assessed by its consultants AECOM. In the Diss with Roydon area the DDNP assessed 27 sites. This was one of two sites which were listed as a preferred sites by

the GNLP and was rated as suitable when assessed by HELAA (GNLP) and AECOM, the consultants working for the DDNP.

At the issues and options consultation by the DDNP in July/August 2020, over 50% of respondents supported the allocation of this site.

In the Regulation 14 Pre-Submission document for DDNP01, it was recommended that a development of this scale has an opportunity to support delivery of low carbon infrastructure (e.g., a ground source heat network; or solar panels with battery storage) and high standards of sustainable design and construction. All opportunities to achieve this should be pursued.

Scott Properties also held a public consultation event at the Diss Youth & Community Centre on Tuesday 19th October 2021 to present the proposals. This was followed by a two-week online consultation. Feedback from this consultation led to changes which involved the routing of the road through the estate and a dedicated cycle path along the south of the site.

At the end of this pack are comments from two residents who cannot attend the meeting.

Whilst, it is difficult to fully assess an outline planning application as reserved matters can substantially change the final application, one area of concern I had was that a roundabout at the junction of the new road through the estate and the road that leads onto Heywood Road would be beneficial. It would aid traffic flow and also slow traffic down.

Eric Taylor

Chair of Planning

ILLUSTRATIVE LAYOUT PLAN
LAND EAST OF SHELFANGER ROAD, DISS



Figure 1

4.1 Principles of Design

4.1.1 Framework Plan

Framework Plan

The Framework Plan has been produced by considering the technical constraints of the site, local planning policy and the variables outlined in the Opportunities and Constraints Plan. It has evolved as a result of the thorough engagement process, and demonstrates how the site could be arranged to address these elements and deliver a high-quality new development with a distinct sense of place.

The Framework Plan shows the key strategic principles established for the proposals to follow, including:

1. Provision of a range of homes including apartments, houses and bungalows, with considered storey heights for the proposed dwellings.
2. An area of 0.64 ha of land safeguarded for the future expansion of Diss Cemetery within the south of the site.
3. Proposed public open spaces that pervade through the site, which offer distinct visual amenity, increased biodiversity and provide natural settings for access through the site.
4. A new road linking Shelfanger Road with Heywood Road/Burston Road, which includes the realignment of Heywood Road.
5. Two pedestrian crossings from the site across Shelfanger Road and Heywood Road to link into the existing footways on these roads, as well as additional pedestrian and cycle routes throughout the site.
6. New cycle route linking the Byway through the site to Heywood Road.
7. Attenuation basins in the north-west and north-east parts of the site.



Figure 2

Housing Mix

The indicative housing mix for the Site includes bungalows, apartments and family homes. In accordance with the policies of the Local Plan and informed by pre-application advice from the Housing Enabling Officer, the indicative housing mix for both the market and affordable dwellings are set out below.

Proposed Overall Housing Mix	
House Type	No. units
1-bed apartment	12
1-bed maisonette	6
1-bed bungalow	2
2-bed apartment	6
2-bed FOG	2
2-bed house	30
2-bed bungalow	6
3-bed house	88
3-bed bungalow	4
4-bed house	23
Total	179

Proposed Affordable Housing Mix	
House Type	No. units
1-bed apartment	12
1-bed bungalow	2
2-bed apartment	6
2-bed FOG	2
2-bed house	10
2-bed bungalow	2
3-bed house	20
3-bed bungalow	2
4-bed house	3
Total	59

8 Quality of ² homes to include

A Solar Panels

B Electric charging Points
for vehicles.

C Water pump boilers

d Proper high grade insulation

This has to be done for
all properties.

9 Can any funding be got from
the developer to help schools, doctors
etc ??

10 Create a dog walkers paradise
similar to Quacker Wood on the
area close to Shellanger Rd.?

Many Thanks.

Yours Sincerely
[Redacted]

Dear Ms Richards,

Please find enclosed some
comments and topics which I hope can
be included in the planning meeting
on 19th January 2022.

1 Has archeology survey been done to
update the one in 2014.?

2 Species of conservation study?

3 Loss of trees and hedges to a minimum

4 Cold War Bunker in relation to siting
of the road with lorries and buses!

5 Weight limit to vehicles, speed limit,
road calming etc.

6 Site plan, why can't annexe basin
be along side Shellanger Rd, to preserve
wildlife?

7 Buses and lorries turning into the
development from Shellanger Rd !!

From: gareth john [REDACTED]
Sent: 13 January 2022 12:27
To: Diss Town Council <towncouncil@diss.gov.uk>
Subject: Fw: Goldsmith Street Development

Dear Sarah. THANK YOU for the meeting yesterday.

I apologise in advance for not being able to attend next week, I dont have remote access. Please could you read out my comments on my behalf.

Please could you print up the GOLDSMITH ST PDF and distribute to at least to our councillors and cc to SCOTT PROPERTIES on my behalf.

It is a multi award winning development and i believe a modern way to be living.

what we cant have is 200 more cars arriving with 200 New buyers.

What i suggest is a pedestrian friendly ECO build,

with perhaps an hourly Shuttle Bus Service to take in the RAILSTATION , OUTLYING ESTATES, SUPERMARKETS and our TOWN CENTRE.

Thank You for your help Sarah...

KIND REGARDS, GARETH UNDERWOOD

[REDACTED]

To see more on this development, insert [Goldsmith St Development Info Sheet.pdf](#) into your address bar and follow link to Goldsmith Street development