

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the Council Chamber at Diss Corn Hall on Wednesday 24th July 2024 at 6.30pm.

Present: Councillors: A. Goulder
A. Kitchen
S. Olander (Ex-officio)
R. Peaty (Chair)
E. Taylor (Vice-Chair)

In attendance: Sarah Villafuerte-Richards, Chief Executive Officer

PL0724/01 **APOLOGIES**
There were apologies from councillor Welch. M. Gingell was not present.

PL0724/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**
There were none.

PL0724/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**
There were none.

PL0724/04 **MINUTES**
Councillors confirmed as a true record, the minutes of the Planning Committee. It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on Wednesday 12th June 2024 were a true record with amendments to the attendance list and were signed by the Chairman.

(Action: Town Clerk/CEO: immediately)

PL0724/05 **PUBLIC PARTICIPATION**
There were no members of public present.

PL0724/06 **ITEMS OF URGENT BUSINESS**
There were no items of urgent business.

PL0724/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**
Members received and commented on planning applications and other development control matters (report herewith).

Application No.	Type	Address	Proposal	Response By	Response
2024/1863	Full Planning Permission	Vehicle Scrappage Yard Waterside, Walcot Green, Diss, Norfolk	Proposed conversion of existing barn to 2 residential dwelling and 2 new build dwellings, including garaging.	31.07.24	RECOMMEND REFUSAL Members concerns for safe pedestrian access to and from the development given the lack of footway, bend and poor sight lines, the District Council's development policy DM2.2 safeguarding the site for employment use, potential contaminations issues and the need to maintain the hamlet of Walcot Green's autonomy outweighed the visual appearance improvements. Members added that the application would be more acceptable if a footway could be installed to improve pedestrian safety.

Members reviewed the Chair's considerations including the location outside the development boundary, the lack of footpath for the first 300m alongside a narrow lane with poor sight lines, the current employment use of the site as a scrap metal yard and potential contamination issues and the site area requiring an affordable housing contribution. It was noted that the application does offer potential to improve the visual amenity of the site given the existing condition of the buildings.

There were discussions regarding the precedent set by rejecting a previous application on a neighbouring site (Walcot Hall) albeit that was a development for 90 houses and the different type rather than volume of traffic it may generate.

It was noted that the plans do not show what is happening between the highway and the development boundary, there is no planning history for the site on the planning portal and the applicant did not come forward in the call for sites during the DDNP consultations.

PL0724/08 **SOUTH NORFOLK PLANNING DECISIONS**

Members noted the planning decisions made by the Planning Authority since the last meeting.

PL0724/09 **MONTHLY ENFORCEMENT REPORTS**

Members received and commented on monthly enforcement notices. Members requested that the planning enforcement team be contacted regarding the lack of activity vis-à-vis the Cappadocia restaurant.

(Action: Clerk; by 30.07.24)

PL0724/10 **DATE OF NEXT MEETING**

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

Meeting closed at: 7.11pm.

Councillor Peaty
Committee Chairman