

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 26th July 2023** at **6.15pm**.

Present: Councillors: A. Kitchen
R. Peaty (Vice-Chair)
E. Taylor (Chair)

In attendance: Sonya French (Deputy Town Clerk / Chief Operations Officer)

PL0723/01 **APOLOGIES**

Apologies were received from councillors M. Gingell, S. Olander and J. Welch.

PL0723/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0723/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0723/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 12th July 2023 were a true record and would be signed by the Chairman post meeting.

(Action: Dep Town Clerk/COO: immediately)

PL0723/05 **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. There were no members of the public.

PL0723/06 **ITEMS OF URGENT BUSINESS**

There were no items.

PL0723/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

During the meeting, application number 2023/1607 was presented and deliberated on by councillors. They reached a consensus that all three plots under consideration exhibit narrow dimensions according to conventional standards, leading to the potential for limited room spaces.

Regarding Plot 1, councillors noted the presence of several trees surrounding the south end of the plot, and they expressed concerns about the proposed changes to the building footprint, which might encroach upon the tree root protection area.

Concerning Plot 2, which is intended to be a 4-bedroom property, councillors observed that its west elevation lacks windows and is constructed right up to the boundary line with the neighbouring garden centre.

For Plot 3, planned as a 3-bedroom dwelling, councillors discussed its limited window provisions, which could result in a lack of natural light within the property.

The issue of adequate lighting within the properties was raised during the discussion, and there was a particular focus on the suitability of emergency services access and exit in forward gears. Councillors stated that this aspect of the proposal may not align with Norfolk County Council standards.

Moreover, councillors expressed their view that it would have been more prudent to receive fully dimensioned plans, as the absence of these details made it challenging to accurately assess room sizes and turning areas, among other aspects.

App. No	Applicant	Address	Proposal	Response
2023/1607	Mr P Bavin	Mike Bavin Motorcycles, 101 Victoria Rd, Diss, IP22 4JG	Demolition of an engineering workshop and ancillary buildings and erection of 3 dwellings.	Recommend Refusal – Please see comments below reference recommendation.

Recommendation REFUSAL

We fully support the view that housing on this site would be appropriate.

However, we feel we must recommend refusal as the application is more like an outline application than one for full consent. There is little in the way of dimensional details making assessment difficult and it also leaves with a number of concerns especially as the developer is seemingly trying to squeeze a quart into a pint pot.

These are as follows:

- The site of the old workshop is little more than 15m wide and yet we are proposing two detached dwellings plus access provision to them in this narrow space. This will leave small bedrooms and very cramped living space. The open plan aspect we suspect has been forced on the developer because of the very small floor area available.
- The two houses are very close together and will overshadow each other.
- Plot 1 is even more cramped than the other two plots and we doubt it even meets the minimum room sizes. There are a number of trees in the vicinity that could impact on the root area.
- Having looked at the site we are doubtful that the turning head is large enough for emergency vehicles.
- Bin storage and collection is not mentioned in the plan.

PL0723/08

SOUTH NORFOLK PLANNING DECISIONS

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

PL0723/09

DATE OF NEXT MEETING

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

Meeting closed at:- 18:45

Councillor E. Taylor
Committee Chairman