

**TOWN CLERK**  
Miss S Richards, CILCA

**DISS TOWN COUNCIL**  
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Diss, Norfolk, IP22 4JZ.  
Telephone/Fax: (01379) 643848  
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Please ask for: Sarah Richards  
Our ref: PL 16.12.2020  
Date: 15.12.2020

## NOTICE OF MEETING

Dear Members of the Public and Press,

You are cordially invited to a meeting of the **Planning Committee** to be held online via Zoom on **Wednesday 16<sup>th</sup> December 2020 at 7.30pm** to consider the business detailed below. Anyone wishing to attend the meeting should contact the Town Clerk using the details above prior to the start of the meeting for the link.

Deputy Town Clerk

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## 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 28<sup>th</sup> October 2020 (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.

App. No	Type	Applicant	Address	Proposal
2020/2251	Full Planning Permission	Mr Hipwell	27-31 Sawmills Road, Diss, IP22 4GG	Proposed change of use of the former Cue Club (class D2) to Brewery, Taproom and retail shop (class E)

2019/1555	AMENDED Outline Planning Permission	Land Allocations Ltd	Land North of Walcot Rise, Diss, Norfolk	Outline Planning application including access, with all other matters reserved for up to 90 (maximum) residential dwellings
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**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:
<b>Councillors:</b>	Town Clerk
S. Browne (ex-officio)	Deputy Town Clerk
M. Gingell	
J. Mason	<b>Councillors:</b>
S. Olander (ex-officio)	D. Collins
D. Poulter (Vice-Chair)	S. Kiddie
J. Robertson	A. Kitchen
E. Taylor (Chair)	K. Murphy
	S Warren
	J. Welch
	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>

Please note that this meeting will be held online due to Covid-19. Anyone wishing to attend the meeting should contact the Town Clerk using the details above prior to the start of the meeting for the link.

**DISS TOWN COUNCIL  
DRAFT MINUTES**

Item 4

Minutes of the meeting of the **Planning Sub-Committee** held via zoom on **Wednesday 28<sup>th</sup> October 2020** at **7.45pm.**

Present: Councillors:  
S. Browne (ex-officio)  
M. Gingell  
J. Mason  
S. Olander (ex-officio)  
D. Poulter (Vice Chair)  
J. Robertson  
E. Taylor (Chair)

In attendance: Sarah Richards (Town Clerk)  
Cllrs A. Kitchen, S. Warren & J. Welch

**PL1020/01 APOLOGIES**

There were no apologies received.

**PL1020/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were no substitute representatives present.

**PL1020/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
PL1020/07 2020/1576	S. Browne	X		This councillor knows the applicant's daughter via the Christmas Lights Switch-On committee.
	S. Olander	X		This councillor knows the applicant and partner.
	D. Poulter	X		This councillor knows the applicant as they supply the Diss Rugby Club.

**PL1020/04 MINUTES OF THE LAST MEETING**

It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 16<sup>th</sup> September 2020 were a true record and would be duly signed by the Chairman post meeting.

**PL1020/05 PUBLIC PARTICIPATION**

There were no members of the public in attendance.

**PL1020/06 ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

**PL1020/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

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

The planning pack produced by the Chair with a summary of each application alongside recommendations was discussed. It was noted that the Park hotel had experienced a challenging period not least through Covid and that the proposal is a way of making the business viable. The proposal is to convert Elms Farmhouse and Lime's Barn into four- and two-bedroom detached dwellings. Although this reduces income from the 11 existing rooms, the utilities and maintenance costs are a considerable proportion, and the business is unable to afford the upgrades. It was noted that the application should be looked upon favourably by the Planning Authority given previous attempts to develop and that they will be able to retain existing staff.

There was discussion regarding the proposed access onto the B1077 close to the junction particularly for deliveries and that Diss does already lack hotel accommodation but it was agreed that retaining part of the hotel is far better than losing the whole concern.

Regarding the second application, it was agreed that the site was appropriate for the size of the two proposed properties, access is good and there is sufficient parking and turning space. The discussion centred around the design of the proposed development versus the character of existing properties. It

was noted that there seemed to be a trend in contemporary design and that South Norfolk's Placemaking guide stipulates key design principles to ensure new developments reflect distinctive character, materials and colours of the locality, that materials should respond to existing finishes although new materials can be introduced with more contemporary designs.

There was also discussion regarding the floor to ceiling windows and impact on neighbouring properties, the need to tree removal and whether the two-storey building replacing the single storey workshop would impact on the skyline.

<b>App. No</b>	<b>Type</b>	<b>Applicant</b>	<b>Address</b>	<b>Proposal</b>	<b>Response</b>
2020/1576	Full Planning Permission	Mrs Tracey Davies	Park Hotel, 29 Denmark St, Diss, IP22 4LE	Change of use of part of the hotel to create 2 separate residential dwellings	<b>RECOMMEND APPROVAL</b> This application appears to be acceptable and is suitable for decision by Officers under delegated powers subject to suitable access to the dwellings being agreed.
2020/1909	Full Planning Permission	Mrs Mackay	Land south of 21 Denmark St, Diss	Demolition of existing shed/Workshop and erection of 2 dwellings with associated parking, gardens and amenity space	<b>RECOMMEND APPROVAL</b> Of the principle of building homes on this land but with due consideration for the appropriateness of design alongside surrounding dwellings and to reflect the key design principles referred to on page 103 of South Norfolk's Place Making Guide.

It was also agreed that decisions on planning applications by the Planning Authority would be reintroduced as a standing item on the agenda.

**(Action: Clerk; by next meeting)**

**PL1020/08**      **DATE OF NEXT MEETING**

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

Meeting closed at 8.15pm.

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Councillor E. Taylor  
COMMITTEE CHAIRMAN

**Planning Pack 16<sup>th</sup> December 2020**

**Planning Application 2020/2251**

**27-31 Sawmills Road, Diss, IP22 4GG**

**Proposed change of use of former Cue Club (class D2) to a Brewery, taproom and retail shop (class E)**

Ampersand Brew Co, has been successfully operating at Camphill Farm, Earsham since May 2017 which they have now outgrown.

They are now at the point where, to keep up with production and develop the business further, they require larger premises to allow them to install larger brewery equipment, increased capacity for storage of both dry goods and chilled beer, and to be able to develop and operate a craft beer visitor area with retail space and taproom. As a local family business with strong connections to the area it is important for them to remain in South Norfolk, whilst also moving to a more urban setting with good public transport links.

The site at Sawmills road Diss offers them all of these attributes as well as being the right size to allow them to continue their growth and to expand to meet the demand for their beer.

*They say, "the site offers a great location for logistical purposes as it sits close to the A140 and the A143, giving great access for deliveries across the east region. Despite being in an industrial area the site is in close walking distance to the train station and bus stops, providing great public transport links for visitors from within and outside the region.*

*This will help footfall to the taproom and retail area which they want to develop to show off their Norfolk craft beer and the brewery. As well as having the space for both locals and visitors to sample and enjoy their beers, it will also enable us to operate brewery tours and provide an event space giving additional revenue streams and employment opportunities. The proposal will also provide local employment opportunities for up to 6 new full-time equivalent jobs to the social and economic benefit of the local economy".*

Under the proposed planning application there will only be few changes to the building. They are a new front door, the addition of a roller shutter for deliveries and a few minor interior changes.

Whilst the area will lose the facilities provided at the Cue Club and a site that is well used for private functions the proposed use will I think prove popular with locals and visitors alike.

In addition, whilst there will be many sorry to lose the social aspects of the Cue Club the owners have been trying to sell the club for some considerable time.

**RECOMMEND APPROVAL**

This application appears to be acceptable and is suitable for decision by Officers under delegated powers.

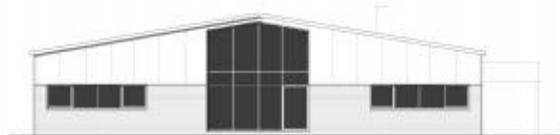
Eric Taylor




EXISTING SOUTH ELEVATION  
Scale: 1/50  
0 1 2 3 4 5



EXISTING NORTH ELEVATION  
Scale: 1/50  
0 1 2 3 4 5



EXISTING EAST ELEVATION  
Scale: 1/50  
0 1 2 3 4 5



EXISTING WEST ELEVATION  
Scale: 1/50  
0 1 2 3 4 5

**EXISTING ELEVATIONS**

**DRAWING NOTE**

- This drawing shall not be released, issued or copied without the endorsement of Durrants.
- All errors, omissions, discrepancies shall be reported to Durrants immediately.
- All drawings to be checked before site fabrication by the contractor, site sub-contractor or supplier.
- Any deviation from the drawing is to be reported to Durrants immediately.
- This drawing is only to be used for the purpose identified in the notes below.

**DO NOT SCALE FROM DRAWING**

**CEM 2015 DESIGNER'S INFORMATION**

In addition to the basic details normally associated with the type of construction work detailed in the drawing which a competent contractor should be able to construct using normal good practice and procedures.

**NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY- CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DISMANTLING**

Further information can be found in designer risk assessment number /document ref:-

It is assumed that all works will be carried out by a contractor competent under 2004/2011 working to an approved method statement and that unless otherwise advised a principal designer has been appointed.

21/10/20 PRELIMINARY 1/0 2018

Rev: 001 Date: 21/10/2018 Drawn: Durrants

Scale: 1/50

**PRELIMINARY**

Client/Project:  
**AMPERSAND BREW CO.**  
27-31, SAWMILLS ROAD, DDB, IP22 4BG

**CHANGE OF USE**

Drawing Title:  
**EXISTING ELEVATIONS**

Project No	Revision	Date	Scale	Rev	Date
3038553	000001	21/10/2018	1:50	NOV 20	

**DURRANTS BUILDING CONSULTANCY**  
Purvis Hill House  
20, HOBART ROAD  
DUNDEE, DD2 4JG

Tel: 01337 446650  
Email: [build@durantsbuildingconsultancy.co.uk](mailto:build@durantsbuildingconsultancy.co.uk)  
Website: [www.durantsbuildingconsultancy.co.uk](http://www.durantsbuildingconsultancy.co.uk)





PROPOSED SOUTH ELEVATION  
Scale: 1:100



PROPOSED NORTH ELEVATION  
Scale: 1:100



PROPOSED EAST ELEVATION  
Scale: 1:100



PROPOSED WEST ELEVATION  
Scale: 1:100

**PROPOSED ELEVATIONS**

**DRAWING NOTE**  
This drawing shall not be issued, issued or signed without the endorsement of Durrants.  
- All errors, omissions, discrepancies should be reported to Durrants immediately.  
- All dimensions to be checked before site fabrication by the contractor, its sub-contractor or supplier.  
- Any deviation from the drawing is to be reported to Durrants immediately.  
- This drawing is only to be used for the purpose identified in the notes below.  
DO NOT SCALE FROM DRAWING.

**COM 2015 DESIGNERISE INFORMATION**  
In addition to the hazards/risks normally associated with the type of construction detailed in this drawing which a competent contractor should be able to control using normal good practice and procedures.

**NOTE THE FOLLOWING USUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:**

**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DISMANTLING**

Further information can be found in designer risk assessment number (document ref: -)

If it is assumed that all works will be carried out by a contractor competent under COM 2015 working to an approved method statement that unless otherwise indicated a project designer has been appointed.

A	8811.25	EXTERNAL DOOR WIRELESS	PD	TM
	8811.25	FRONT DOOR	PD	TM
Rev	Date	Drawn	Checked	Issue
01				

**PRELIMINARY**

Client/Project:  
**AMPERS AND BREW CO.**  
27-31, SAWMILLS ROAD, DSS, IP22 49G  
CHANGE OF USE

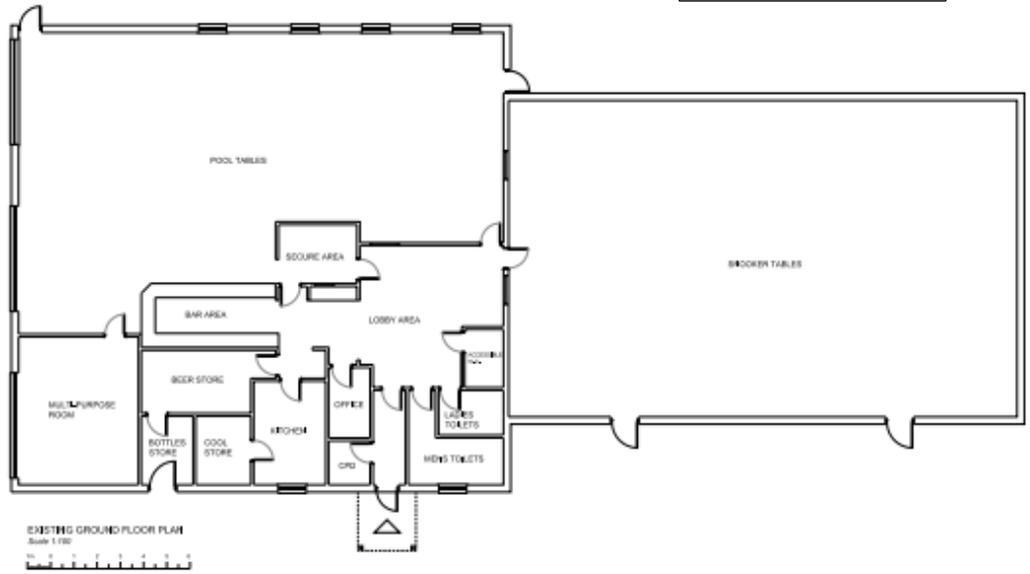
Drawing Title:  
**PROPOSED ELEVATIONS**

Date	Issued	By	Scale	Rev
PD	88	AJ	1:100	001/20
Project	Drawn by	Checked by	Issue	Reason
303953			30-095	N

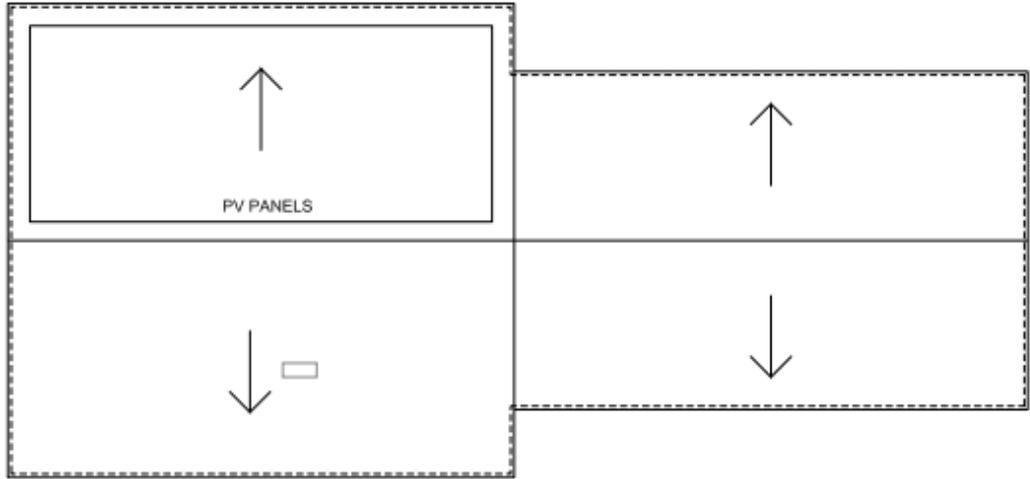
**DURRANTS BUILDING CONSULTANCY**  
Purvis 18th Floor  
2D, 105-111 Hill  
Durrants Hill, E22 4JZ  
Tel: +127 84540  
Email: [buildings@durrantsbuilding.com](mailto:buildings@durrantsbuilding.com)  
Website: [www.durrantsbuilding.com](http://www.durrantsbuilding.com)



# EXISTING LAYOUT



EXISTING GROUND FLOOR PLAN  
Scale 1:150



EXISTING ROOF PLAN  
Scale 1:150

**DRAWING NOTE**

- This drawing must not be released, loaned or copied without the written consent of Durrants.
- All errors, omissions, discrepancies should be reported to Durrants immediately.
- All dimensions to be checked before site installation by the contractor, the subcontractor or supplier.
- Any deviations from the drawing to be reported to Durrants immediately.
- This drawing is only to be used for the purpose identified in the issues log.
- DO NOT SCALE FROM DRAWING

**COM 2014 DESIGN RISK INFORMATION**

In addition to the information normally associated with the type of construction work outlined on this drawing, which a competent contractor should be able to control using normal good practice and procedures, NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:

**CONSTRUCTION**

**INSTALLATION/OPERATION**

**DECOMMISSION/DEMOLITION**

Further information can be found in the design risk assessment number / document title

I declare that this work has been carried out by a contractor competent under COM 2014 working to an approved method statement and that unless otherwise stated a job-site design has been supplied

REVISED: 11/07/2018 PD: 10/18

**PRELIMINARY**

AMPERSBAND BREW CO,  
27-31, SAWMILLS ROAD, DISS, P22 4GG  
CHANGE OF USE

Drawn by:  
**EXISTING FLOOR PLANS**

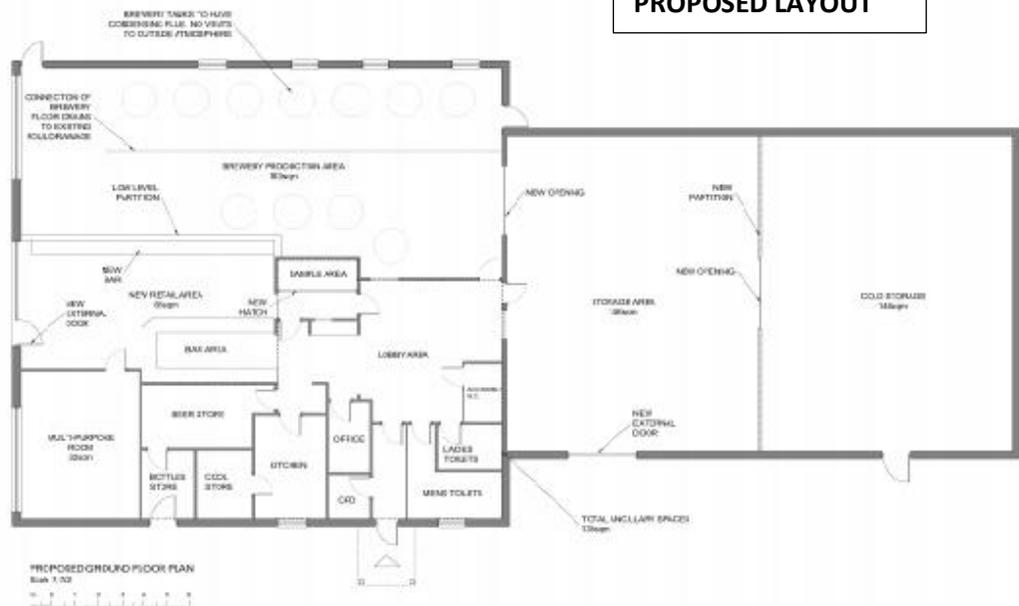
Drawn	Checked	By	Date	Rev
PD	10/18	10/18	10/18	10/18
201803	10/18	10/18	10/18	10/18

**DURRANTS BUILDING CONSULTANCY**  
 101171 10/18  
 101171 10/18  
 101171 10/18  
 101171 10/18

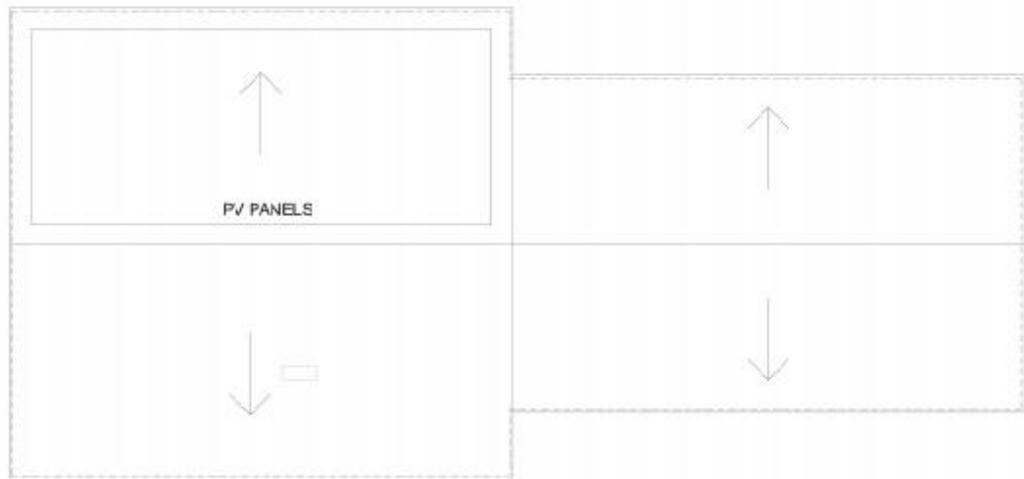
101171 10/18  
 101171 10/18  
 101171 10/18  
 101171 10/18

**DURRANTS**  
 101171 10/18

# PROPOSED LAYOUT



PROPOSED GROUND FLOOR PLAN  
Scale 1:200



PROPOSED ROOF PLAN  
Scale 1:100

**DRAWING NOTE**

- This drawing must not be reused, copied or copied without the endorsement of Durrants.
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- All dimensions shall be checked before site fabrication by the contractor, its sub-contractor or supplier.
- Any deviation from the drawing is to be reported to Durrants immediately.

**This drawing is only to be used for the purpose identified in the scope below. DON'T SCALE FROM DRAWING**

**CDM 2015 DESIGNER'S INFORMATION**

In addition to the Hazard/Task currently associated with the type of construction work identified in this drawing which a competent contractor should be able to control using normal good practice and procedures.

**NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:**

**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

Further information can be found on designer risk assessment number /document ref:-

It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and unless otherwise advised a principal designer has been appointed.

**DRAWING LEGEND**



C	16.11.20	AREAS SHOWN	PD	TM
B	16.11.20	WATER ARRANGED	PD	TM
A	16.11.20	INTERNAL PARTITION ARRANGED	PD	TM
	16.11.20	PERIT ISSUE	PD	TM
Rev	Iss	Drawn	Checked	

**PRELIMINARY**

Client/Project:  
**AMPERSAND BREW CO.**  
27 - 31, SAWMILLS ROAD, DISE, IP22 4GG

Drawing title:  
**PROPOSED FLOOR PLANS**

Drawn	Checked	Rev	Scale	Rev
PD	TM	AT	1:100	NOV-20
Project	Drawn/Rev	Rev		
303853	30-035			D

**DURRANTS BUILDING CONSULTANCY**  
Perry House  
20, Market Hill,  
Dunstable, MK22 4JZ

Tel: 01753 44320  
Mail: [sales@buildingconsultancy.co.uk](mailto:sales@buildingconsultancy.co.uk)  
Website: [www.durrantsbuildingconsultancy.co.uk](http://www.durrantsbuildingconsultancy.co.uk)



**AMENDED PLANNING APPLICATION 2019/1555**

**Land North of Walcot Rise, Diss**

**Outline application including access, with all other matters reserved for up to 90 (Maximum) residential dwellings.**

This application was previously recommended for rejection by Diss Town Council. The site owner has now put in an amendment to the application which in general terms alter the number of dwellings from 94 to 90 and changes the access to the site from Walcot Green to Walcot Rise. Highways had previously said they would recommend that the application be rejected as the access from Walcot Green was unsuitable.

The DTC planning committee objected to the first application and a number of the points we raised in our first letter of objection are still valid with this amended application. We also know from previous experience when major amendments are made to a planning application SNC officers tend to only refer to objections made after the submission of the revised application and ignore those made before that date.

For the sake of transparency and for the reasons stated above I have attached a letter I propose we send to SNC objecting to this revised application.

Due to there being a number of meetings this evening please read through the letter in advance of the meeting.



**Recommendation.**

That DTC send the following letter of objection to the South Norfolk Council planning officer.

Eric Taylor

16 December 2020

Dear

**Reference Planning application number 2019/1555, Land north of Walcot Rise  
Proposal: Outline Planning application including access for up to 90 (maximum)  
Residential Dwellings on this 3.25-hectare site.**

Diss Town Council wish to formally object to this amended planning application. This application is clearly a speculative attempt to submit a planning application before the Diss and District Neighbourhood Plan (DDNP) is submitted at the end of this year. Just as we objected to the first application many of the point's we raised then are still valid and in addition the new application raises further concerns. These are as follows:

1. The applicant has stated in their planning support documents that:  
*"An application for residential development on the site would, under normal circumstances, be contrary to the adopted development plan. However, the Council has been unable to demonstrate a five-year supply of deliverable housing sites".*

This statement is untrue. It was confirmed to Diss Town Council by Simon Marjoram of South Norfolk Council in September 2019 that there is a five-year supply and furthermore it was confirmed again in an e-mail dated 30<sup>th</sup> April 2020. We have also been informed that the five-year land supply was legally tested and that it was confirmed that the Council did indeed have a five-year land supply.

The e-mail dated the 30<sup>th</sup> April 2020 also confirmed to Diss Town Council that this site is outside of any defined development boundary and thus is in a countryside location. Housing policy 13 of the Joint Core Strategy 1<sup>st</sup> April 2008 - 31<sup>st</sup> March 2026 did not identify this site for development.

2. The Joint Core strategy for Diss Policy 13 of the (JCS) identifies Diss as a Main Town which, subject to the resolution of servicing constraints, will accommodate at least 300 new dwellings, between April 2008 and 31 March 2026. The applicant also used this as a justification saying their proposal would help us achieve the 300 new dwellings shown in the local plan.

Simon Marjoram of South Norfolk Council confirmed to Diss Town Council in September 2019 that the JCS Policy 13 sets out the number of additional homes that needed to be allocated for the period 2008 to 2026, this was on top of the commitment (unimplemented allocations/permissions) that existed at the base date of the JCS, which was circa 250 units in Diss. Therefore, the JCS anticipated these 250 units, plus 300 new units, (i.e., 550 units) as a minimum. To date well in excess of 500 dwellings have been completed with 3 policies (87 dwellings) still to be completed. The 3 Policies outstanding are all viable and if not completed when the new local plan (GNLP) 2018/2038 is introduced will be carried over into the new plan. The site of this application is not part of the current JCS document or for that matter included in the GNLP recommendations or the Neighbourhood Plan allocations put forward for the new local plan.

The Diss & District Neighbourhood Plan site allocations for the Local Plan 2018/2038 have been agreed with both South Norfolk District Council (LPA) and the GNLP.

3. In the Diss and District Neighbourhood Plan (DDNP) " Issues and Options" consultation carried out in August 2020 one of the main considerations was the preferred sites for housing for the next local plan up until 2038. The site of this application 2019/1555 was considered but deemed unsuitable by both the GNLP and AECOM the DDNP site assessment consultants.

This area known locally as “Walcot Meadow” has a high-level of biodiversity and ecology with many species of wildlife reliant on the area being preserved and enhanced. To the North of the site is a nursing home and the hall is surrounded by a Medieval moat which also has an amazing variety and number of plants and animals. Again, this is an area that must be protected, preserved and enhanced.

Of particular concern was the Great crested newts (GCN) and the places they use for shelter or protection. As you are aware, they receive European protection under ‘The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010)’. They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. This protection means that GCN population, and the places they use for shelter or protection, are capable of being a material consideration in the planning process. What is being proposed in the application as mitigation is to trap and relocate the GCN which is very likely to lead to a large reduction in numbers and cannot be justified under any circumstances. Similarly, the light and noise pollution that the development would bring would lead to the demise of other species particularly the many types of bats that live there.

This was one of the reasons that the Diss and District Neighbourhood Plan consulted residents about nominating this site as a “Local Green Space” and it received very high support from the general public.

As a result, this site has been included in the Diss and District Neighbourhood Plan which will be submitted to South Norfolk Council in the next few weeks.

4. The amended application now shows a proposal for access from Walcot Rise which if approved would add even more traffic to the already busy Frenze Hall Lane and Frenze Road for traffic going East or West.

Current developments on Frenze Hall Lane on an adjacent site has exacerbated the issues with the road network and has led to a local residents’ group campaign for better infrastructure. Additionally, the siting of the minimum of 487 new homes in the proposed **new local plan 2018/2038** will make Frenze Hall Lane which is a single carriageway road in two places, the key route in and out of the town. It is estimated that 435 of the planned new homes would regularly use this Frenze Hall Lane route particularly in the busy peak times. This is because traffic from the new builds in the west of the town going to the railway station or commuting in the Norwich, Eye or Ipswich directions will use Frenze Hall Lane as their main route and traffic from the new builds in the east going to and from the three schools or the town centre will also use Frenze Hall Lane as their main route.

The access to this proposed development North of Walcot Rise would further add to the traffic burden on both Frenze Hall Lane and Frenze Road and could not be sustained.

Additionally, the long straight road (Walcot Rise) which is the proposed access to the site would encourage speeding with many residents very concerned that it would become a rat run.

The GNLP has stated in their various site suitability documents that *“it appears unlikely that satisfactory highways and footpath improvements are capable of being delivered due to constraints (narrow roads) on all the proposed sites on Walcot Green. **They also state that building there would put even more pressure on the local road network (Frenze Hall Lane and Walcot Green)**”*.

This would certainly be the case if this site was developed.

This site in its context with neighbouring sites is important to Diss both as a highly valued Local Green Space and because of its outstanding biodiversity. As such it is integral to the emerging Neighbourhood Plan whose officers feel it is essential to protect this area for future generations.

The site's strategic position cannot be underestimated and with only one chance to get the balance of housing, green space and infrastructure right in the best interests of the whole community, this application is pre-emptive and prejudicial to the work of the Neighbourhood Plan.

We hope you will take full account of the views of Diss Town Council, the Diss & District Neighbourhood Plan and the residents of Diss.

We would also like to say that if you minded to consider approval of this site that you refer it to the Development Management (Planning) Committee so that the application can be given the fullest scrutiny.

Yours Sincerely

Item 8

Date Received	App. No.	Type	Applicant	Location	Details	Delegation	Deadline for comments (3 wks from date received or date written on email)	Recommendation from DTC	DTC recommendation sent to LPA	LPA Decision Date	LPA Final Decision	Conditions
21.11.19	2019/2326	Removal/Variation of Condition(S73)	Mr Trevor Woods	Monarch Water Ltd, Fair Green, Diss, IP22 4BG	Variation of condition 3 from 2017/2668 Extend opening hours to 06:00-20:00 Monday to Friday	Officer	12.12.19	<b>RECOMMEND APPROVAL</b> This application appears to be acceptable and is suitable for a decision by Officers under delegated powers	N/A	26.11.20	Approval with conditions	yes
10.09.20	2020/1611	Householder	Mr S Weedon	Bilpekays, Mission Road, IP22 4HX	New Garage and home office	Committee	30.09.20	<b>RECOMMEND APPROVAL</b> This application appears to be acceptable subject to no overshadowing of the neighbour and property only used as a home office and not to be used as a business. Council would not wish to see the building converted into a home in the future.	Yes	04.11.20	Refusal	None
23.09.20	2020/1768	Householder	Mrs Wilby	9 Fen view Close, Diss, IP22 4NY	Single Storey Conservatory	Officer	13.10.20	<b>RECOMMEND APPROVAL</b> This application appears to be acceptable and is suitable for a decision by Officers under delegated powers	N/A	06.11.20	Approval with Conditions	Yes
06.10.20	2020/1850	Householder		The Croft 33 Heywood Road Diss IP22 4DJ	Erection of front, side and rear extensions Application Type: Householder	Officer	27.10.20	<b>RECOMMEND APPROVAL</b> This application appears to be acceptable and is suitable for a decision by Officers under delegated powers	N/A	09.11.20	Approval with Conditions	Yes
12.10.10	2020/1576	Full Planning Permission	Mrs Tracey Davies	Park Hotel, 29 Denmark St, Diss, IP22 4LE	Change of use of part of the hotel to create 2 separate residential dwellings	Committee	30.10.20	<b>RECOMMEND APPROVAL</b> This application appears to be acceptable and is suitable for a decision by Officers under delegated powers subject to suitable access to the dwellings being agreed .	Yes	03.11.20	Approval with conditions	Yes
13.10.10	2020/1909	Full Planning Permission	Mrs Mackay	Land south of 21 Denmark Street, Diss, Norfolk	Demolition of existing shed/workshop and erection of no2 dwellings with associated parking, gardens and amenity space.	Committee	03.11.20	<b>RECOMMEND APPROVAL</b> Of the principal of building homes on this land but with consideration for the appropriateness of design alongside surrounding dwellings and to reflect the key design principles referred to on page 103 of South Norfolk's Place Making Guide.	Yes	30.11.20	Refusal	None
16.10.20	2020/1856	Householder	Mr and Ms Leigh and Gemma Thurston and Ward	60 Fisher Road, Diss, IP22 4JS	Single storey extension to rear, first floor extension over garage and two storey side extension, including alterations	Officer	06.11.20	<b>RECOMMEND APPROVAL</b> This application appears to be acceptable and is suitable for a decision by Officers under delegated powers	N/A	23.11.20	Approval with Conditions	Yes