

TOWN CLERK
Miss S Richards, CILCA

DISS TOWN COUNCIL
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Diss, Norfolk, IP22 4JZ.
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Please ask for: Sonya French
Our ref: PL 16.06.2021
Date: 10.06.2021

NOTICE OF MEETING

Dear Members of the Public and Press,

You are cordially invited to a meeting of the **Planning Committee** to be held in the Council Chamber at **Diss Corn Hall** on **Wednesday 16th June** at **6.30pm** to consider the business detailed below.

Deputy 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 as a true record, the minutes of the Planning Committee held on 17th March 2021 (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
2021/1149	Outline Planning Permission	Ms Joni Swain	Land to the east of 4 Grigg Lane, Diss, Norfolk	Outline planning application for 1.5 Storey dwelling with associated Landscaping and Parking.

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:
Councillors:	Town Clerk
S. Browne	Deputy Town Clerk
M. Gingell	
K. Murphy	Councillors:
S. Olander (ex-officio)	D. Collins
D. Poulter (Vice-Chair)	S. Kiddie
E. Taylor (Chair) (ex-officio)	A. Kitchen
S. Warren	J. Robertson
	J. Welch
	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>

Please note that the Council Chamber is currently on the first floor of the Corn Hall. For disabled access, there is a lift in the entrance foyer of the Corn Hall.

**DISS TOWN COUNCIL
MINUTES**

Item 4

Minutes of the meeting of the **Planning Sub-Committee** held via zoom on **Wednesday 17th March 2021** at **6.45pm.**

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: Sonya French (Deputy Town Clerk)
Cllrs J. Welch & S. Warren

PL0321/01 APOLOGIES

There were no apologies received.

PL0321/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES

There were no substitute representatives present.

PL0321/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

There were no declarations of interests.

PL0321/04 MINUTES OF THE LAST MEETING

It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 20th January 2021 were a true record and would be duly signed by the Chairman post meeting.

PL0321/05 PUBLIC PARTICIPATION

There were no members of the public attending, one member of the press attended.

PL0321/06 ITEMS OF URGENT BUSINESS

There were no items of urgent business.

PL0321/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

Members received and commented on planning applications and other development control matters. Committee discussed the planning permission number 2021/0355 and were slightly concerned that the building will be very close to the nature reserve. They would like the planning officer to give due concern to the adjacent nature reserve.

Members considered application number 2021/0240 and believe that the loss of privacy and the scale, height and mass of the property are still concerning. The previous application was rejected on the scale and height of the property the new proposal has only changed the original height of the building so therefore has not adhered to the original objections.

Committee considered the final application reference number 2021/0307 which is for a redevelopment of 58 retirement apartments and 15 retirement cottages which includes communal facilities. The DDNP have considered the site for a small number of homes but were not able to proceed as the owners explained that they had sold the land.

A consultation was held between the developers and the Planning Committee in January, and the committee felt that the consultation did not consider any of the proposals that was suggested to them at the consultation. Council has several reservations around the size of the houses planned for this site and feel that a hotel and leisure provision is better suited to this area. Councillors believe that the density of the properties on this site is too high and there is not enough parking provision of 44 parking spaces for the properties, no allowance has been made for visitors to the site.

Councillors were very concerned with the entrance and exit to the new estate and felt that the entrance would be better served coming off the Morrison's roundabout and not directly onto and off the A1066.

Councillors agree that we need to aspire to bigger and better for Diss and believe that the site is not fit for what is proposed by the developers.

App. No	Type	Applicant	Address	Proposal	Response
2021/0355	Full Planning Permission	Desira Group	Desira Motor Company, Victoria Road, Diss, IP22 4GS	Demolition of existing outbuilding & proposed side extension to Existing Desira Group Warehouse at Victoria Road.	RECOMMENDATION APPROVAL This application appears to be acceptable and is suitable for decision by Officers under delegated powers subject to due consideration of the adjacent nature reserve.
2020/2394	Full Planning Permission	Mrs Heidi Masterson	The Salon, Mere Street, Diss, IP22 4AG	Change of use from (Suis Generis) Beauty Salon to (C3) Residential.	RECOMMENDATION APPROVAL This application appears to be acceptable and is suitable for decision by Officers under delegated powers.
2021/0240	Householder	Mr S Weedon	Bilpekays, Mission Road, Diss IP22 4HX	New garage and home office (re-submission of 2020/1611)	RECOMMENDATION REFUSAL That Diss Town Council recommends refusal of this application for similar reasons to those in the earlier application. The excessive scale, height and mass of the proposal in a highly prominent location within the site would result in a development that fails to be subservient to the main dwelling resulting in an overly dominant structure which has an adverse impact on the character and appearance of both the existing dwelling and the wider street scene and as such is considered to be contrary to policies in the South Norfolk Local Plan Development Management Policies Document 2015. Should the Officer be minded to recommend approval of this application we would expect to see no overshadowing of the neighbouring property and that the development is only used as a home office and not as a business.
2021/0307	Full Planning Permission	Churchill Retirement Living	Land To The Rear Of Thatchers Needle Park Road Diss Norfolk	Redevelopment of the site to form 58no. retirement apartments and 15no. retirement cottages including communal facilities, access, car parking and landscaping	RECOMMENDATION REFUSAL Diss Town Council objects to the principle of high-density development on this site for the following reasons: The site is not allocated for this use as part of the existing local plan or for the proposed local plan 2021 to 2038 by the GNLP or the LPA. In the current Local Plan DIS 6 was allocated for the pub/restaurant, a hotel, retail and for up to 25% of the site area for housing. Diss Town Council believe that the remaining part of DIS 6 is more suited to a hotel and leisure provision which is likely to be included in the Diss & District Neighbourhood Plan. This site has not been allocated for housing in the Plan 2021 to 2038. We have followed Government and Planning Practice Guidance and both the GNLP and LPA have been notified of the sites that the DDNP have put forward for housing. **The guidance says that, "If a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area. It should work constructively with a qualifying body to enable a neighbourhood plan to make

				<p>timely progress. A local planning authority should share evidence with those preparing the neighbourhood plan, for example, that every effort can be made to meet identified local need through the neighbourhood planning process”.</p> <p>The plans proposed by Churchill do not make best use of the land and fail to deliver a high-quality fit for purpose development. Specific concerns are:</p> <ul style="list-style-type: none"> • The site density is far too high (over 81 homes per ha) and if approved would be the highest density development in Diss. • Parking provision is too low even for retirement housing. In fact, Churchills acknowledge this by saying that visitors are expected to park offsite. Many people who fall within Churchill’s age profile still drive and to expect visitors to park offsite when visiting elderly loved ones at times of illness or for outings, shopping trips and appointments is clearly putting profit before people. • There is too little amenity space for the number of homes. <p>Churchill’s proposal to use a narrow private road through the busy restaurant car park as access to the proposed development is clearly flawed when a safer alternative exists that gives better access to the town centre via a controlled crossing. This proposed application is clearly not in accordance with the SNDC policies DM1.1 and DM1.2 on sustainable development particularly regarding pedestrian and highway safety improvements necessary to secure satisfactory access to the development via a range of modes of transport.</p> <p>Should you be minded to approve this application we would request that the matter be referred to the Development Management (Planning) Committee.</p>
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PL0321/08

SOUTH NORFOLK PLANNING DECISIONS

Members noted the planning decisions made by South Norfolk District Council since the last meeting.

PL0321/09

DATE OF NEXT MEETING

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

Meeting closed at 8.02 pm.

Councillor E. Taylor
COMMITTEE CHAIRMAN

Planning Pack 16 June 2021

2021/1149

Applicant: Ms Joni Swain

Location: Land to The East Of 4 Grigg Close, Diss, Norfolk

Proposal: Outline planning application for 1.5 storey dwelling with associated landscaping and parking Application Type: Outline Planning Permission

Planning Statement from the agent

This application seeks outline planning permission with all matters reserved except for access for one dwelling of 1 and a half storey on land to the rear of 49 Willbye Avenue, Diss (adjacent to 4 Grigg Close). Matters of scale, layout, appearance and landscaping are reserved, however, the application has been accompanied by an Indicative Site Layout Plan to demonstrate that the site is capable of accommodating the dwelling proposed in an acceptable form. The existing on-site garage will be demolished and removed from site due to condition and inappropriate location.

The indicative layout shows the siting of a single dwelling to the rear of 49 Willbye Avenue, set back from the site frontage behind a landscaped area with hedging. The scale of the dwelling indicated is of a modest and conventional residential layout, with windows obscured or directed appropriately so as not to impact any neighbouring dwellings. The site area extends to 0.028 hectares, this is more than commensurate to those properties directly west recently constructed, namely 1-4 Grigg Close of which individually extend to approximately 0.015 hectares with limited amenity space. The proposed access will be directly off Willbye Avenue to the west, bypassed through the unadopted 'Grigg Close' of which has been agreed by the landowner, appropriate notices will be provided alongside this application. The proposed parking is also within Grigg Close and makes use of two disused parking spaces. The layout demonstrates that there would be sufficient space for a parking area that would provide up to two parking spaces, and sufficient turning space for vehicles to enter and leave in a forward gear.

The application allows for possible self-build, the Self-Build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016 places a duty on Authorities to grant permission for sufficient serviced plots to meet demand evidenced by the register. South Norfolk Council's DM3.1 'Meeting Housing Requirements and Needs' has provision of sites for self-build. Self-build and custom build housing is currently under represented in the housing market in England as a whole. The subject application can deliver one self-build dwelling to deal with demand.

ET comments: It is difficult to argue there is a lack of amenity space when there is less at the other 4 properties in Grigg Close although in my opinion that is the case. The applicant has done extensive research on the trees and the root pattern that must be protected during the build. However, as no plans are available there is a risk that there could be overlooking and noise nuisance.

Whilst I think there is high probability that the application will be accepted based on the current layout of Griggs Close, my recommendation would be:

That we recommend refusal due 'the excessive scale, and mass of the proposal in such a prominent location within the site as it is so close to the boundary and amenity space of No 4 Grigg Close and would result in a development that is overbearing, having an adverse impact on the character of the existing dwellings and the street scene. As such we believe that the proposal is contrary to policies DM3.4, DM3.5, DM3.8 and DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015

Eric Taylor

For Your information I have included the specific SNDC policies referred to in the recommendation so you can better understand the reasons for my recommendation.

Policy DM 3.4 Residential extensions, conversions within settlements Within development boundaries proposals for residential extensions and conversions to create new dwellings will be permitted provided they:

- a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and
- b) Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses. Specifically, proposals must provide and maintain
- c) Suitable amenity and utility space; and
- d) Adequate access and parking

Policy DM 3.5 Replacement dwellings and additional dwellings on sub-divided plots within development boundaries. Within development boundaries the replacement of existing dwellings and sub-division of existing residential plots and gardens to create new dwellings will be permitted provided that it:

- a) Incorporates a good quality design which maintains or enhances the character and appearance of existing buildings, street scene and surroundings; and
- b) Does not have an unacceptable impact on the amenities of neighbouring occupiers. Specifically, proposals must provide and maintain:
- c) Adequate private amenity and utility space;
- d) Adequate access and parking; and
- e) Adequate levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other pollutants.

Notes • This Policy helps achieve Joint Core Strategy Objectives: 2,4, 8 & provide and maintain: 71c) Suitable amenity and utility space;

Policy DM 3.8 Design Principles applying to all development

- (1) The Council will work with applicants to achieve high quality design and positive improvement from all development, protect and enhance the environment and existing locally distinctive character and encourage innovation; the Council will refuse development that fails to take the opportunities for improving the character and quality of an area and the way the area functions.
- (2) Major development should be master planned using an inclusive recognised process demonstrating how the whole scheme will be delivered and related to adjacent areas, including the programming of infrastructure requirements. A masterplan will also be required for sites of less than 500 dwellings in the case of large developments incorporated into a smaller settlement or on sites of particular complexity.
- (3) Dwellings should be designed so that internal spaces are suitable, adaptable and will be able to accommodate a range of residents over time.
- (4) Planning permission will be granted for development that has been designed to, where relevant to the proposed development: respect adjoining structures, spaces, routes and local landscape; provide an attractive, accessible and safe environment; and conform to the following criteria:
 - (a) The scale, height, massing, form and appearance of development is designed with a satisfactory relationship of structures, spaces and routes within the site and a successful integration into the surroundings;
 - (b) The development is created with high standards of design, building materials, finishes and landscaping reflecting the use of distinctive local building traditions, materials and heritage assets where relevant; or innovative contemporary design solutions reflecting local context and reinforcing or creating local distinctiveness;
 - (c) Access is provided by routes and public spaces that meet different requirements of accessibility (including pedestrians, cyclists and people with mobility or sensory difficulties) without an unsatisfactory domination of traffic;
 - (d) A clear distinction is made between public and private spaces within the site; all public and private spaces to be suitable for their purpose, attractive, landscaped, safe; and with adequate lighting where provided that is carefully controlled to minimise overspill;

- (e) Visually attractive frontages and hard & soft boundary treatments are created to adjoining streets and public areas, public spaces and the open countryside; all appropriate frontages to contain windows and doors that assist informal surveillance of the public realm by occupants of the site;
- (f) Buildings and spaces are orientated to: gain benefit from sunlight and passive solar energy and wherever possible designed around a Sustainable Drainage system;
- (g) The entire development is designed to reduce any actual or perceived opportunities for anti-social activity on the site and in the surrounding area;
- (h) Landscaping of the development is designed to retain important existing natural features, reflect the surrounding landscape characteristics of the area and contribute to relevant objectives of the local Biodiversity Action Plan; and
- (i) Convenient, safe and visually attractive areas are created for servicing buildings and parking of vehicles and cycles without dominating the development or surroundings.

Policy DM 3.13 Amenity, noise and quality of life

(1) Development should ensure a reasonable standard of amenity reflecting the character of the local area. In all cases particular regard will be paid to avoiding:

- a. Overlooking and loss of private residential amenity space
- b. Loss of day light, overshadowing and overbearing impact
- c. Introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dusts, insects, artificial light pollution and other such nuisances.

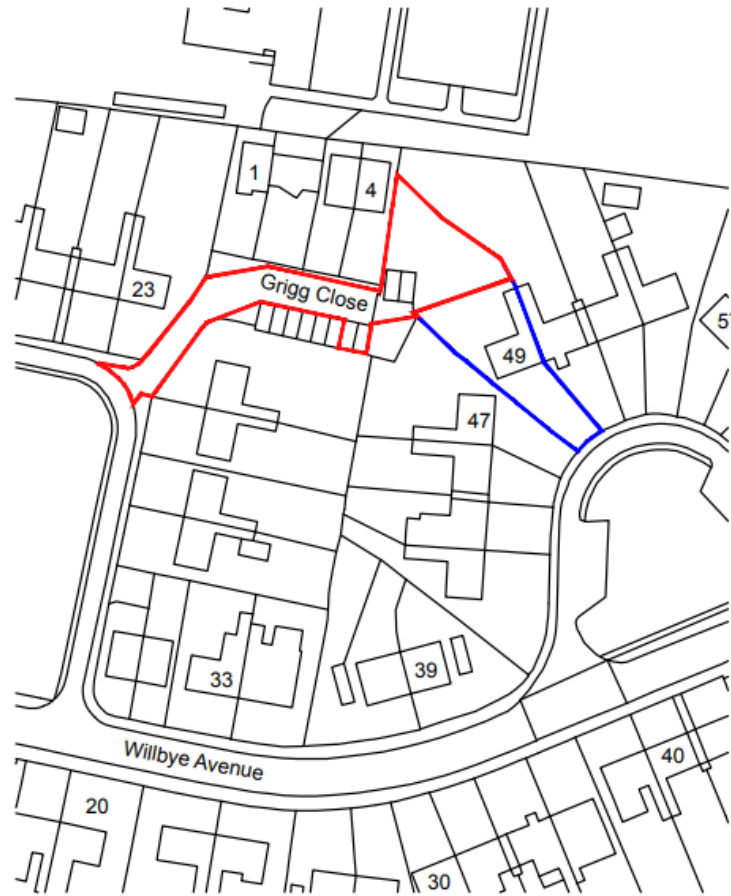
Planning permission will be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupants and the amenity of the area or a poor level of amenity for new occupiers.

(2) In considering applications which may result in an increase in noise exposure, account will be taken of the operational needs of the proposed and neighbouring businesses, the character and function of the area including background noise levels at different times of day and night and the need to protect areas of rural tranquillity.

(3) Development will not be permitted where the proposed development would generate noise or artificial light which would be significantly detrimental to the amenity of nearby residents or the occupants of other noise sensitive uses. Proportionate mitigating measures including limiting conditions will be used to reduce the potential noise or artificial light impact to an appropriate level whenever practical to do so.



Google Earth Map View showing site: Land rear of 49 Willbye Avenue, Diss (adjacent to 4 Griggs Close)



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DRAWING NOTE
 - This drawing must not be released, loaned or copied without the written consent of Dumstra.
 - All errors, omissions, discrepancies should be reported to Dumstra immediately.
 - All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
 - Any deviation from the drawing to be reported to Dumstra immediately.
 - This drawing is only to be used for the purpose identified in the boxes below.
 DO NOT SCALE FROM DRAWING

CDM 2015 DESIGNER RISK INFORMATION
In addition to the hazards/tasks normally associated with the type of construction work detailed 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
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 that unless otherwise advised a principle designer has been appointed

• Rectangular Snip

Issued for:	PLANNING
Client/Project:	MS J SWAIN, LAND TO REAR OF 49 WILLBYE AVENUE, DISS, NORFOLK
Drawing Title:	LOCATION PLAN



DRAWING NOTE

- This drawing must not be reissued, loaned or copied without the written consent of Durrants.
- All errors, omissions, discrepancies should be reported to Durrants immediately.
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Rectangular Snip

INDICATIVE SITE PLAN
Scale 1:200



Issue No:	PLANNING
Client:	MS J SWAIN, LAND TO REAR OF 49 WILLBYE AVENUE, DISS, NORFOLK
Drawing Title:	INDICATIVE SITE PLAN

Drawn	Checked	Date	Scale	Date
DM	PD	AS	1:200	MAR 21
Project No:	Drawing No:	Revision:		
303711	20-002	-		

DURRANTS BUILDING

Date Received	App. No.	Type	Applicant	Location	Details	Delegation	Reason for Referral	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
21.01.21	2021/0100	Full Planning Permission	Mrs Alison Sturrock	Unit A4 Gilray Road Diss Norfolk IP22 4EU	Shipping Container to be sited on a car parking space for additional storage for Unit A4.	Officer		10.02.21			12.03.21	Approved with conditions	Yes
	2021/0303	Cert. Lawfulness Existing	Mr Ivor Nelson	Olive Tree Cottage, 38 Louies Lane, Diss, IP22 4LS	Certificate for lawful existing use of lean-to extension to dwelling	Officer		16.03.21			26.03.21	Approval with no conditions delegated	No
	2021/0511	Works to trees in conservation area		29 Mount St, Diss, IP22 4QG	T1 Cherry- reduce height from approx 4.6m to 3m and spread from 4m to 3m	Officer					25.03.21	No objections	
	2021/0311	Listed Building	Mr Sid Butler	3 The Grove, Mount St, Diss, IP22 4QQ	Replacement door, windows, cill & sole plate, install thermal insulation and dry lining/panelling, external and internal alterations	Officer		15.03.21			30.03.21	Approval with conditions	yes
	2021/0456	Approval of condition details		27-31 Sawmills Rd, Diss, IP22 4GG	Discharge of condition 3 from 2020/2251- Installation of a chilling unit						01.04.21	Approval of details- Approved	
	2021/0439	Works to trees in conservation area		2 Mount St, Diss, IP22 4QE	T1, T2 & T3 Sycamore- fell						30.03.21	No objections	
01.03.21	2021/0240	Householder	Mr S Weedon	Blipekays, Mission Rd Diss, IP22 4HX	New garage and home office (re-submission of 2020/1611)	Committee				RECOMMENDATION That Diss Town Council recommend refusal of this application for similar reasons to those in the earlier application. The excessive scale, height and mass of the proposal in a highly prominent location within the site would result in a development that fails to be subservient to the main dwelling resulting in an overly dominant structure which has an adverse impact on the character and appearance of both the existing dwelling and the wider street scene and as such is considered to be contrary to policies in the South Norfolk Local Plan Development Management Policies Document 2015. Should you be minded to accept this application we would expect to see no	11.05.21	Refusal	
	2021/0749	Change of use	Mr David Porter	Unit 2 Carmel Works, Park Rd, Diss	Change of use to Vegan Takeaway	officer		30.04.21			10.05.21	Approval with conditions	yes
23.04.21	2021/0864	Householder	Ms Julia Aiken	7 Sunnyside, Diss, IP22 4DS	Install insulation to side and back walls	Officer		15.05.21			04.06.21	Approved with conditions delegated	Yes