

# DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the **Council Chamber at Diss Corn Hall on Wednesday 23<sup>rd</sup> February 2022 at 6.45pm.**

Present: Councillors: M. Gingell  
K. Murphy  
S. Olander (ex-officio)  
R. Peaty  
E. Taylor (ex-officio) (Chair)  
S. Warren  
J. Welch

In attendance: Sarah Richards, Town Clerk  
No members of the public

**PL0222/01 APOLOGIES**

Apologies were received and accepted from councillor Warren.

**PL0222/02 ELECTION OF VICE-CHAIR**

Members considered the election of a Vice-Chair for the Planning Committee. Councillor Murphy put himself forward for this role and it was

RESOLVED: to elect councillor Murphy as the Vice-Chair of the Planning committee.  
**(Action: / Clerk; immediately)**

**PL0222/03 NOMINATION OF SUBSTITUTE REPRESENTATIVES**

Councillor Wooddissee substituted for councillor Warren.

**PL0222/04 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
PL0222/08	M. Gingell	x		This councillor is a resident of Shelfanger.
PL0222/08	S. Browne	x		This councillor knows the applicant.
PL0222/08	S. Olander	x		This councillor has been lobbied by the Stop Deal Farm action group.

**PL0222/05 MINUTES OF THE LAST MEETING**

Members confirmed that the minutes of the Planning Committee meeting held on 19<sup>th</sup> January 2022 were approved at the Facilities committee meeting on 9<sup>th</sup> February 2022.

**PL0222/06 PUBLIC PARTICIPATION**

There were no members of the public present.

**PL0222/07 ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

**PL0222/08 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

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

Although planning application 2021/2788 is not in Diss, it will have a major impact on the town in terms of more heavy transport using roads in and out of Diss and the possibility of noxious odours affecting the north of the town. Members considered the various suggested routes by the applicant and the low likelihood of those being used particularly as part of one route goes down a narrow private track on another farm, which hasn't given consent for use and the insufficient width of the single-track roads has resulted in two tankers recently being removed from ditches.

It was agreed that the likely estimate of traffic movements per year would be closer to 12,000 rather than the quoted under 4,000 given NCC has confirmed traffic movements should be counted twice to cover both

routes in and out. It is expected given the strategic position of Diss, that this will amount to an extra 4,000+ heavy traffic movements travelling along Victoria Road and up Denmark Street towards Winfarthing.

It is claimed that Deal Farm will operate on a 5km radius from the farm for getting their 46,750 tonnes of feedstock but this is something that will be impossible to police and so could involve transport coming from much further afield. In addition, this 5km radius is also the area where the 25,000 cubic metres of waste digestate will be spread. One area of Diss that may be impacted by extensive odour from the digestate is the Heywood.

A copy of the letter from Richard Bacon MP to the Planning Authority requesting refusal of the application is included in the planning pack following his meeting with local residents. Richard is in a group of MPs supporting a bill through parliament to outlaw the practice of applicants gaming the system.

It was noted that the farm would operate 24/7 and it was agreed that the Town Council should have been made aware of this application at an earlier stage.

Regarding the Morrisons sign application (ref 2022/0196), it was believed that the maximum height of totem signage in a conservation area has been stipulated in District local policies.

The last application (ref 2022/0240) was for noting only but it was reported that following a meeting with the Town Council, District councillors and SNC's Tree Officer, their Enforcement team is investigating the tree removal without consent on the Grasmere site. It was noted that it would be appropriate to request native species especially along the Mere edge.

App. No	Type	Applicant	Address	Proposal	Response
2021/2788	Full	Deal Farm Biogas Ltd	Deal Farm Kenninghall Road Bressingham Norfolk IP22 2HG	Construction of an Anaerobic Digestion facility (part retrospective), comprising 1 no. digester tank and 1 no. secondary digester/digestate storage tank, silage clamps, liquid and dry feed system, digestate separation, handling and pasteurization, biogas upgrading and mains gas-grid connection, carbon capture, CHP. Agricultural building, office buildings, weighbridge; 3 no. covered digestate storage lagoons, and associated plant, vehicular accesses, roads and landscaping (including earth bunds)	<p><b>RECOMMEND REFUSAL</b></p> <p>That Diss Town Council object to this application and recommend that South Norfolk Council refuse the application on the following grounds:</p> <ul style="list-style-type: none"> <li>All anaerobic digestion gives off noxious odours from the production of methane gas and the processing of animal and food waste. Even with the best sealed processes, it can only reduce odours by around 70 to 80%. This will affect the quality of life, the health and the environment for those living in the north of the town particularly in the Shelfanger Road and Heywood area of the town.</li> </ul> <p>This is a contravention of the South Norfolk Council Policy DM 3.14 Pollution, health and safety</p> <ul style="list-style-type: none"> <li>We believe a realistic figure of extra traffic movement in the Diss town boundary will be 4000+ per year (out of a total in the 5 km radius of 12,000) based on the data given by the developer and the fact that even NCC Highways have said the developers own figures are understated by up to 50%.</li> </ul> <p>These movements will be along the A1066 Park Road/Victoria Road and the B1077 Denmark Street, Shelfanger Road through to Winfarthing. The route one map in the application shows the route as being along single-track roads which are not fit for this purpose. This will inevitably lead to traffic using the B1077 and the A1066 which the developer describes as "well established links" which will cause even</p>

					<p>more congestion. This will blight the lives of all those living along these routes especially as there will also be 200 extra homes built on Shelfanger Road as part of the new local plan. This will add further to the current heavy congestion we experience now particularly on Denmark Street and Shelfanger Road which are both narrow in places.</p> <p>This is a contravention of your Policy DM 3.11 Road Safety and free flow of traffic.</p> <ul style="list-style-type: none"> <li>• We fully concur with the letter of objection from Richard Bacon MP which was sent to the South Norfolk Council Director of Place and the objections from the "Stop Deal Farm" action group.</li> </ul> <p>It is wrong that large development companies can "game the system" by ignoring planning regulations and then apply retrospectively. It is also wrong that they can ignore planning recommendations to not build this type of plant close to residential homes. This requirement has been totally ignored in this case as they have built very close to a grade 2 listed building and a number of other dwellings.</p>
2022/0196	Advertisement Consent	Mrs JG – Morrisons	Morrisons Victoria Road Diss IP22 4XF	1 x internally illuminated totem sign and 1x internally illuminated "Morrisons" name sign with condensed logo	<p><b>RECOMMEND APPROVAL</b></p> <p>That we delegate to officer with a recommendation that the totem sign height be reduced to a similar height to that of the existing sign.</p>
2022/0240	Works to trees in conservation area		Grasmere Apartments Denmark Street Diss Norfolk IP22 4LE	<p>T1, Fraxinus excelsior - remove, T2, Corylus avellana - remove  T3, Fraxinus excelsior pendula - remove  T4, Sambucus nigra - remove  T5, Fraxinus spp - crown lift to 4m by removing the two lowest limbs, on east side back to main stem  T6, Alnus glutinosa - coppice  T7, Alnus glutinosa - crown lift to 4m by removal of branches back to main stem  T8, Alnus glutinosa - crown lift to 4m by removal of branches back to main stem  T9, Alnus glutinosa - remove  T10, Alnus glutinosa - Group/Multi stemmed (8 stems), remove</p>	This application was for noting only.

				<p>T11, Alnus glutinosa - remove</p> <p>T12, Juglans - crown lift to 2m removing tertiary branches only</p> <p>T14, Sambucus nigra - remove</p>	
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**PL0222/09**

**DATE OF NEXT MEETING**

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

Meeting closed at 7.13pm.

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Councillor E. Taylor  
**COMMITTEE CHAIRMAN**