

Diss Town Council

Minutes

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 15th October 2025** at **6.00pm**.

Present: Councillors: D. Craggs (ex-officio), C. Dente (Vice-Chair), A. Goulder (Chair), A. Kitchen, R. Peaty, J. Robertson (ex-officio), J. Welch

In attendance: Sarah Villafuerte-Richards (Town Clerk)
Colin West (Office Administrator)
5 members of the public

PL1025/01 Apologies
There were none.

PL1025/02 Nomination of Substitute Representatives
There were none.

PL1025/03 Declarations of Interest

Minute No.	Councillor's Name	Personal/Other Interest	Pecuniary Interest	Reason
PL1025/07 2025/1543	A. Goulder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resides close to the proposed development

PL1025/04 Minutes
Members received the minutes of the Planning Sub-Committee meeting on Wednesday 17th September 2025. It was

Resolved: To approve the minutes of the meeting of the Planning Sub-Committee held on Wednesday 17th September 2025 as a true record subject to a minor amendment to minute reference PL0925/07 for signing by the Chair.

PL1025/05 Public Participation
There were 8 members of the public in attendance (2 virtual), all to speak on application reference 2025/1543.

CEO Oyster Care Homes work hand in glove with LNT, the developer. They have invested in LNT as they see the real & growing need in the UK for better quality care homes. It was acknowledged that there were sound issues, and the members of the public were struggling to hear what was said virtually.

(Action: Clerk; before next meeting)

The Chair summarised that the application was first considered at a planning meeting in X attended by nearby residents and the Council's response echoed residents' concerns primarily around size and mass of the development as well as design, access, construction management, landscaping, and insufficient car parking.

The developer subsequently held an open event at the Bowls Club to share plans with residents and responded in September to concerns with revised plans, under review this evening.

The primary changes were presented by LNT's representative, a Planner, as follows:

- Amending the proposed roof design from a flat roof to a pitched roof to better reflect the surrounding area, with flush solar panels to minimise their visual appearance

It was noted that flat roofs increase sustainability but appreciate their impact on appearance and the pitched roof will be more in keeping with local vernacular. The new pitch roof maximum height is 9.5m from ground level and 8.1m to the eaves, which is 1.4m less than previously. The solar panels will be flush with the roof via a racking system so less visually intrusive.

- Removing the proposed buff brickwork whilst retaining the red 'multi' brick

It was noted that these will be actual bricks.

- Adding a horizontal band of render along the top floor and introducing 'tea green' cladding on the projecting bays, as well as stone headers and sills to create more visual interest
- Increased landscaping throughout the site, including additional screening along the western boundary to improve the relationship with the neighbouring properties
- Realigning the proposed access point to improve visibility along the access road with Aldi
- Increasing the parking provision on-site to alleviate concerns regarding overspill parking.

Members of the public were invited to speak. Concerns centred around the construction phase given the recent experience of the new Aldi development where the piling process of a one storey building damaged nearby properties. Although extensive remedial works were undertaken quickly by Aldi, they would like reassurance that the developer will identify alternative ways to pile the building to reduce the impact and take preventative action.

The developer responded that they need to undertake more ground investigation to determine the most suitable method and Aldi has shared information with them. They offered the survey prior to development to agree a starting point but are keen not to cause damage in the first place.

Another concern was the increased traffic on the A1066 since the new Aldi has opened and the single access road that would be shared with the care home. The vehicles entering the site and turning right just three car lengths along, will considerably add to the congestion, which will be further exacerbated with the opening of the B&M on the former Aldi site and leisure facility on the former John Grose site in the summer of 2027.

Another member of the public considered the revised application has included superficial changes that haven't addressed the primary issues of size as the pitched roof is in fact higher than previously. Other concerns included lack of privacy and overlooking from the care home into neighbouring properties and vice versa, also impacting on light and inadequate parking.

The representative for Oyster Care Homes explained that they are the end user of LNT care homes and despite nearly completing on their 13th home, they have not yet received any complaints regarding any aspect of the construction phase. They try to develop relationships with the community early as they consider themselves to be a key service provider like a good school or library post completion. He also stated that they have amended the design to include more landscaping including established British trees to address overlooking / privacy concerns, whilst also increasing biodiversity.

District cllr Minshull explained their role in the process and believed there were a number of changes needed to address traffic, parking and flooding concerns as a minimum. He emphasised that the site will be developed but there is a balance to strike as to acceptability. The decision will be taken by their Development Management Committee as it is considered a major application and there will be an opportunity for the public to put forward their views at that meeting before a vote is taken.

Diss Town Council members shared similar concerns to those already raised particularly a dislike for the design and appearance of the building and the proximity to flood plain.

It was agreed that another meeting with the developers would likely be scheduled to discuss alternative ways of improving the application.

(Action: Clerk; as required)

PL1025/06

Items of Urgent Business

There were no items of urgent business raised.

PL1025/07 New Planning Applications and Development Control Matters

Application No.	Type	Address	Proposal	Response
2025/1543	Full Planning Permission	Warehouse Park Road Diss Norfolk	Revised proposal of erection of 3 storey, 66 bed care home for older people with associated landscaping, car parking and access.	RECOMMEND REFUSAL See response attached.
2025/2917	Full Planning Permission	Unit 2 Zone B 17 Victoria Road Diss Norfolk	Change of use from snack bar and garage reception/storage to cafe including serving of cooked food with new extraction system.	RECOMMEND APPROVAL This application is deemed acceptable and is delegated to Officer subject to consideration of traffic management onto the A1066.

PL1025/08 Officer Delegated Decisions

Members noted the Officer delegated decisions made by Diss Town Council's Planning Committee since the last meeting.

PL1025/09 South Norfolk Council Planning Decisions

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

PL1025/10 Date of Next Meeting

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

Meeting closed: 7.10pm then from 8.20pm to 8.40pm post Full Council.

Councillor A. Goulder
Chair