

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the Council Chamber at Diss Corn Hall on **Wednesday 1st September 2021** at **6.45pm.**

Present: Councillors: S. Browne
M. Gingell
K. Murphy
E. Taylor (Chair) (ex-officio)
S. Olander (ex-officio)
S. Warren

In attendance: Sonya French – Deputy Town Clerk

PL0921/01 APOLOGIES

Apologies were received and accepted from Councillor Poulter.

PL0921/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES

There were none.

PL0921/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

There were none.

PL0921/04 MINUTES OF THE LAST MEETING

It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 28th July 2021 were a true record and were duly signed by the Chairman.

PL0921/05 PUBLIC PARTICIPATION

There was two members of the public present, one from the press and one observing who spoke on the planning application. The member of the public wanted to make the committee aware that there was flooding issues with the proposed development site.

PL0921/06 ITEMS OF URGENT BUSINESS

There were no items of urgent business.

PL0921/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

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

The Planning Chair updated the committee with information regarding the previous planning application number 2021/0307 from Churchill

The original application for this site has been passed to the Planning Inspector to make a decision.. There will be a public enquiry starting on Tuesday November 9th for the planning inspector to make decisions on the application for the site.

Committee agreed that they would prefer a more appropriate development for Diss which would include more leisure facilities, a hotel or retail units rather than a care home. Diss currently has 13 care homes or sites developed for the elderly.

Committee agreed to provide a written response to go to the planning inspector regarding this planning application. The planning Chair will provide a response for the committee to consider before sending it off to the planning inspector by the deadline of 15th September 2021.

App. No	Type	Applicant	Address	Proposal	Response
2021/1885	Full	Churchill Retirement Living	Land to rear of Thatchers Needle, Park Road, Diss.	Redevelopment of the site to form 58no. retirement apartments and 15no.retirement cottages including communal facilities, access, car parking and landscaping.	Recommend Refusal. Please see reasons for refusal on next page.

PL0921/08 **SOUTH NORFOLK PLANNING DECISIONS**

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

PL0921/09 **DATE OF NEXT MEETING**

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

Meeting closed at 7.13

Councillor E. Taylor
COMMITTEE CHAIRMAN

Recommend refusal

Whilst, Diss Town Council support the principle of development on this site, the support is contingent on the following:

- 1. That a separate road is constructed from the Morrison's roundabout to service the retirement homes. This will also give good footway access to supermarkets and the town centre via a controlled crossing on Victoria Road. It will also enable separate access to the development rather than travelling through the Thatcher's Needle carpark*
- 2. That parking provision is increased. it is wrong to assume that a high percentage of the 60-year-olds and over don't drive. We also think it is wrong to expect family and friends visiting loved ones to have to park elsewhere. Family and friends visit their loved ones not just to have chat and see how they are but for outings, shopping and medical appointments.*
- 3. There is no affordable housing provision which for a town with a high deprivation rate is not acceptable.*
- 4. That access for larger vehicles such as bin lorries, fire appliances etc is too tight and is inadequate.*
- 5. That the density of the development is decreased to allow for more utility space and parking for service vehicles and visitors. We consider that the proposed application represents an overdevelopment of the site, by virtue of its density, massing and layout. We also consider the amenity space to be inadequate for this number of homes.*
- 6. More direct access is provided from the Northern end of the site to transport links, This would provide a safe and direct access for those wishing to use public transport without the need to have to walk past the beer garden.*

By making these changes we would have a much safer, more comfortable and fit for purpose layout which offers security, good access to the town and would be much less stressful for residents as they could keep well away from the rowdy and noisy pub area.