

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 March 2023** at **6.45pm**.

Present: Councillors: M. Gingell
K. Murphy
R. Peaty
E. Taylor (Chair / ex-officio)
G. Waterman
J. Welch

In attendance: Sonya French – Deputy Town Clerk

PL0323/01 **APOLOGIES**

Apologies were received and accepted from Councillor Olander.

PL0323/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0323/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0323/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 25th January 2023 were a true record and were signed by the Chairman.

PL0323/05 **PUBLIC PARTICIPATION**

There was three members of the public present Stephanie Hoyle, Thomas Miller & Michelle Miller.

Members considered 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. Individuals are allowed to speak for a maximum of 5 minutes.

The members of the public addressed council and stated that they are residents of Mission Road and one of them had lived on Mission Road for 21 years. They stated that the road is notoriously a cut through, and a rat run for the train station, they stated that they often cannot park on the Road due to roadside parking being taken up by members of the public using the train station. They were concerned that the new flats due to the number of parking spaces being proposed would increase the number of vehicles requiring parking in an already over parked street.

The Proposal for the new flats will run the whole length of the member of Public's garden and they believe that they are going to lose their light due to the height and proximity of the proposed flats. They are also worried about the noise increase from residents that the new flats would generate..

The MOP stated that there is already an issue in the area with drugs, noise and traffic and they believe Victoria Road/Mission Road is not the correct area for these flats.

Residents are worried that the new flats will cause their properties to be overlooked and they feel devastated by the proposed flats.

The resident stated they do not have an issue with the land being developed but believe that the two storey plan is not suitable and they would have preferred a single storey building with a plan for four or five properties.

The Millers entered the meeting at 19:00 hours.

The MOP went on to state that they believe there is not enough allocation for parking with the flats considering that there would be a need for specialist organisations that will require parking when visiting the residents in these flats.

The road is not big enough to take these flats, it is a narrow access and a potential danger due to the accessibility for traffic.

PL0323/06 ITEMS OF URGENT BUSINESS

There were no items.

PL0323/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

The Town Council has previously recommended refusal on two previous occasions and believe that the concerns that they had before with the plans had been addressed by the new plans.

The concerns of councillors were the rear windows which have been addressed by the developer proposing obscure glass being utilised in this area of the new building. The height of the building has also been addressed with the developer lowering the height by sinking the property into the ground by a metre.

Council believe that the parking is not adequate for the number of flats being proposed but have been assured by SOLO Housing that the new residents who would live in these flats would be unlikely to be car owners.

Council said that the new drawings showed the daylight impact angles are not going to be any different to what residents currently enjoy.

Council discussed and believed that sinking the property into the ground by 1 metre could cause an issue with flooding.

Councillors discussed and agreed that they would prefer to see in the plan a car parking space provided for each flat. It was

RESOLVED: to

App. No	Type	Applicant	Address	Proposal	Response
2022/0677	Full	Solo Housing (East Anglia)	Land at 32 to 34 Victoria Road, Diss, Norfolk	Removal of former garage and construction of 9 new affordable flats.	<p>Propose to Delegate to Officer.</p> <p>We recognise the need for hostel accommodation in Diss and consider that the main problems of overlooking and overshadowing have been adequately addressed in this latest application.</p> <p>However, we still have concerns over the following which we would ask officer to consider in their deliberations:</p> <ul style="list-style-type: none"> • that the number of parking spaces may be inadequate especially as they also have to accommodate visitors and service vehicles in the same area as resident parking. • the proposed design in having the first floor 1m below ground level will possibly impose an unnecessary flood risk. <p>* There will also be a security risk due to lower rear windows (almost at ground level) and a narrow passageway at the rear of the property masking possible intruders. It is</p>

					unlikely to meet the Police aim of “designing out crime”.
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PL0323/8 **SOUTH NORFOLK PLANNING DECISIONS**

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

PL0323/9 **DATE OF NEXT MEETING**

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

Meeting closed at pm.19:21

Councillor E. Taylor
Committee Chairman