

DISS TOWN COUNCIL

MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the Council Chamber at Diss Corn Hall on Wednesday 28th August 2024 at 6.30pm.

Present: Councillors: A. Goulder
A. Kitchen
R. Peaty (Chair)
E. Taylor (Vice-Chair)
J. Welch

In attendance: Sarah Villafuerte Richards (Town Clerk/Chief Executive Officer)
2 members of the public

PL0824/01 APOLOGIES

Apologies were received from councillor Olander before the meeting but not seen until post-meeting.

PL0824/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES

There were none.

PL0824/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

There were none.

PL0824/04 MINUTES OF THE LAST MEETING

Members confirmed as a true record, the minutes of the Planning Committee held on 24th July 2024. It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 24th July 2024 were confirmed as a true record and were duly signed by the Chair.

PL0824/05 PUBLIC PARTICIPATION

There were three members of public present. Two representatives of the Corn Hall Trust felt that the letter received by members provides a strong case.

PL0824/06 ITEMS OF URGENT BUSINESS

There were no items raised.

PL0824/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

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

The following points were noted:

- The Planning Authority is usually receptive to this type of change of use assuming the tenancy has been advertised for at least two years;
- the development is in the Heritage Triangle and conservation area but not in the main shopping street
- Several changes have already started and the applicant is requesting retrospective permission.
- An occupied building is better than an empty one.

Relevant planning considerations include the District Council's policy DM2.5 regarding changes to use in town centres specifically the loss of employment opportunities and National Planning Policy Framework paragraph 193, which requires that new development can be integrated effectively with existing businesses and community facilities and not have unreasonable restrictions placed on them as a result of development permitted after they were established. A

condition should be applied that a suitable plan is put in place to mitigate the issues raised by The Corn Hall Trust.

Application No.	Applicant	Address	Proposal	Response
2024/2167	Full Planning Permission	The Two Brewers, 11 St Nicholas Street, Diss, IP22 4LB	Change of use from restaurant to residential on the ground floor & the installation of a solid wooden staircase. Changing the colour of paint on the exterior of the building to terracotta red	RECOMMEND REFUSAL Aside from the fact that alterations are underway prior to application, there is insufficient evidence to demonstrate the applicant has attempted to let the property under its current use prior to change (reference DM2.5 changes to use in town centres specifically the loss of employment opportunities). Also, National Planning Policy Framework paragraph 193 requires that new development can be integrated effectively with existing businesses and community facilities and not have unreasonable restrictions placed on them as a result of development permitted after they were established and therefore a suitable plan to mitigate the issues raised by the Corn Hall Trust should be conditioned. There should be further consideration of the wider E classification.
2024/2168	Listed Building Consent	Same as above	Same as above	As above

PL0824/08 SOUTH NORFOLK PLANNING DECISIONS

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

PL0824/09 MONTHLY ENFORCEMENT REPORTS

Members received monthly enforcement notices. It was noted that the Grasmere applicant has removed containers and has put spoil on another piece of land, which should be reported to the Planning Enforcement team as fly-tipping.

PL0824/10 DATE OF NEXT MEETING

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

Meeting closed at: 19:00.

Councillor Peaty
Committee Chairman