

DISS TOWN COUNCIL

MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the Council Chamber at Diss Corn Hall on Wednesday 25th September 2024 at 7:00pm.

Present: Councillors: A. Kitchen
S. Olander (Ex-officio)
E. Taylor (Acting Chair)

In attendance: Councillors Collins & Kiddie
Sarah Villafuerte-Richards (Town Clerk/CEO)
Alex Rolfe (Office Administrator)

PL0924/01 ELECTION OF CHAIR

Members considered the election of the Chair of the Planning Committee for the remainder of the 2024/25 Mayoral Year. It was

RESOLVED: to elect Councillor Taylor as the Chair of the Planning Committee for the remainder of the 2024/25 Mayoral Year.

PL0924/02 APOLOGIES

Apologies were received and accepted from Councillors Goulder and Peaty (holiday). Apologies were not received from Councillor Welch.

PL0924/03 ELECTION OF VICE-CHAIR

This item was deferred until the next meeting.

PL0924/04 NOMINATION OF SUBSTITUTE REPRESENTATIVES

Councillors Kiddie & Sinfield substituted for Councillors Goulder and Peaty respectively.

PL0924/05 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

There were none.

PL0924/06 MINUTES

Members received the minutes of the Planning Committee meeting on 28th August 2024. It was

RESOLVED: To approve the minutes of the meeting of the Planning Committee held on 28th August 2024 as a true record and were signed by the Chairman.
(Action: Town Clerk/CEO: immediately)

PL0924/07 PUBLIC PARTICIPATION

There were no members of public present.

PL0924/08 ITEMS OF URGENT BUSINESS

There were no items of urgent business.

Councillor Olander entered the meeting.

PL0924/09 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

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

There appears to be a demand for storage units as recent applications show. The applicant is applying for prior approval to start the work and will have to adhere to building regulations rather than planning conditions. The site is surrounded on all four sides by residential housing and it was felt that residents are likely to prefer the proposed development to existing unsightly scrapyard. There is space for two cars per flat, which will have new entrances. The external design does not appear to be changing significantly. Regarding the layout, the applicant is proposing to take down the lean to at the rear and replace with a patio, fencing off the yard with 1.8m high fencing screened by large trees.

Application No.	Type	Address	Proposal	Response
2024/2148	Prior Notification - Retail to Residential	Oxford House Mission Road Diss Norfolk IP22 4HX	Notification for prior approval for a change of use from retail/office (use Class E) to ground floor flat (C3)	<p>RECOMMEND: APPROVAL / REFUSAL</p> <p>To approve the change of use of the ground floor from retail / office to a flat (residential change) but refuse the changes listed to the scrapyards, the details of which should be resubmitted as a separate application.</p> <p>In an area which is surrounded by dwellings on all sides, the latter option is likely to have an unacceptable impact on the amenities of neighbouring occupiers (Policy DM3.4). The change of use from a scrapyards to public storage will probably result in fewer employment opportunities. Development should ensure a reasonable standard of amenity reflecting the character of the local area. In all cases particular regard will be paid to avoiding overlooking and loss of private residential amenity space and also any overbearing impact (Policy DM 3.13).</p>

PL0924/010

LICENSING APPLICATION

Members discussed a licensing application for Victoria Bar & Grill, Zone B, Unit 1, 17 Victoria Road, Diss, IP22 4HW prior to resubmission.

No details of the application have been received and the full proposal has been requested. The Planning Authority has rejected the application as the advertising procedures were not followed. It appears from social media that a late license until 2am has been requested, which is unlikely to please surrounding residents. The licensing team grants permission faster than Planning.

PL0924/011

SOUTH NORFOLK PLANNING DECISIONS

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

Members noted the proposed change of use of part of the old Factory Shop unit to a gym.

PL0924/012

DATE OF NEXT MEETING

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

Meeting closed at: 19:43.

Councillor Taylor
Committee Chairman