

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held via zoom on **Wednesday 17th March 2021** at **6.45pm**.

Present: Councillors:
S. Browne (ex-officio)
M. Gingell
J. Mason
S. Olander (ex-officio)
D. Poulter (Vice Chair)
J. Robertson
E. Taylor (Chair)

In attendance: Sonya French (Deputy Town Clerk)
Cllrs J. Welch & S. Warren

PL0321/01 **APOLOGIES**

There were no apologies received.

PL0321/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were no substitute representatives present.

PL0321/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were no declarations of interests.

PL0321/04 **MINUTES OF THE LAST MEETING**

It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 20th January 2021 were a true record and would be duly signed by the Chairman post meeting.

PL0321/05 **PUBLIC PARTICIPATION**

There were no members of the public attending, one member of the press attended.

PL0321/06 **ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

PL0321/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

Members received and commented on planning applications and other development control matters. Committee discussed the planning permission number 2021/0355 and were slightly concerned that the building will be very close to the nature reserve. They would like the planning officer to give due concern to the adjacent nature reserve.

Members considered application number 2021/0240 and believe that the loss of privacy and the scale, height and mass of the property are still concerning. The previous application was rejected on the scale and height of the property the new proposal has only changed the original height of the building so therefore has not adhered to the original objections.

Committee considered the final application reference number 2021/0307 which is for a redevelopment of 58 retirement apartments and 15 retirement cottages which includes communal facilities. The DDNP have considered the site for a small number of homes but were not in a position to proceed as the owners explained that they had sold the land.

A consultation was held between the developers and the Planning Committee in January and the committee felt that the consultation did not consider any of the proposals that was suggested to them at the consultation. Council have several reservations around the size of the houses planned for this site, and feel that a hotel and leisure provision is better suited to this area. Councillors believe that the density of the properties on this site is too high and there is not enough parking provision of 44 parking spaces for the properties, no allowance has been made for visitors to the site.

Councillors were very concerned with the entrance and exit to the new estate and felt that the entrance would be better served coming off the Morrison's roundabout and not directly onto and off the A1066.

Councillors agree that we need to aspire to bigger and better for Diss and believe that the site is not fit for what is proposed by the developers.

App. No	Type	Applicant	Address	Proposal	Response
2021/0355	Full Planning Permission	Desira Group	Desira Motor Company, Victoria Road, Diss, IP22 4GS	Demolition of existing outbuilding & proposed side extension to Existing Desira Group Warehouse at Victoria Road.	RECOMMENDATION That we approve in principle the extension to the Desira warehouse and delegate to officer. Giving due concern to the adjacent nature reserve.
2020/2394	Full Planning Permission	Mrs Heidi Masterson	The Salon, Mere Street, Diss, IP22 4AG	Change of use from (Suis Generis) Beauty Salon to (C3) Residential.	RECOMMENDATION That we approve in principle the change of use from Suis Generis to residential for this building and delegate to officer.
2021/0240	Householder	Mr S Weedon	Bilpekays, Mission Road, Diss IP22 4HX	New garage and home office (re-submission of 2020/1611)	RECOMMENDATION That Diss Town Council recommend refusal of this application for similar reasons to those in the earlier application. The excessive scale, height and mass of the proposal in a highly prominent location within the site would result in a development that fails to be subservient to the main dwelling resulting in an overly dominant structure which has an adverse impact on the character and appearance of both the existing dwelling and the wider street scene and as such is considered to be contrary to policies in the South Norfolk Local Plan Development Management Policies Document 2015. Should you be minded to accept this application we would expect to see no overshadowing of the neighbouring property and that development is only used as a home office and not to be used as a business
2021/0307	Full Planning Permission	Churchill Retirement Living	Land To The Rear Of Thatchers Needle Park Road Diss Norfolk	Redevelopment of the site to form 58no. retirement apartments and 15no. retirement cottages including communal facilities, access, car parking and landscaping	Recommendation <i>Diss Town Council object to the principle of high-density development on this site. The reasons we object are:</i> <i>The site is not allocated for this use as part of the existing local plan or for</i>

				<p><i>the proposed local plan 2021 to 2038 by the GNLP or the LPA. In the current Local Plan DIS 6 was allocated for the pub/restaurant, a hotel, retail and for up to 25% of the site area for housing, Diss Town Council believe that the remaining part of DIS 6 is more suited to a hotel and leisure provision which is – likely to be included in the Neighbourhood Plan. This site has not been allocated for housing in the Diss and District Neighbourhood Plan 2021 to 2038. We have followed Government and Planning Practice Guidance and both the GNLP and the LPA have been notified of the sites that the DDNP have put forward for housing. **The guidance says that, "If a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area. It should work constructively with a qualifying body to enable a neighbourhood plan to make timely progress. A local planning authority should share evidence with those preparing the neighbourhood plan, in order for example, that every effort can be made to meet identified local need through the neighbourhood planning process".</i></p> <p><i>That the plans proposed by Churchill do not make best use of the land and fail to deliver a high-quality fit for purpose development. Specific concerns being:</i></p> <p><i>The site density is far too high. (over 81 homes per ha) and if approved would be the highest density development in Diss. Parking provision is too low even for retirement housing. In fact,</i></p>
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					<p>Churchills acknowledge this by saying that visitors are expected to park offsite. Many people who fall within Churchill's age profile still drive and to expect visitors to park offsite when visiting elderly loved ones at times of illness or for outings, shopping trips and appointments is clearly putting profit before people.</p> <p>There is too little amenity space for the number of homes.</p> <p>Churchill's proposal to use a narrow private road through the busy restaurant car park as access to the proposed development is clearly flawed when a safer alternative exists that gives better access to the town centre via a controlled crossing. This proposed application is clearly not in accord with the SNDC policies DM1.1 and DM1.2 on sustainable development particularly with regard to pedestrian and highway safety improvements necessary to secure satisfactory access to the development via a range of modes of transport.</p> <p>Should you be minded to approve this application we would request that the matter be referred to the <u>Development Management (Planning) Committee</u></p>
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PL0321/08

SOUTH NORFOLK PLANNING DECISIONS

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

PL0321/09

DATE OF NEXT MEETING

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

Meeting closed at 8.02 pm.

Councillor E. Taylor
COMMITTEE CHAIRMAN