

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 9th November 2022** at **6.45pm**.

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

In attendance: Sarah Richards, Town Clerk
4 members of the public
County / District Councillor Kiddie
District Councillor Minshull

PL0922/01 **APOLOGIES**

Apologies were received and accepted from Councillor Gingell (pet bereavement).

PL0922/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0922/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0922/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 7th September were a true record and were duly signed by the Chairman.

PL0922/05 **PUBLIC PARTICIPATION**

There were four members of the public present, several of whom wished to speak on the agenda item.

PL0922/06 **ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

PL0922/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

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

It was noted that given a full application with no reserved matters had been submitted, it provided insufficient information to draw a valid conclusion. Little weight had been given to the emerging Diss & District Neighbourhood Plan such as the combining of two sites to increase overall numbers and maximise gain, members were disappointed there isn't a proposal to retain the two oak trees and despite the promotion of renewable energies, there is no reference to solar panels, and it is not clear how electric car charging would work. Access for waste collection was a concern given limited parking provision as were the lack of crime prevention measures.

Members agreed that the site should be developed but much more could be achieved with modifications to the plans including the visual approach to the town and reflecting the Planning Authority's Placement guide. The wildflower meadow was welcomed but felt it was to the detriment of maximising amenity space and it could be retained at a smaller level.

Despite numerous requests to and promises from Senior Officers at the Planning Authority, Diss Town Council was note made aware of this development and the Chair requested that the District councillors in attendance feed this back.

Members of Roydon Parish Council concurred with the above and added reinforced the concerns around parking and traffic particularly given that Roydon Loak is a cycling route and heavily used by children and parents to school / Diss.

It was noted that both applications would be called in to Development Management Committee by District Councillor Kiddie unless they were refused.

App. No	Type	Applicant	Address	Proposal	Response
2022/1975 and 2022/1976	Full	Inside Land Ltd and Cocksedge Building Contractors Ltd	Land West of Denmark Lane Roydon Norfolk	Residential development with associated access, parking, landscaping and associated infrastructure	<p>RECOMMEND REFUSAL</p> <p>We accept the principle of development is established on this site as outlined in the Local Plan Policy DIS3 and indeed the Diss and District Neighbourhood Plan (DDNP) policy which is currently at the examination stage. However, the two applications raise several concerns that should be addressed in order to build new homes to a standard that meets the expectations of the community. These include:</p> <p>1. AECOM recommend that the number of dwellings proposed on a rural site such as this in Roydon is 25/ha. In more built-up parts of Diss it is usually around 30 per ha. In this case when considering applications 2022/1975 and 2022/1976 and discounting the 10m landscape belt (DIS3) to provide a soft edge to the development the site density will be 38 dwellings per ha. This in our opinion will amount to Massing and it can be seen from the developer's masterplan the site layout would give us an estate with very small gardens and very little amenity (green) space, a large proportion of which would form a SUD's basin.</p> <p>Policy DM 3.8 Design Principles applies to all developments and requires the LPA to work with applicants to achieve high quality design and positive improvement from all development, protect and enhance the environment and existing locally distinctive character and encourage innovation. As this would clearly not be the case the LPA should refuse the development as it fails to take the opportunities for improving the character and quality of an area and the way the area functions.</p> <p>2. Parking provision is the minimum that legislation requires. This will mean there will a great deal of parking on the narrow streets giving refuse lorries and emergency vehicles potential access problems as regularly seen on other developments in Diss. In addition, little or no provision has been made for service vehicles or visitor parking. We would have thought that the successful template Diss Town Council agreed with Persimmons on the Orchard Way estate should have been a model for new estates in Diss.</p> <p>Policy DM 3.12 Planning permission will be granted where appropriate vehicle parking provision is provided by the developer to serve the needs of the proposed development. The failure to provide sufficient visitor parking and the poor design will inevitably lead to on-street parking restricting larger vehicle movements.</p>

				<p>3. Access for refuse lorries is very poor. If residents have to walk 35 or 40m to put out their bin they will left out making the estate untidy and refuse lorries will have difficulty accessing bins. Bin collection points are also poorly positioned, and they will also stop private vehicles from being able to egress their homes. We already have a major problem with poor design of some estates in Diss where bins have not been emptied on several occasions, because refuse lorries could not get close enough. We have also had instances of emergency vehicles being unable to reach their destination without knocking on doors to get vehicles moved.</p> <p>Policy DM 4.3 Facilities for the collection of recycling and waste:</p> <ul style="list-style-type: none"> • All new developments should ensure that sufficient facilities are available for each property to simply store and dispose of their recycling and waste and is well integrated into the design of the development. Provision must be made for the permanent, on-site storage of the designated receptacles and then their removal and return for collection. • Waste management facilities provided for any residential development should be accessible for all residents and designed to maximise the diversion of waste from landfill and promote recycling, including the provision of accessible community 105 collection points for the collection of additional materials. • Residential development should include space for waste collection from points accessible by a collection vehicle (32 tonnes). <p>This design does not meet the requirements of Policy DM4.3.</p> <p>4. The Designing Out Crime Officer's report highlights more needs to be done as the current design and the density does not reduce crime prevention, Crime Prevention through Environmental Design could be considerably improved with a reduced number of dwellings and better street design.</p> <p>5. A new 2m wide footpath on Denmark Lane whilst necessary does nothing to meet the aspirations of the GNLP, SNDC or the DDNP as there should be provision for infant/junior school cyclists especially as most will attend Roydon Junior School. In addition, there must be a safe cycling route to the high school.</p> <p>In 2017 the Government published its first Cycling and Walking Investment Strategy 17, setting out the ambition for walking and cycling to be natural choices for shorter journeys. This provision is sadly lacking.</p> <p>6. Little consideration has been given to The Diss & District Neighbourhood Plan which is</p>
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					<p>part way through the Reg 16 consultation before moving onto examination particularly the section on Design Codes. In addition, the combining of two sites to increase overall numbers and maximise gain is yet another example of development creep designed to put pressure on the planning officers. It is also disappointing that there isn't a proposal to retain the two oak trees (something your own policies recommend) and despite the promotion of renewable energies, there is no reference to solar panels or other significant measures to save energy.</p> <p>Whilst, in principle Diss Town Council have no objection to developing this site, without the above design improvements we feel we must recommend refusal. Should you be minded to approve these applications, we would request that they should be brought to the Development Management Committee for the fullest scrutiny.</p>
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(Action: Clerk; immediately)

PL0922/8

SOUTH NORFOLK PLANNING DECISIONS

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

PL0922/9

DATE OF NEXT MEETING

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

Meeting closed at 7.16pm.

Councillor E. Taylor
Committee Chairman