

**TOWN CLERK**  
Miss S Richards, CILCA

**DISS TOWN COUNCIL**  
Council Offices, 11-12 Market Hill,  
Diss, Norfolk, IP22 4JZ.  
Telephone/Fax: (01379) 643848  
Email: [towncouncil@diss.gov.uk](mailto:towncouncil@diss.gov.uk)

Please ask for: Sarah Richards  
Our ref: PL 23.02.22  
Date: 16.02.2022

## NOTICE OF MEETING

Dear Members of the Public and Press,

You are cordially invited to attend a meeting of the **Planning Committee** to be held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 23<sup>rd</sup> February 2022** at **6.45pm** to consider the business detailed below.

Town Clerk

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## AGENDA

1. **Apologies**  
To receive and consider apologies for absence.
2. **Election of Vice-Chair**  
To elect a Vice-Chair for the Planning Committee.
3. **Nomination of Substitute Representatives**  
To note nominated substitute representatives attending in place of those who have sent their apologies.
4. **Declarations of Interest and Requests for Dispensations**  
To note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.
5. **Minutes**  
To note that the minutes of the Planning Committee held on 19<sup>th</sup> January 2022 were approved by at the Facilities committee meeting on 9<sup>th</sup> February 2022.
6. **Public Participation**  
To consider 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 (*members of the public are entitled to speak for a maximum of three minutes*).
7. **Items of URGENT business**  
To discuss any item(s) of business which the Chair or Town Clerk has previously been informed at least 24 hours before the meeting and decides should be considered as a matter of urgency (*councillors are reminded that no resolutions can be made under this agenda item*).
8. **New Planning Applications and Development Control Matters**  
To receive and comment on planning applications and other development control matters (report herewith).

App. No	Type	Applicant	Address	Proposal
2021/2788	Full	Deal Farm Biogas Ltd	Deal Farm Kenninghall Road Bressingham Norfolk IP22 2HG	Construction of an Anaerobic Digestion facility (part retrospective), comprising 1 no. digester tank and 1 no. secondary digester/digestate storage tank, silage clamps, liquid and dry feed system, digestate separation, handling and pasteurization, biogas upgrading and mains gas-grid connection, carbon capture, CHP. Agricultural building, office buildings, weighbridge; 3 no. covered digestate storage lagoons, and associated plant, vehicular accesses, roads and landscaping (including earth bunds)
2022/0196	Advertisement Consent	Mrs JG – Morrisons	Morrisons Victoria Road Diss IP22 4XF	1 x internally illuminated totem sign and 1x internally illuminated "Morrisons" name sign with condensed logo
2022/0240 <b>This application is for noting</b>	Works to trees in conservation area		Grasmere Apartments Denmark Street Diss Norfolk IP22 4LE	T1, Fraxinus excelsior - remove, T2, Corylus avellana - remove T3, Fraxinus excelsior pendula - remove T4, Sambucus nigra - remove T5, Fraxinus spp - crown lift to 4m by removing the two lowest limbs, on east side back to main stem T6, Alnus glutinosa - coppice T7, Alnus glutinosa - crown lift to 4m by removal of branches back to main stem T8, Alnus glutinosa -crown lift to 4m by removal of branches back to main stem T9, Alnus glutinosa - remove T10, Alnus glutinosa - Group/Multi stemmed (8 stems), remove T11, Alnus glutinosa - remove T12, Juglans - crown lift to 2m removing tertiary branches only T14, Sambucus nigra - remove

## 9. Date of Next Meeting

To note that Planning committee meetings will precede scheduled committee dates should applications require committee consideration.

COMMITTEE MEMBERSHIP:	FOR INFORMATION:
<b>Councillors:</b>	Town Clerk
M. Gingell	Deputy Town Clerk
K. Murphy	
S. Olander (ex-officio)	<b>Councillors:</b>
R. Peaty	
E. Taylor (Chair) (ex-officio)	S. Browne
S. Warren	D. Collins
J. Welch	S. Kiddie
	A. Kitchen
	J. Robertson
	C. Valori
	J. Wooddissee
	Diss Express / Mercury

## NOTES

1 - Council has a statutory legal duty under the Localism Act 2011 s2 and has adopted a code dealing with the conduct that is expected of members in order to promote high standards of conduct as required by the Act. Members' disclosable pecuniary interests are kept on a register available to view on the Council's website. Allegations about the conduct of a councillor may be made to the District Council's Monitoring Officer. Diss Town Council has also adopted a dispensation policy.

The reports and enclosures referred to in this agenda are supplied to councillors only. They are available (unless marked confidential) for public inspection on our website at <https://www.diss.gov.uk/planning>

**Planning Pack Feb 23<sup>rd</sup> 2022****Application No. 2021/2788 - Deal Farm, Kenninghall Road, Bressingham, Norfolk IP22 2HG**

**Construction of an Anaerobic Digestion facility (part retrospective), comprising 1 no. digester tank and 1 no. secondary digester/digestate storage tank, silage clamps, liquid and dry feed system, digestate separation, handling and pasteurization, biogas upgrading and mains gas-grid connection, carbon capture, CHP. Agricultural building, office buildings, weighbridge; 3 no. covered digestate storage lagoons, and associated plant, vehicular accesses, roads and landscaping (including earth bunds)**

Although this planning application is not in Diss It will have a major impact on the town in terms of more heavy transport using our roads and the possibility of noxious odours affecting the north of the town.

Deal Farm, Bressingham is now owned / leased by a French multi-national company ENGIE SA. They were granted planning permission by SNC in 2015 for a much smaller farm fed agricultural AD plant rather than this much larger industrial version.

The developer Biowatt Ltd have now built this plant without planning permission and are trying to obtain retrospective planning permission. It seems this was built quickly ignoring the planning process to try to get the very lucrative government subsidies which are due to be replaced in March this year.

The developer was advised to cease work by SNC in June 2021 and then and again on the 20<sup>th</sup> October 2021. They eventually stopped work on the 20<sup>th</sup> November 2021 and they put in this part retrospective application on 23<sup>rd</sup> December 2021.

It does appear that big business is yet again trying to ride rough shod over community wishes. Both SNC and NCC have expressed dissatisfaction with aspects of the development. In addition, there have been around 230 objections and earlier this month Richard Bacon MP visited the site and subsequently wrote to SNC (Phil Courtier) asking them to decline approval of this application. Richard is also apparently supporting a government motion against rogue developments and gaming the planning system.

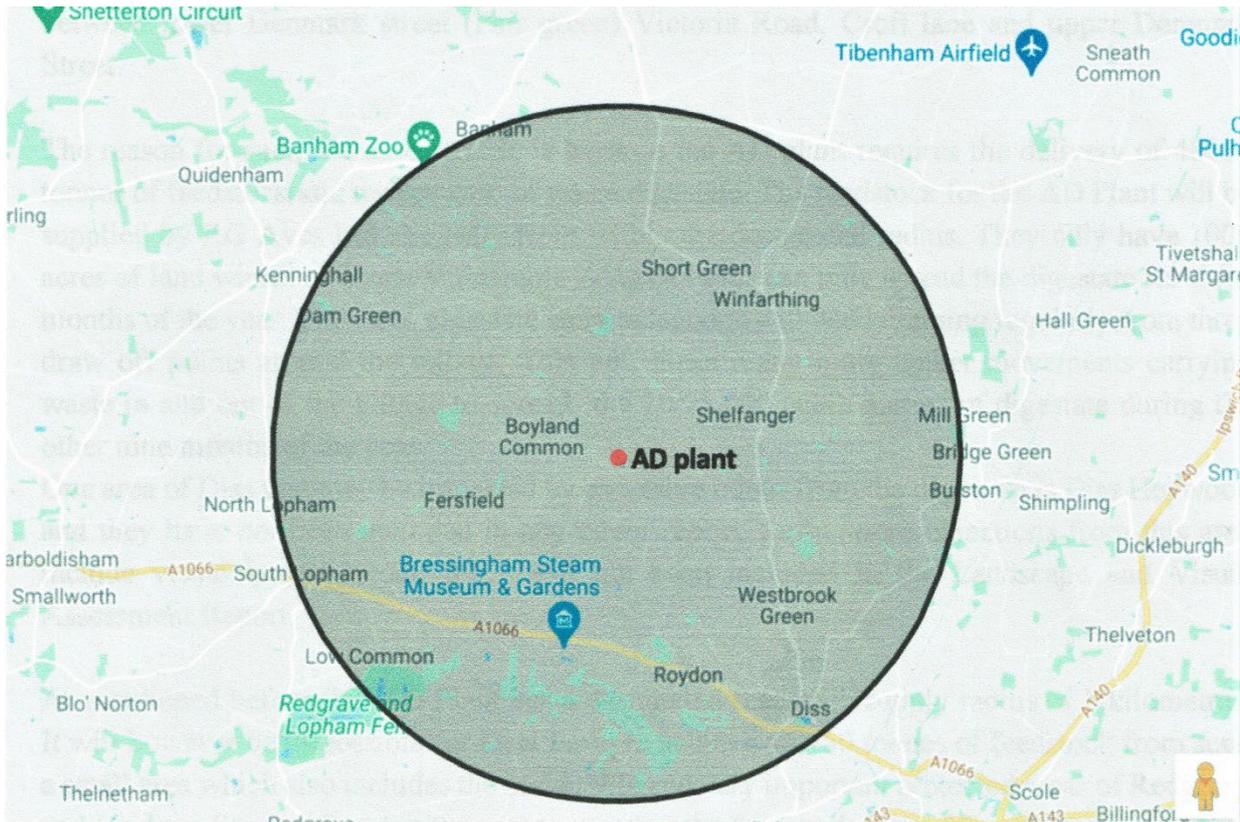
It is claimed that Deal Farm will operate on a 5 KM radius from the farm for getting their 46,750 tonnes of feedstock but this is something that will be impossible to police and so could involve transport coming from much further afield. In addition, this 5 KM radius is also the area where the 25,000 cubic metres of waste digestate will be spread.

One area of Diss that may be impacted by extensive odour from the digestate is the Heywood.

Rather than go into any more detail on the plant which I think because of our location is outside our remit I will concentrate on the possible traffic implications for the Diss area.

The developer says the plan will agree approved routes for vehicles, and speed limits in sensitive areas. The following four maps show typical routes in and out of site; there are 4 main distribution routes in and out of the site.

The farm site is in a rural area to the north east of the village of Bressingham as shown on the map below.



According to the developer's transport statement there are 4 main routes into AD Plant shown on the map shown below. Of the four routes Route one is the likeliest to affect traffic in Diss.

Route one commences at Dog Lane, Winfarthing. The transport statement does not explain how traffic will get to the start of route one, but since it has already stated in the construction traffic routing that the A1066 is a "well established link" the route is likely going through Diss from Victoria Road where it will turn up Denmark Street, towards Shelfanger and onwards along the B1077 Winfarthing and Dog Lane.

#### **EXTRACT FROM CONSTRUCTION TRAFFIC ROUTING**

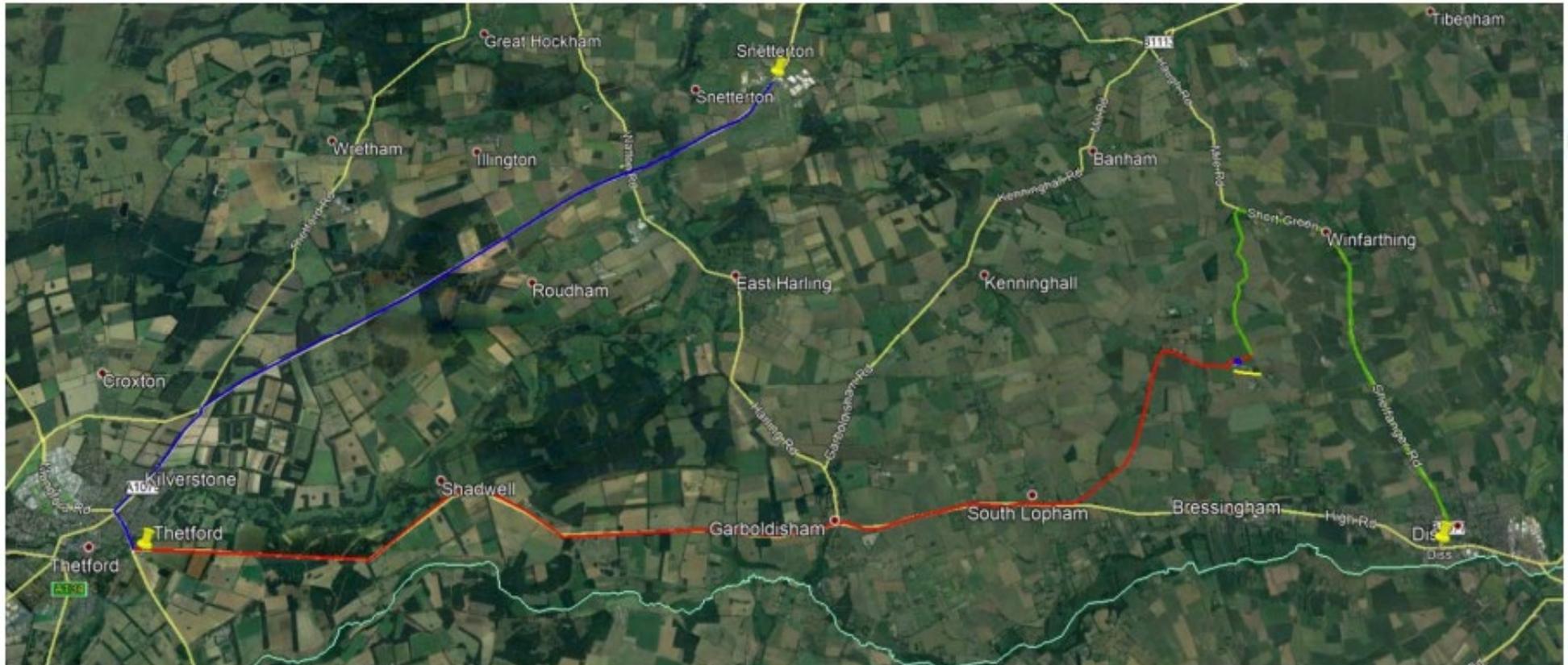
When approaching from any direction from the west of the site, it's recommended you turn up Fersfield from the A1066, as a result a sharp turn must be made from The Street onto Wood Lane. This tight corner will prove a struggle for extra-long artic low loaders.

As an alternatively you could continue into Diss and proceed with the route detailed in option 2 – via Shelfanger & Short Green.

You will see that the map for route one from Winfarthing to the AD Plant site appears to show a cross country route through the narrow lanes. I am informed by the Bressingham action group that the route is mainly single track and too narrow for large vehicles. It even shows it going down a narrow private road at one point where the owner has not and will not give any sort of right of way. I think it is safe to assume that any HGV's going to and coming from Winfarthing will come through Diss.

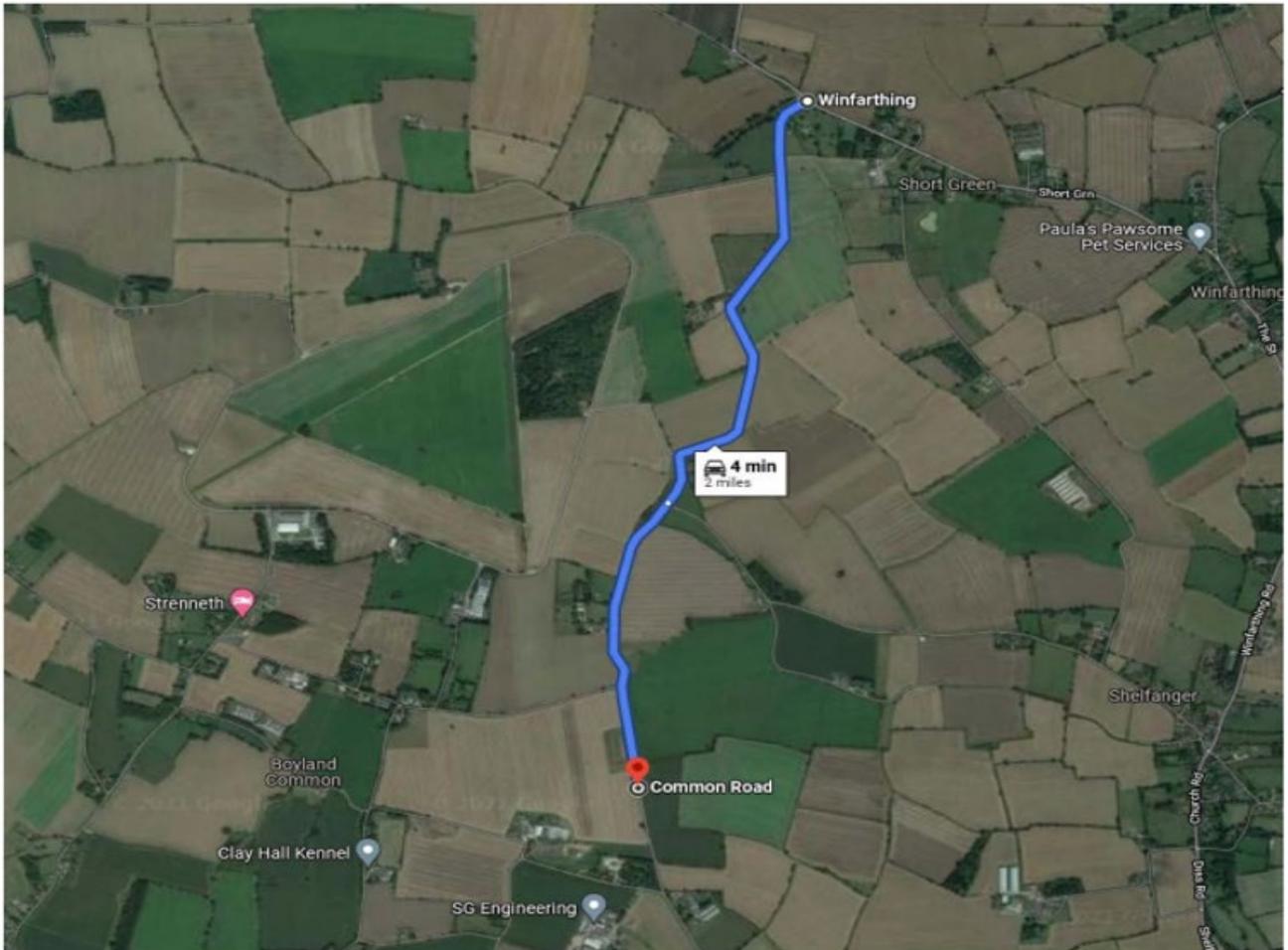
## ROUTING OF CONSTRUCTION VEHICLES

The construction vehicles should take the most efficient and shortest route to the site. The following details the most appropriate route vehicles should take to the site. (Developer's comment). It appears that the distribution routes are the same.

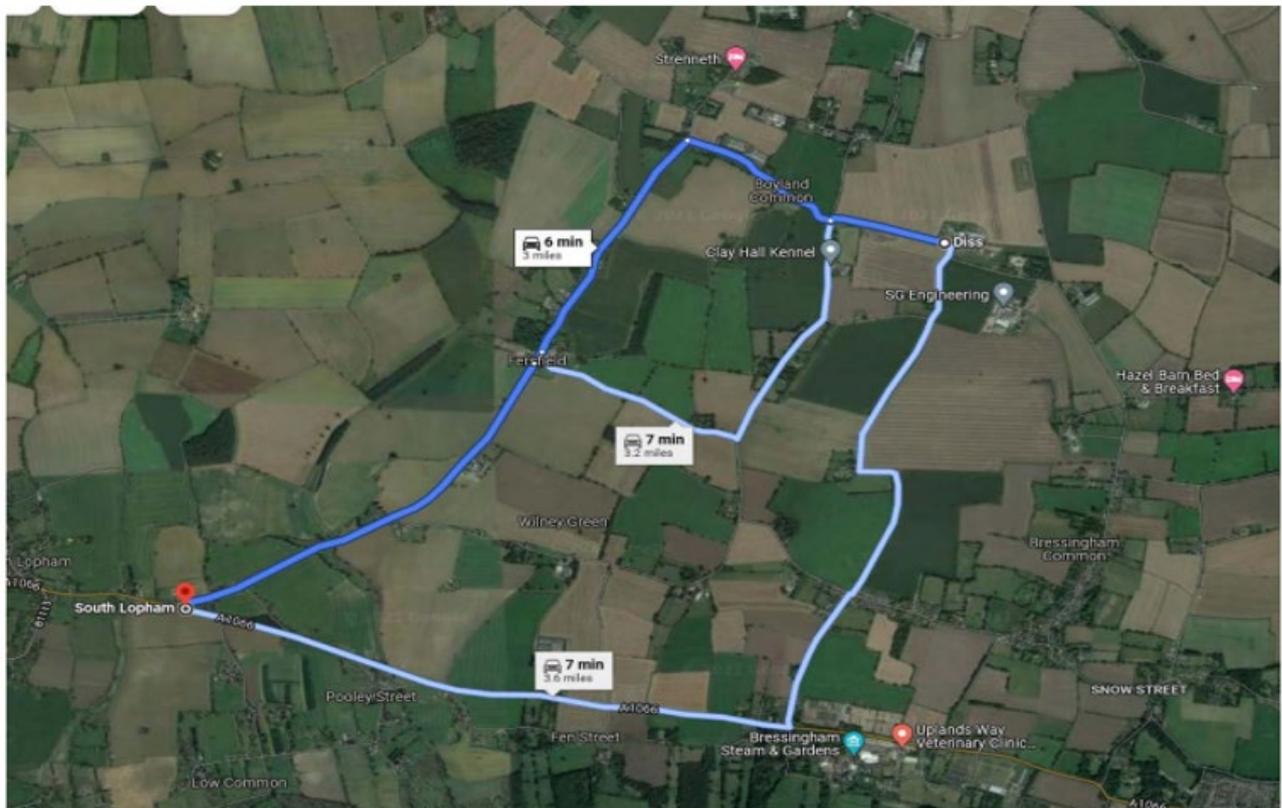


### Route Description

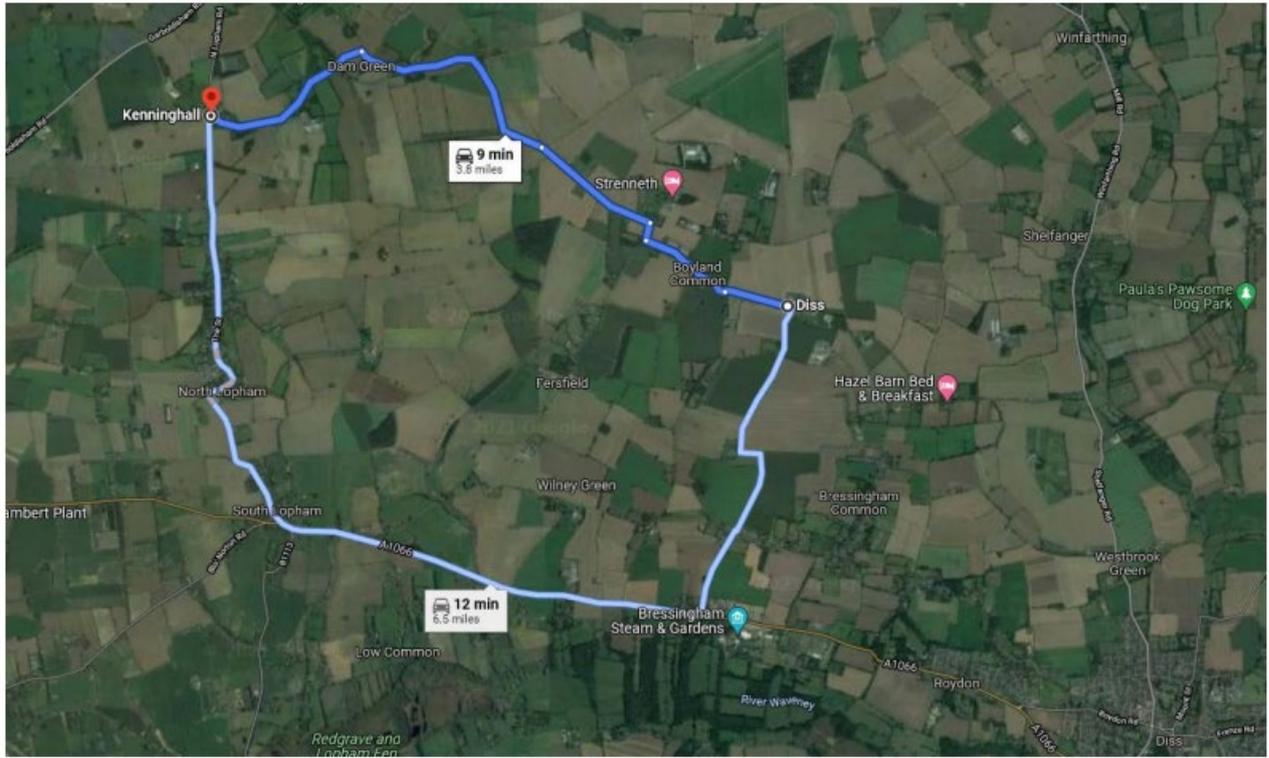
From the west Thetford shown Red  
From the north west Snetterton shown Blue  
From the south Diss shown Green



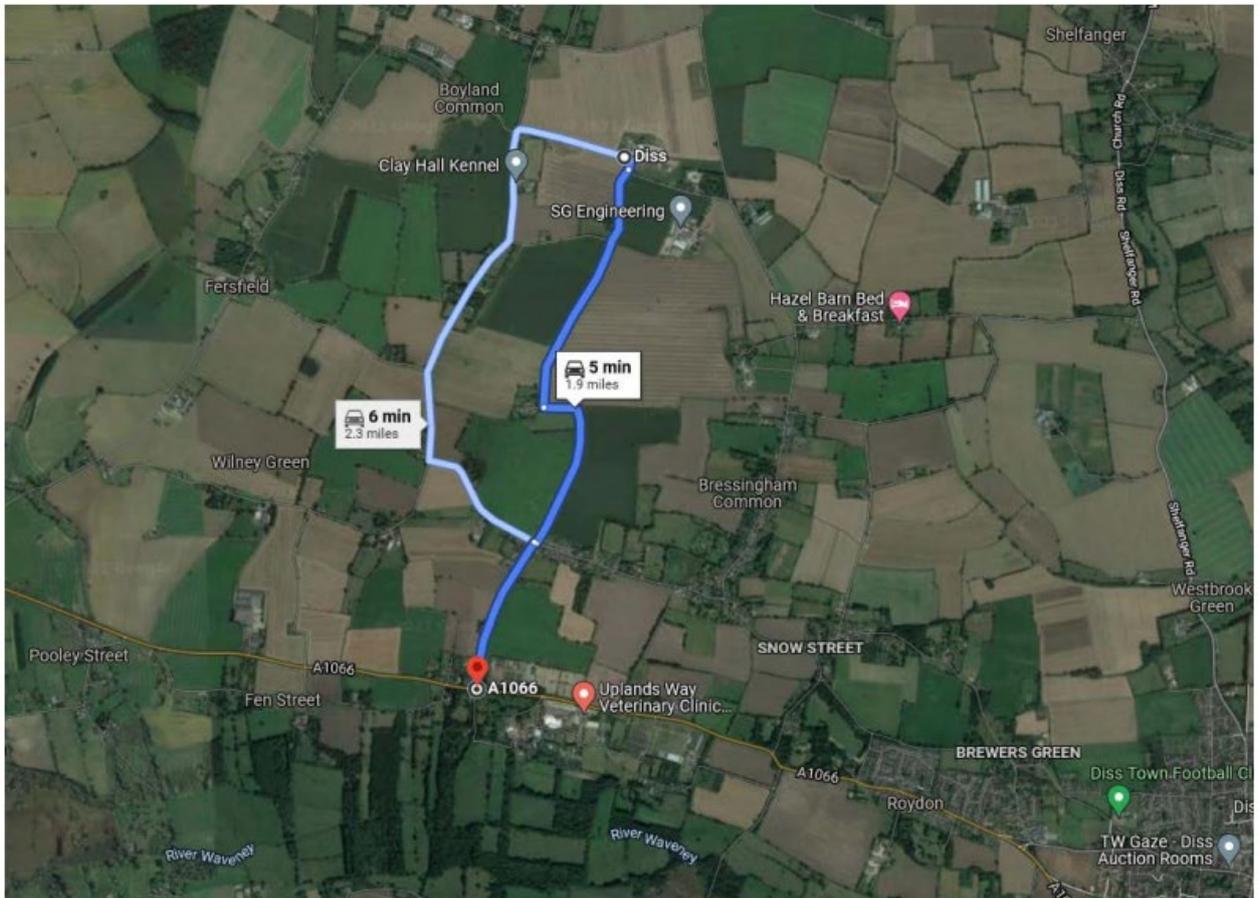
**Image 5.1 distribution route 1**



**Image 5.2 distribution route 2**



**Image 5.3** distribution route 3



**Image 5.4** distribution route 4

Transporting of feed and removal of waste from the AD plant will likely involve around 12,000 extra heavy vehicle movements per year plus tractor and tankers as well as service vehicles. It is difficult to see from the planning application just how many traffic movements there will be on each route but given the strategic position of Diss it can be probably argued that this could amount to an extra 4000+ movements heavy traffic movements travelling along Victoria Road and up Denmark Street towards Winfarthing. See letter of objection from Richard Bacon MP below



## Richard Bacon, M.P.

MEMBER OF PARLIAMENT FOR SOUTH NORFOLK

House of Commons  
London SW1A 0AA

Private Secretary  
Tel: 01508 532222 *Casework*  
Tel: 01508 530040 *Diary*

Mr Phil Courtier  
Director of Place  
South Norfolk District Council  
Swan Lane  
Long Stratton  
Norwich NR15 2XE

Dear Phil

### AD Plant, Bressingham Ref: 2021/2788

On Monday 31<sup>st</sup> January I met with some 70 or 80 constituents at Bressingham who wanted to raise with me their serious concerns about a planning application for an anaerobic digester plant at Deal Farm, Bressingham. I am writing to lodge my objection to this application on behalf of large numbers of local constituents.

I understand that the plant which is being built is quite different from the one for which South Norfolk originally gave planning permission in 2015. My constituents advise me that as the cumulative impacts of the current application will be severely detrimental to the local landscape, environment and local residents to the extent that they are simply unacceptable. The local roads, many of which are designated "quiet lanes" will not cope with the increase in traffic given that these will be large heavy lorries presenting serious hazards for pedestrian, dog walkers and horse riders – as well as the likelihood of being blighted by noxious smells.

I also understand that there are concerns about possible archaeological impacts, for which documentation has not been made public. I am told that further information relating to an environmental impact assessment decision made under schedule 2 of the legislation is also not in the public domain.

Given the flooding that occurred in the area around Christmas 2020, I am very concerned to learn that there will be a likely increase in the growing of maize resulting from the approval of the application – because the environmental impact if maize production is upscaled will likely be an increase to soil damage and a significantly increased risk of flooding.

Given the large number of local objections and the very evident strength of feeling of residents I hope that the council will decline to give approval to this application.

I look forward to hearing from you.

Richard Bacon MP

Email: [richardbaconmp@parliament.uk](mailto:richardbaconmp@parliament.uk)

Web: [www.richardbacon.org.uk](http://www.richardbacon.org.uk)

## Appendix A - Views of Deal Farm Gas Holding Tanks and a description of the Anaerobic Digestion process.

Whilst it is not necessary to read this Appendix to understand the Diss objection, I have included it to give you more insight into what the residents of Bressingham are up against and also an idea of what is involved in a typical AD methane and fertiliser producing process.



No Permission

View from Stone Lane



No Permission

View from Ladies lane



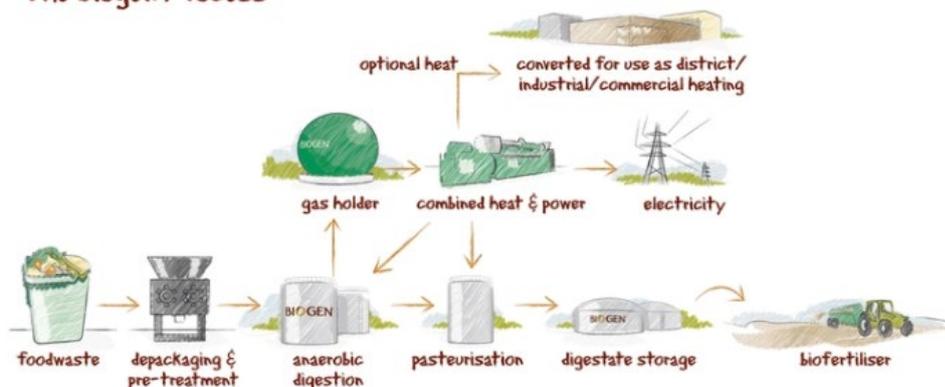
No Permission

Beside grade 2 listed building

## What is Anaerobic Digestion?

Anaerobic digestion is the process by which organic matter such as animal or food waste is broken down to produce biogas and biofertiliser. This process happens in the absence of oxygen in a sealed, oxygen-free tank called an anaerobic digester.

### The Biogen Process



Anaerobic digestion is recognised by the government, Defra, the Welsh Assembly, the Scottish Parliament, Friends of the Earth and the National Farmers Union as one of the best methods for food waste recycling and dealing with farm waste and sewage sludge.

The word Anaerobic actually means 'in the absence of oxygen'. The biogas naturally created in the sealed tanks is used as a fuel in a CHP (combined heat and power) unit to generate renewable energy i.e. electricity and heat.

What's left from the process is a nutrient rich biofertiliser which is pasteurised to kill any pathogens and then stored in large covered tanks ready to be applied twice a year on farmland in place of fossil fuel derived fertilisers.

Every tonne of food waste recycled by anaerobic digestion as an alternative to landfill prevents between 0.5 and 1.0 tonne of CO<sub>2</sub> entering the atmosphere, one of the many benefits of anaerobic digestion.

## Recommendation

That Diss Town Council object to this application and recommend that South Norfolk Council refuse the application on the following grounds.

- All anaerobic digestion gives off noxious odours from the production of methane gas and the processing of animal and food waste. Even with the best sealed processes, it can only reduce odours by around 70 to 80%. This will affect the quality of life, the health and the environment for those living in the north of the town particularly in the Shelfanger Road and Heywood area of the town.  
This is a contravention of the South Norfolk Council Policy DM 3.14 Pollution, health and safety
- We believe a realistic figure of extra traffic movement in the Diss town boundary will be 4000+ per year (out of a total in the 5 km radius of 12,000) based on the data given by the developer and the fact that even NCC Highways have said the developers own figures are understated by up to 50%.  
These movements will in particular be along the A1066 Park Road/Victoria Road and the B1077 Denmark Street, Shelfanger Road through to Winfarthing. The route one map in the application shows the route as being along single-track roads which are not fit for this purpose. This will inevitably lead to traffic using the B1077 and the A1066 which the developer describes as "well established links" which will cause even more congestion. This will blight the lives of all those living along these routes especially as there will also be 200 extra homes built on Shelfanger Road as part of the new local plan. This will add further to the current heavy congestion we experience now particularly on Denmark Street and Shelfanger Road which are both narrow in places.  
This is a contravention of your Policy DM 3.11 Road Safety and free flow of traffic.
- We fully concur with the letter of objection from Richard Bacon MP which was sent to the South Norfolk Council Director of Place and the objections from the "Stop Deal Farm" action group.  
It is wrong that large development companies can "game the system" by ignoring planning regulations and then apply retrospectively.  
It is also wrong that they can ignore planning recommendations to not build this type of plant close to residential homes. This requirement has been totally ignored in this case as they have built very close to a grade 2 listed building and a number of other dwellings.

Cllr Eric Taylor

Chair of Planning

**Application 2022/0196**

**Morrisons, Victoria Road, Diss, IP22 3XF**

**Proposal: 1 x internally illuminated totem sign and 1x internally illuminated "Morrisons" name sign with condensed logo Location: Morrisons Victoria Road Diss IP22 4XF Applicant: MRS J G Application Type: Advertisement Consent**

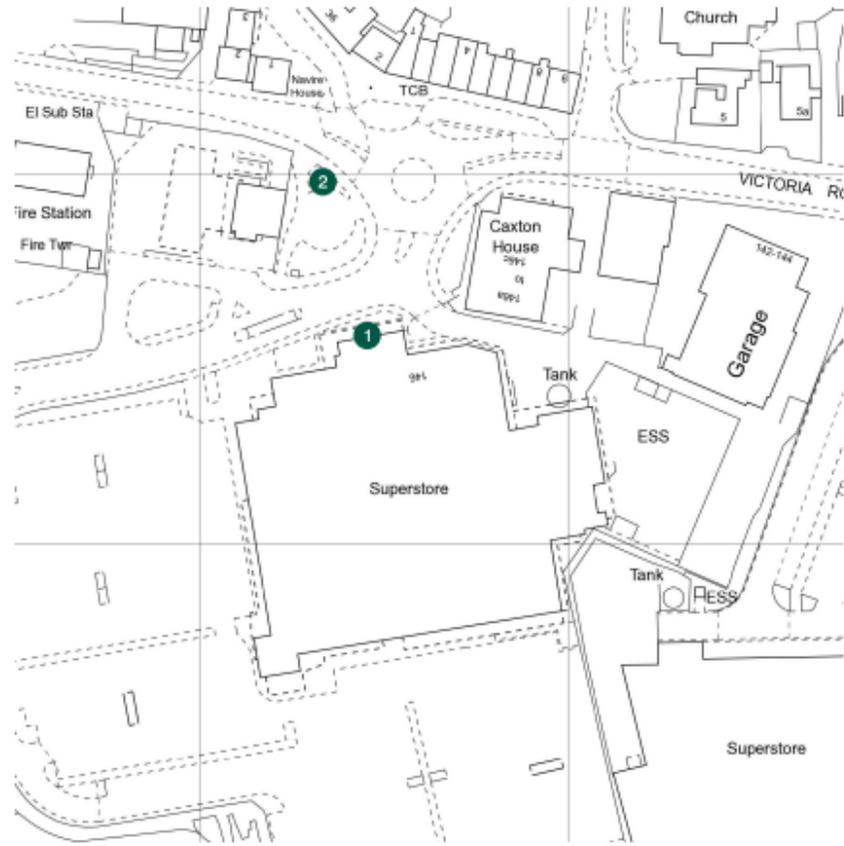
This application involves a new roof mounted sign and a replacement totem style sign at the entrance.

Whilst, I can see no problems with the style of the signs, the height of the totem sign does concern me. At 5.871m (over 19ft) tall this is much higher than the existing sign. I would estimate it is 1.5 m taller than existing sign. It will dominate the streetscape in this corner of the town.

**Recommendation**

That we delegate to officer with a recommendation that the totem sign height be reduced to a similar height to that of the existing sign.

# Site map



- 1 900mm Cap Height Morrisons Letters with Condensed logo
- 2 Internally Illuminated PFS Totem



Wm Morrison Supermarkets Plc  
Victoria Rd, Diss, Norfolk



**Site #280**  
Morrisons  
Diss

**Job Number**  
119802A Page 2

**Drawing Location**  
U:\2022\2022 Drawings\Morrisons

**Scale**  
as shown @ A3

**Issue / Rev**  
1

**Drawn By**  
WK

**Checked By**  
PM

**Sales Rep**  
GS

**Date**  
26/01/2022



**BUTTERFIELD SIGNS LTD**  
174 Sandridge Rd  
Bradford  
West Yorkshire  
BD1 2RZ  
Tel: 01274 722244  
Fax: 01274 848996  
Web: www.butterfieldsigns.co.uk

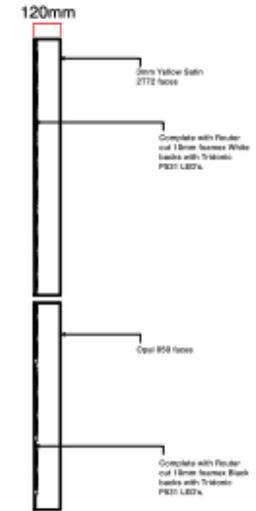
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**Sign 1 (Sign Ref: S1) - Scale 1:25**  
**900mm Cap Height Morrisons Letters with Condensed logo**

Aluminium U section frame colour: RAL \_\_\_\_\_  
 Height from ground level to underside of sign - 3200mm



Section through  
Scale 1:20



Proposed Signage



Existing Signage



Access: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Site #280  
Morrisons  
Diss

Job Number  
119802A Page 3

Drawing Location  
U:\2022\2022 Drawings\Morrisons

Scale  
as shown @ A3

Issue / Rev  
1

Drawn By  
WK

Checked By  
PM

Sales Rep  
GS

Date  
26/01/2022



BUTTERFIELD SIGNS LTD  
 174 Sandridge Rd  
 Bradford  
 West Yorkshire  
 BD1 2RZ  
 Tel: 01274 722344  
 Fax: 01274 849996  
 Web: www.butterfieldsigns.co.uk

**Sign 2 (Sign Ref: PFS1) - Scale 1:50**  
**Internally Illuminated PFS Totem**



Department slats:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

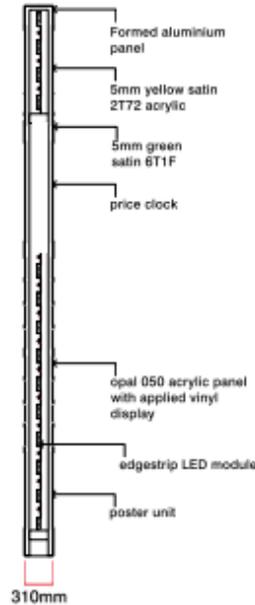
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Proposed Signage



Existing Signage



Access: \_\_\_\_\_

Notes: \_\_\_\_\_

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Site #280  
 Morrisons  
 Diss

Job Number  
 119802A Page 4

Drawing Location  
 U:\2022\2022 Drawings\Morrisons

Scale  
 as shown @ A3

Issue / Rev  
 1

Drawn By  
 WK

Checked By  
 PM

Sales Rep  
 GS

Date  
 26/01/2022



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 Web: www.butterfieldsigns.co.uk

## **2022/0240 Grasmere Apartments Denmark Street Diss Norfolk IP22 4LE**

### **Works to trees in conservation area**

T1, Fraxinus excelsior - remove, T2, Corylus avellana - remove  
T3, Fraxinus excelsior pendula - remove  
T4, Sambucus nigra - remove  
T5, Fraxinus spp - crown lift to 4m by removing the two lowest limbs, on east side back to main stem  
T6, Alnus glutinosa - coppice  
T7, Alnus glutinosa - crown lift to 4m by removal of branches back to main stem  
T8, Alnus glutinosa -crown lift to 4m by removal of branches back to main stem  
T9, Alnus glutinosa - remove  
T10, Alnus glutinosa - Group/Multi stemmed (8 stems), remove  
T11, Alnus glutinosa - remove  
T12, Juglans - crown lift to 2m removing tertiary branches only  
T14, Sambucus nigra – remove

I have already reported to the tree planning officer that the owner of the Grasmere has cut down one tree in the grounds without planning approval.

This latest application seeks to remove 6 further trees which according to the owner will allow landscaping of the gardens.

Because we often find tree works happen very quickly, I again contacted the tree planning officer and she has agreed to visit the site and look into the requested work.

The officer has recently put a TPO on a tree in the garden next door to our wildlife garden after we objected to proposed tree work there, so it shows they will react especially in the conservation area.

### **Item for noting only**