

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 13th September 2023** at **6pm**.

Present: Councillors: M. Gingell, S. Olander (ex-officio), R. Peaty (Vice-Chair),
E. Taylor (Chair), J. Welch

In attendance: Sarah Richards (Town Clerk / Chief Executive Officer)
No members of the public

PL0923/01 **APOLOGIES**

Apologies were received from councillor A. Kitchen.

PL0923/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

Councillor Waterman substituted for councillor Kitchen.

PL0923/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0923/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 26th July 2023 were a true record and would be signed by the Chairman post meeting.

(Action: Town Clerk/CEO: immediately)

PL0923/05 **PUBLIC PARTICIPATION**

Members considered 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. There were 4 members of the public presenting application number 2023/2213.

PL0923/06 **ITEMS OF URGENT BUSINESS**

There were no items.

Cllr Peaty entered the meeting.

PL0923/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

During the meeting, application number 2023/2213 was presented and deliberated on by councillors.

This is the first EVCP site being rolled out by applicant, Charge, in the UK. The developer is confident that they have addressed and met any concerns raised to date from the Environment Agency in relation to potential flooding. A lighting assessment is currently being undertaken which will enable them to respond to the queries from the Environmental Protection Team. They are also awaiting comments from key consultees, Norfolk County Council Highways and the Norfolk Wildlife Trust.

The construction management plan will mitigate the impact of the building phase on Victoria Rd. Measures may include deliveries held at off-site point before delivery to site and banksmen on site controlling traffic. To address noise and lighting impact concerns of their care home neighbour, they plan to instal an acoustic fence with soft landscaping in between and direct lighting away from the only window on the gable end. The Chair advised that Historic England has requested archaeological mitigation is carried out due to the discovery of part of a roman road, which is fairly commonplace with such applications. One resident has queried the impact of the development on wildlife. It is expected the construction phase will take 5- 6 months.

Application number 2023/2128 - the proposed bar is located in the conservation area and a comprehensive noise management plan for the 'Quarter bar' has been submitted. There is no layout drawing available and this application is very short on detail, with consultees commenting on this:

Environmental Quality. No information has been provided, regarding any plant (cellar coolers or AC). The applicant has since confirmed there will be no cellar cooling or AC in their application so I am assuming

that they will be only serving bottles. Also, they do say they will be serving small plate food, again no details are provided of kitchen / extraction equipment.

In addition, on-street parking in this area is already a problem and a bar in this location would likely add to the problem particularly in the evenings. Drinking in this proposed bar may spread into Cobbs Yard and cause nuisance with noise and littering.

Application number 2023/0671

This outline application was originally submitted in 2020 and was for 5 detached homes 3 x 4-bed plus 2 x 3-bed. There was only 1 objection at the time on the grounds of overlooking/overshadowing. At the time it was looked at by the DTC planning committee with the following recommendation being made. It was before the report from the Environmental Officers was available.

RECOMMEND APPROVAL

This outline application is acceptable on the basis that the detailed application will demonstrate sympathetic design within the existing development and that the in-curtilage parking is adequate for the number of / size of dwellings proposed.

In the event the application was left on file as it was deemed by the Environmental officer that the site required further investigation of the contamination particularly gas and potential gas pockets. The officer also said, an outline remediation strategy was required. The site is still seen as potentially contaminated by gas and possibly other pollutants from its usage for gas storage.

Possible remediation discussed includes:

- Gas/vapour membrane on raft foundations.
- Car park and road areas would need concrete to be 500mm to 600mm thick
- Possible paved and artificial turf amenity space with garden soil replace to a depth of 600mm

Recently an amended application was submitted for 9, 2-bed flats (with 16 parking spaces) as shown in the following drawings. Interestingly, this has already received more objections than the first application. The Bellacre Close residents' concerns seem mainly concerned by local disruption during a build and too little parking which would lead to parking on Bellacre Close. Nowhere have I seen any concerns about possible contamination.

A major concern to me is that compared to the first layout there is a lot less amenity space and that the developer is laying a lot of the site area to concrete rather than carrying out a full remediation strategy.

App. No	Type	Applicant	Address	Proposal	Response
2023/2213		For-t LLP (Trading As The Charge)	Land at the Junction of Frenze Beck and The River Waveney, Victoria Road, Diss	Electric vehicle charging centre (20 bays, 12 with full charging facilities and 8 with infrastructure)	Recommend Approval That we delegate to officer with the recommendation that although this site is just outside the Development Boundary it be approved for this application subject to satisfactory consultee comments on the application. It is also noted that investment in Diss from multinationals along with the provision of Electric Vehicle Charging Points is a positive and is exactly the type of development that would help us to meet the environmental challenges we face.
2023/2128	Change of use	Mr Chris Gissing	5a St Nicholas Street, Diss, IP22 4LB	Change of use from retail shop to bar	Recommend Refusal That we recommend refusal at least until such time as more detail is available.
2023/0671	Outline application	Mr D Smith	Former Gasworks off Bellacre Close, Diss	Outline application for 9 two-bedroom flats (C3 Dwellings) with all matters reserved	Recommend Refusal As the site was used for gas storage there is a possibility of gas pockets in the ground. We recommend refusal until we are certain that a deep soil remediation has been carried out and that the site is certified safe

					and suitable for residential use. If there is any doubt on the remediation strategy, we would urge immediate refusal. We are also concerned that any works on this site may release contaminants into the peripheral area around Bellacre Close and this would need close control.
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PL0923/08 **SOUTH NORFOLK PLANNING DECISIONS**

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

PL0923/09 **DATE OF NEXT MEETING**

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

Meeting closed at: 18:45.

Councillor E. Taylor
Committee Chairman