

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the Council Chamber at Diss Corn Hall on **Wednesday 10th November 2021** at **6.45pm.**

Present: Councillors: M. Gingell
K. Murphy
D. Poulter
J. Welch (standing in for Councillor Olander)

In attendance: Sonya French – Deputy Town Clerk
1 member of the public

PL1121/01 APOLOGIES

Apologies were received and accepted from E. Taylor (Chair & Ex-officio) and Councillor Olander (Leader).

No apologies received from Councillor Warren.

PL1121/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES

J. Welch – (Standing in for Councillor Olander).

PL1121/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Councillor Welch lives in the vicinity of application number 2021/2265.

PL1121/04 MINUTES OF THE LAST MEETING

Councillor Welch needs to be added to the minutes as he stood in for Councillor Poulter. It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 27th October 2021 need to be amended and brought back to next meeting for signing.

PL1121/05 PUBLIC PARTICIPATION

There was 1 member of the public present.

PL1121/06 ITEMS OF URGENT BUSINESS

There were no items of urgent business.

PL1121/07 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS

Councillors discussed planning application 2021/2265 and acknowledged that the proposal did not comply with current Council policy to keep retail activity at ground floor in town centre properties. The committee also acknowledged that the property in question had been standing empty for around 9 years, despite attempts to market it for alternative retail use. Given its location on the very periphery of the town centre and the length of it being unoccupied' committee voted to support the proposed change of use to residential but were clear in stating that this was an exception to Council policy, and that it should not be seen as amending policy, but rather approving an application contrary to policy based solely on the individual merits of the application. Concerns were raised regarding the apparent lack of car parking spaces to accompany the proposed residential units, and it was agreed that this should be raised with Planning Authority. It is for noting that the use classes have changed, and the relevant use class is no longer D3 (residential), having changed to C3(a) Dwelling house.

Committee then discussed the physical conversion works proposed in application 2019/2266. Whilst being generally supportive of the proposals, the proposed alterations to the external appearance of the building were of concern, and it was agreed that the existing elevation of the building facing St Nicholas Street was an important part of the character of the street and should be retained.

| App. No | Type | Applicant | Address | Proposal | Response |
|-----------|------|------------|---------------------------------------|---|---|
| 2021/2265 | Full | Mr G Eales | 17 St Nicholas Street, Diss, IP22 4LB | Ground floor change of use from A1 (shop) to D3 (residential) and conversion to 2no self contained flats consisting of 1no 1 bed and 1no 2 bed units, including external alterations. | RECOMMEND APPROVAL Diss Town Council supports the application for the proposed change of use to residential, however has reservations that available parking is inadequate for the number of homes and concerns that this will lead to on |

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|-----------|-------------------------|------------|---------------------------------------|---|---|
| | | | | | street parking particularly in the evenings. |
| 2021/2266 | Listed Building Consent | Mr G Eales | 17 St Nicholas Street, Diss, IP22 4LB | Physical conversion works to deliver the above proposed change of use | RECOMMEND CONDITIONAL APPROVAL If South Norfolk Council is minded to grant planning permission for these works, Diss Town Council would like a condition added to the planning approval to ensure that the historic elevation to St Nicholas Street is retained, with particular regard to the fenestration and the reinstatement of the clock, as this façade is an important contribution to the character of this part of the town centre. |

PL1121/08 **SOUTH NORFOLK PLANNING DECISIONS**

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

PL1121/09 **DATE OF NEXT MEETING**

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

Meeting closed at 19:10.

Councillor D. Poulter
COMMITTEE DEPUTY CHAIRMAN