

DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the Planning Sub-Committee held in the Marriage Room at Diss Town Council Offices on Wednesday 6th December 2023 at 6.45pm.

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

In attendance: Sonya French, Chief Operations Officer
Three members of the public

PL1223/01 **APOLOGIES**

There were no apologies received.

PL1223/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

Councillor S. Browne was nominated as a substitute representative, and committee members agreed that she would be acting as a substitute for Councillor A. Kitchen.

PL1223/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL1223/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 25th October 2023 were a true record and were signed by the Chairman.

(Action: Town Clerk/CEO: immediately)

PL1223/05 **PUBLIC PARTICIPATION**

There were three members of the public present regarding an application 2021/2782 for a large development next to Diss cemetery.

PL1223/06 **ITEMS OF URGENT BUSINESS**

During the meeting, Mr. Bardwell, a member of the public, addressed the assembly regarding the planning application. He conveyed his involvement in the deferral of the application at SNC (South Norfolk Council) during a planning meeting there. Mr. Bardwell highlighted that both District and County Councillors expressed disagreement with the current state of the planning application.

Mr. Bardwell also expressed dissatisfaction, questioning how Diss Town Council could support the application without objections and without public participation on this matter. He emphasised a critical concern about the application's failure to address the safety of the road in the designated area, asserting that it poses a potential hazard and may lead to accidents or fatalities.

Additional members of the public expressed apprehensions concerning the road, emphasising their concerns about the safety aspects of the application and its potential repercussions on the overall safety of the area. They clarified that their stance was not against the development itself but rather centered around concerns regarding the infrastructure associated with the site.

Council reminded members of the public that the application is only a pre-application and not a full application and that they will be having a public consultation once the full application has been received.

Councillors also advised that in the preceding two weeks, they have engaged in discussions with Burston and Shimpling Parish Council concerning the site in question. The conversations focused on issues such as flooding along Durbidges Hill and its impact on the area. There are further ongoing discussions regarding the estate and its associated roadways.

PL1223/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

Members received and commented on planning applications.

App. No	Applicant	Address	Proposal	Response
2023/3422	Desira Motor Company	Victoria Road, Diss, IP22 4GS	Proposed rear extension to existing Desira Group Warehouse	Delegate to officer with a recommendation that the application is approved. Please see comments below regarding this item.
2023/3365	Mr Terry Simmonds	Windmill Bungalow, 20 Waveney Road, Diss, IP22 4JQ	Erection of detached annexe	Delegate to Officer, please see below comments under this item.

PL1223/08

SOUTH NORFOLK PLANNING DECISIONS

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

Application Number: 2023/3422

This application seeks planning permission for a rear extension to the north of the existing Desira Motors warehouse. The proposals seek to increase product storage areas to enhance and grow the existing business.

The new extension will be finished in materials to match that of the existing building. This to provide continuity between the new and old.

The new extension has been designed to allow for a suitable racking system and provisions for future usage. The application is supported by a Flood Risk Assessment and Contamination Report.

Following the impact of Covid and obtaining a planning permission for a side extension (2021/0355). The business has altered some of their aims and requirements. Rendering the side extension an unviable option.

The applicant now seeks a rear extension in line with requests from suppliers to evolve the business. This extension will also require additional staff to assist in the evolving nature of the company. The applicant will not build the side extension and by retention of the existing out building as part of this submission.

The proposal submitted has been prepared to assist in the growth of Desira Motors. The design is sensitive to its location and looks to propose a material palette comparable with the existing appearance.

The site benefits from growth of an existing business which will provide additional employment. Resulting in Economic and Social benefits.

Application Number: 2023/3365

Councillors would like to highlight that this area is in flood zone 3 and scrutiny should be given to flooding and passed to the environment agency for scrutiny. They would also like a planning condition that they do not divide the property and sell separately, in essence, do not go over the curtilage. Councillors would like any trees removed and replaced if possible.

PL1223/09

DATE OF NEXT MEETING

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

Meeting closed at: 19:19 hours.

Councillor E. Taylor
Committee Chairman