

# DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the Council Chamber at Diss Corn Hall on **Wednesday 28<sup>th</sup> July 2021** at **6.45pm**.

Present: Councillors: S. Browne  
M. Gingell  
E. Taylor (Chair) (ex-officio)  
S. Olander (ex-officio)  
S. Warren

In attendance: Sarah Richards (Town Clerk)  
Robert Ludkin (Maintenance Manager)

**PL0721/01** **APOLOGIES**  
Apologies were received and accepted from councillor Murphy (medical reason). Councillor Poulter was not in attendance.

**PL0721/02** **NOMINATION OF SUBSTITUTE REPRESENTATIVES**  
There were none.

**PL0721/03** **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**  
There were none.

**PL0721/04** **MINUTES OF THE LAST MEETING**  
It was

RESOLVED: that the minutes of the meeting of the Planning Sub-Committee held on 30th June 2021 were a true record and were duly signed by the Chairman.

**PL0721/05** **PUBLIC PARTICIPATION**  
There were two members of the public present, one observing and one who spoke on the planning application. The applicant commented that there has been a precedent for property development near to the railway bridge, that he enabled Frenze Hall Lane to be widened under the bridge through sale of his land and that a flood mitigation scheme should not be necessary given the proposed development is on land which is six feet above road level. He also advised that the proposal would provide first time buyer housing on a smaller development in Diss and does not break out into open countryside.

The recommendation by the Planning Chair was reviewed and comments from members requested. It was noted that a coppice had been removed from the proposed site during the bird nesting season and prior to the application being submitted and that the 400 additional homes planned for Diss through should accommodate the housing needs of Diss until 2038.

**PL0721/06** **ITEMS OF URGENT BUSINESS**  
There were no items of urgent business.

**PL0721/07** **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**  
Members received and commented on planning applications and other development control matters.

App. No	Type	Applicant	Address	Proposal	Response
2021/1562	Outline Planning Permission	Chris Burnard	Land Adj Railway Line Frenze Hall Lane, Diss	Residential Development	<p><b>RECOMMEND REFUSAL</b></p> <p>This application is recommended for refusal on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The small triangular and narrow greenfield site at edge of the Diss settlement boundary is unsuitable for housing due to its very close proximity to the railway embankment and would be overlooked by rail passengers at ground and first-floor level.</li> <li>2. Greenfield sites are not currently being considered as part of the Local Plan.</li> <li>3. The site was put forward by the GNLP (GNLP0112). The Diss and District</li> </ol>

					<p>Neighbourhood Plan (DDNP) consultants AECOM found that the site had major constraints in terms of access and biodiversity concerns due to the adjacent pond which contains protected Greater Crested Newts. This site was considered unsuitable by the DDNP and is not part of the final draft plan currently undergoing Reg14 public consultation before it goes to independent examination in the next few weeks. It is also not allocated for development in the current local plan.</p> <p>4. The access is unsuitable as it is on a bend in the already very narrow road opposite a high-pressure gas installation and a protected tree. It is also next to a railway bridge where traffic lights control a one-way system on what is a very busy stretch of road.</p> <p>5. The location of the site and the site access will make it difficult for larger vehicles (such as bin lorries) to service the site particularly as they have no room to turn in the parking courtyard and cannot park safely on a bend in Frenze Hall Lane even for a very short period.</p> <p>6. The proposal would also produce an over development of the site (massing) and gives:</p> <ul style="list-style-type: none"> <li>• too little amenity space for each property.</li> <li>• inadequate parking facilities for so many homes (especially as service vehicles could not park on Frenze Hall Lane)</li> <li>• the closeness of the railway embankment would mean there was overlooking from rail passengers at both ground and first floor level which create privacy issues.</li> <li>• residents would suffer noise nuisance in both their homes and gardens. There would be no quiet enjoyment which every homeowner has the right to expect.</li> </ul> <p>If officers are minded to approve this application, we would request that the matter be referred to the Development Management (Planning) committee.</p>
--	--	--	--	--	--

**PL0721/08**

**SOUTH NORFOLK PLANNING DECISIONS**

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

**PL0721/09**

**DATE OF NEXT MEETING**

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

Meeting closed at 7.14pm.

Councillor E. Taylor  
COMMITTEE CHAIRMAN