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**DISS TOWN COUNCIL**  
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Please ask for: Sonya French  
Our ref: PL 01.09.21  
Date: 26.08.2021

## 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 1<sup>st</sup> September 2021** at **6.45pm** to consider the business detailed below.

Deputy Town Clerk

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## AGENDA

- 1. Apologies**  
To receive and consider apologies for absence.
- 2. Nomination of Substitute Representatives**  
To note nominated substitute representatives attending in place of those who have sent their apologies.
- 3. 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.
- 4. Minutes**  
To confirm as a true record, the minutes of the Planning Committee held on 28<sup>th</sup> July 2021 (copy herewith).
- 5. 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*).
- 6. 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*).
- 7. New Planning Applications and Development Control Matters**  
To receive and comment on planning applications and other development control matters.

App. No	Type	Applicant	Address	Proposal
2021/1885	Full	Churchill Retirement Living	Land to rear of Thatchers Needle, Park Road, Diss	Redevelopment of the site to form 58no. retirement apartments and 15no. retirement cottages including communal facilities, access, car parking and landscaping.

**8. South Norfolk Council Planning Decisions**

To note the planning decisions made by the Planning Authority since the last meeting (copy herewith).

**9. Date of Next Meeting**

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

<b>COMMITTEE MEMBERSHIP:</b>	<b>FOR INFORMATION:</b>
<b>Councillors:</b>	Town Clerk
S. Browne	Deputy Town Clerk
M. Gingell	
K. Murphy	<b>Councillors:</b>
S. Olander (ex-officio)	D. Collins
D. Poulter (Vice-Chair)	S. Kiddie
E. Taylor (Chair) (ex-officio)	A. Kitchen
S. Warren	J. Robertson
	J. Welch
	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>

**DISS TOWN COUNCIL**  
**MINUTES**  
**DRAFT**

Item 4

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.

<b>App. No</b>	<b>Type</b>	<b>Applicant</b>	<b>Address</b>	<b>Proposal</b>	<b>Response</b>
2021/1562	Outline Planning Permission	Chris Burnard	Land Adj Railway Line Frenze Hall Lane, Diss	Residential Development	<b>RECOMMEND REFUSAL</b> This application is recommended for refusal on the following grounds:  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.  2. Greenfield sites are not currently being considered as part of the Local Plan.

					<p>3. The site was put forward by the GNLP (GNLP0112). The Diss and District 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>
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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.

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Councillor E. Taylor  
COMMITTEE CHAIRMAN

Date Received	App. No.	Type	Applicant	Location	Details	Delegation	Reason for Referral	Deadline for comments (3 wks from date received or date written on email)	Recommendation from DTC	DTC recommendation sent to LPA	LPA Decision Date	LPA Final Decision	Conditions
	2021/1539	Non Material Amendment		Furze Bank, 19 Frenze Road, Diss IP22 4PA	Non Material application to 2018/2635 - Additional windows and door to north elevation of garage. Addition of to sun tubes to roof.	officer					22.07.21	approval with no conditions	no
	2021/1428	Householder		Grass Garden, 31 Frenze Road, Diss, IP22 4PB	Internal and external alterations, extensions to all elevations, including raising roof height. Erection of double garage to front and outbuilding/workshop to rear.	officer					17.08.21	Approval with conditions	yes