

COMMITTEE MEMBERSHIP:

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

FOR INFORMATION:

S. Browne, D. Collins, S. Kiddie, A. Kitchen, K. Murphy (ex-officio), J. Robertson, L. Sinfield, J. Wooddissee, Town Clerk (CEO), Deputy Town Clerk (COO)

Diss Express

DISS TOWN COUNCIL

Council Offices, 11-12 Market Hill,
Diss, Norfolk, IP22 4JZ

Telephone: (01379) 643848

Email: towncouncil@diss.gov.uk

TOWN CLERK

Mrs S Villafuerte Richards (CiLCA)

Our ref: PL 10.01.24

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 10th January 2024** at **6pm** to consider the business detailed below.

Sarah Richards
Town Clerk / Chief Executive Officer

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 6th December 2023 (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 (*the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of five minutes each*).
- 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 (report herewith).

App. No	Applicant	Address	Proposal
2023/3574		Electricity Sub-Station, Park Road, Diss, IP22 4AU	Installation of a solar farm comprising ground mounted solar panels.
2023/3587		Land South of Park Road, Diss	Erection of nine new dwellings and garages, creation of new riverside walk link, ecology enhancement land and amenity land

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.

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

Item 4

MINUTES

DRAFT

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 were present.

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 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

Diss Town Council Planning Pack - 10 Jan 2024

Reference: 2023/3587

Land South of Park Road Diss Norfolk

Erection of nine new dwellings and garages, creation of new riverside walk link, ecology enhancement land and amenity land.

We have with us tonight the chair and representatives from other parishes in the DDNP as this green space and riverside walk is a facility, likely to be used for leisure by the whole DDNP community.

We also have a representative of the Ling Family the landowner and Martin Howe the agent.

The site form's part of the local plan allocation DIS2 which has now been superseded by policy DDNP14 from the DDNP. The site is south of Park Road A1066 behind policy DIS7 (site of former Feather Factory).

POLICY DDNP14

The Plan allocates the site for leisure, open space and residential development, accommodating approximately 10 homes, subject to the following criteria:

- a) The design of the scheme should be sensitive to the adjacent Conservation Area and River Waveney, and any built development element should be delivered at a safe distance away from the river corridor taking account of its flooding profile;*
- b) The scheme should deliver an area of open space and habitat improvement for local wildlife that enhances the function of the adjacent green corridor and provides a buffer for the river corridor;*
- c) The scheme should facilitate the provision of a riverside walk to join the existing riverside walk that currently runs past the two existing supermarkets off the A1066 and connects to 'The Lows' leading to Palgrave;*
- d) The scheme should expand provision of the footways/cycleways across the site frontage;*
- e) Any new homes should be within Flood Zone 1 (taking into account reprofiling of the site), should be well related to existing development and closely related to each other. In addition, they should be sensitively designed and sited to reflect their position in the river valley and their proximity to the Conservation Area;*
- f) Development proposals should incorporate opportunities to improve surface water run-off rates, particularly in the creation of new site access and egress points;*
- g) The scheme should incorporate wastewater infrastructure capacity appropriate for the mix and scale of buildings and their uses on the site;*
- h) The scheme should incorporate measures to mitigate against noise emissions from the adjacent electricity substation; and*
- i) Policy CS16 (or any successor policy) of the Norfolk Minerals and Waste Core Strategy (NMWCS) applies, as this site is underlain by safeguarded mineral resources.*

Pre-application Planning Enquiry

The landowner and agent submitted a pre-application Planning Enquiry in March 2021 in which one of the major conclusions was:

That SNC Council would not support the delivery of any residential scheme in isolation and as such the application must include the delivery of open space and the riverside walk.

The developer is proposing:

1. The original DIS2 site (now DDNP14) is 4.6 Ha and the developer is now proposing retaining the land behind the sub-station 1.1 Ha and releasing other land at the southwest end of the site amounting to 0.4 Ha. Net land now 3.9 Ha. It would appear that the reasons for this is that the land behind the sub-station is required for connecting possible solar farms in Palgrave, Roydon and Bressingham. The extra land to the southwest of the site will allow connectivity to Denmark Bridge with a river crossing which would otherwise not be possible
2. The application currently shows 9 dwellings and takes account of concerns raised by highways in terms of numbers using the existing access road to the Electricity sub-station. These are high end dwellings and consist of 3 x 3-bed single storey bungalows, 4 x 3/4-bed 1.5 storey dwellings plus 2 x 4/5-bed also 1.5 storeys. All dwellings have a double carport and drive way parking space.
3. The access to the site is a private macadamed road owned by the Electricity board which in the application says it will be about two cars wide with kerbs and passing bays and have a turning head constructed suitable for fire engines and refuse vehicles. Diss Town Council are surprised with the NCC Highway decision to allow this road to be used for access as there is no room for a pedestrian and cycle pathway on what is an already narrow road.
4. The private drive roads will be constructed in permeable materials
5. The open space, green space and riverside walk connection are shown as policy with a connection to Denmark bridge. The open green space will be between the river and the proposed dwellings. It is also proposed to provide a footpath between the parking area and the riverside walk.
6. The developer is proposing to enter into an agreement with the Waveney and Little Ouse Landscape recovery project for the maintenance and creation of this space.

Chairs comments

Generally, the proposed scheme goes a long way to meeting both the original DIS2 policy and also DDNP 14 which superseded DIS2.

However, there are still some concerns that need addressing:

- I. The proposed development has moved further south than we envisaged due to the crescent shaped housing layout and the large footprint of the homes necessitating a fairly large green space in front of the homes. We agree with the Housing Enabling Officer that some affordable housing should be included, possibly 3 dwellings. This would also possibly reduce the land lost at the rear of the homes, give more green space and ensure the build is in flood plain 1. It would free up even more green space had the homes being proposed were built in a linear form rather than around a crescent shaped road.
- II. The site access does not have the required 3m wide pedestrian/cycle path. Both are essential for safety and ease of access. As provision must be made for access through DIS7. Is it the intention to extend the 3m path running past the proposed Aldi onto the DDNP14 site to the vehicle parking area? This pathway would be necessary for residents

and also those making use of the green space and riverside walk. A major aspiration of the DDNP is to increase the use of pedestrian and cycleways and reduce the use of motor vehicles.

- III. Cycle parking provision required where cycles can be parked and secured.
- IV. At the last flooding event the river height was almost level with the Denmark bridge arched opening and the new crossing needs to be robust and take account of this.
- V. As the dwellings are quite large 29 beds across 9 homes it is unlikely that there would be enough off-street parking for visitors and service vehicles without blocking up the private road which gives access to the dwellings. Suggest we need a layby that would take at least 3 vehicles.
- VI. Action must be taken to mitigate any noise emitted from the sub-station affecting residents.
- VII. The site management plan will be for what duration and is it the intention to eventually pass ownership to Diss Town Council?

Recommendation

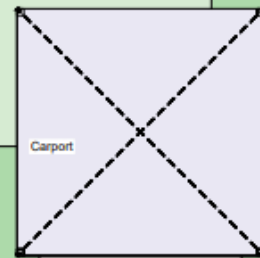
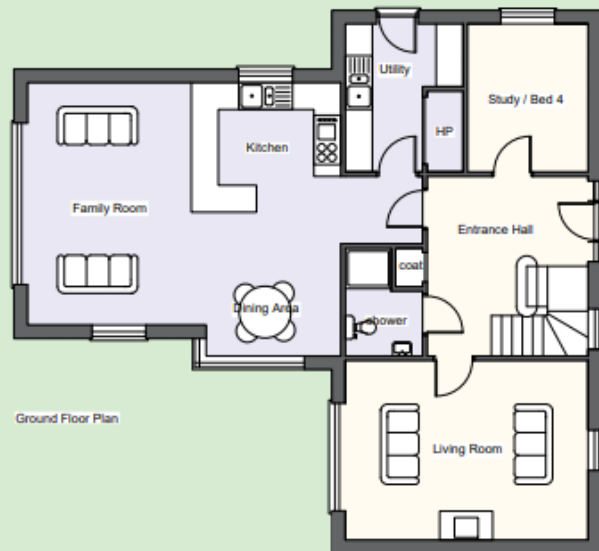
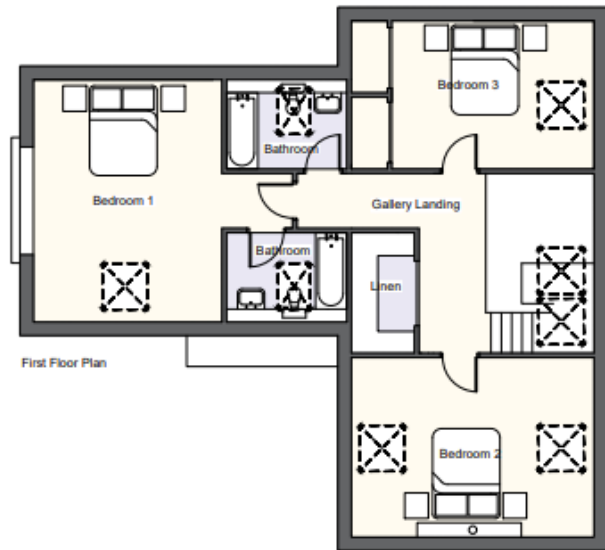
That we agree in principle to this application subject to the comments I. to VII. being actioned above. Diss Town Council is prepared to meet with the planning officer and the developer to discuss these points further if required.






PLANNING		
 Howe and Boosey Architectural Services Ltd		
30 John Road, Norwich, NR5 3QA Email: office@howeandboosey.co.uk Website: www.howeandboosey.co.uk Company Number: 13011000 Incorporated 18th July 2011		
Project Mr and Mrs Ling Land of Park Road, Oles Proposed Site Development Site Plan		
Scale	1 / 500	AS
Job No.	0163	10
Drawn by	H and B	Date: Nov 2023

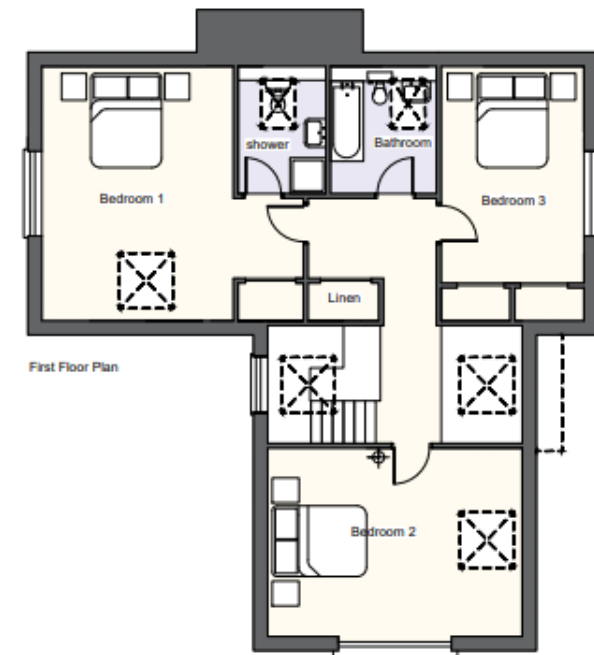
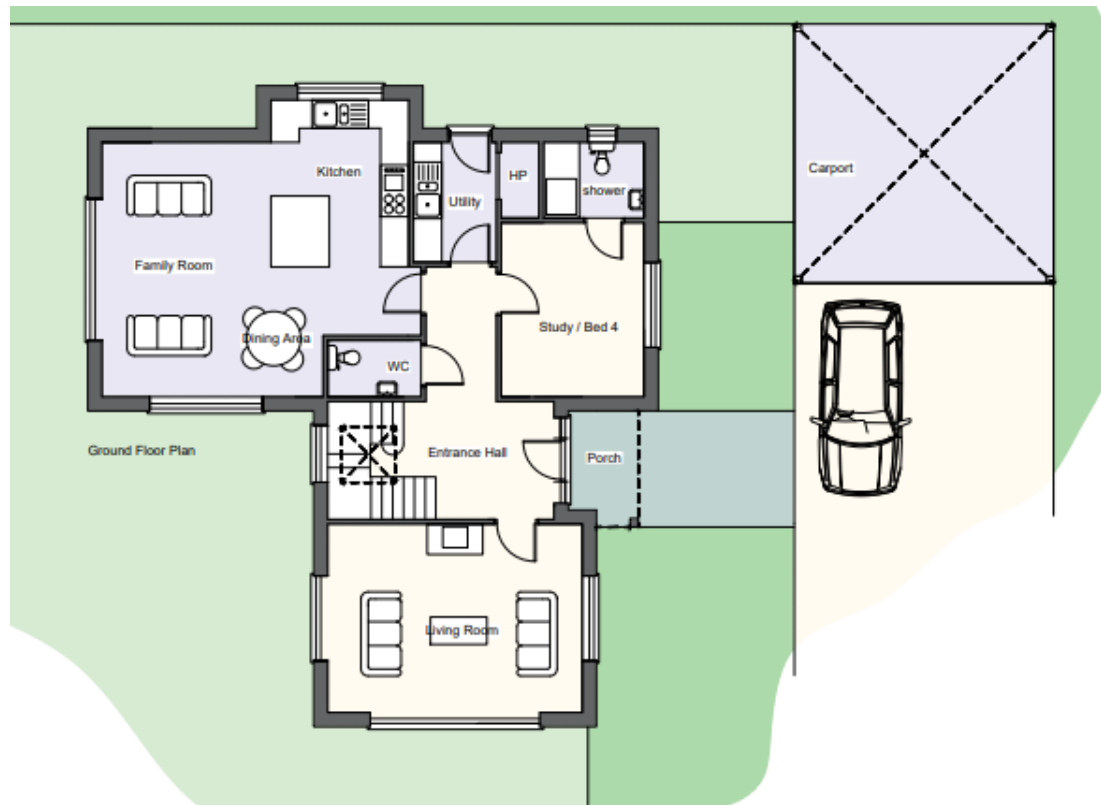
This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent. All dimensions are to be checked by the general contractor on site and any discrepancies notified before the work proceeds.



PLOT 1


PLANNING			
 Howe and Boosey Architectural Services Ltd			
28 Aston Road, Norwich, NR5 2GA Email: info@howeandboosey.co.uk Website: www.howeandboosey.co.uk Company Number 13811000 Incorporated 16th July 2021			
Project Mr and Mrs Ling Land of Park Road, Ouse Proposed Site Development Plot 1			
Scale	1:50 1:150	A1	
Job No.	0162	01	
Drawn by	H. BOSEY	Rev.	Rev 2022

This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent. All dimensions are to be checked by the general contractor on site and any discrepancies clarified before the work proceeds.

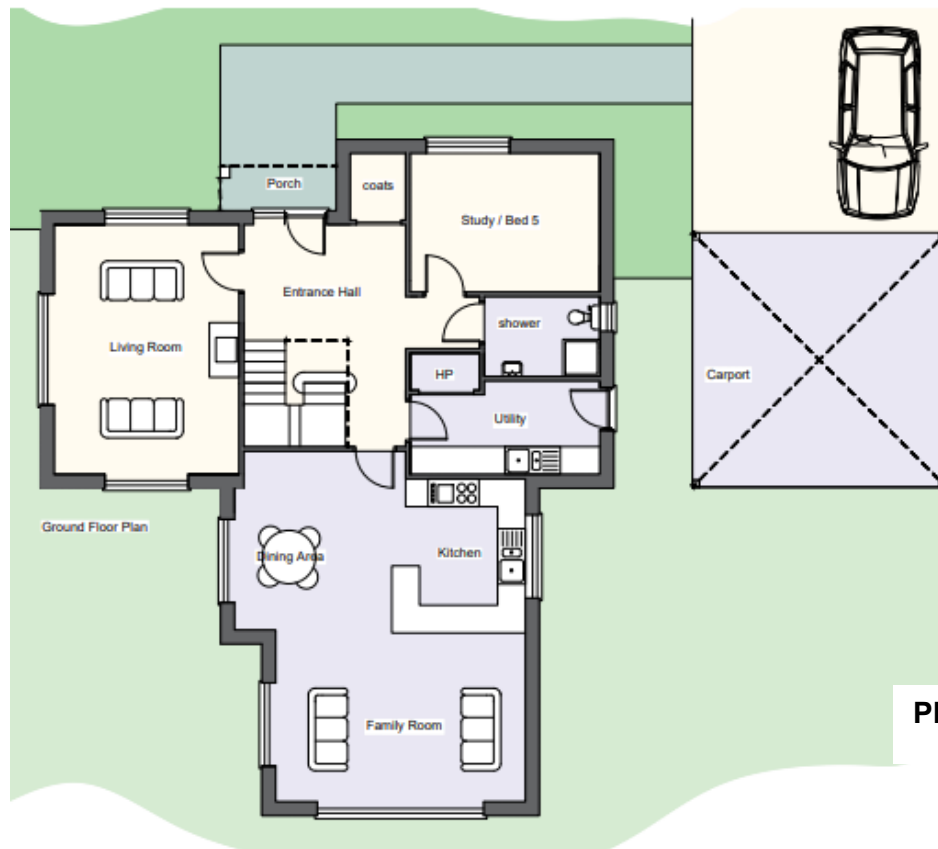


PLOT 2

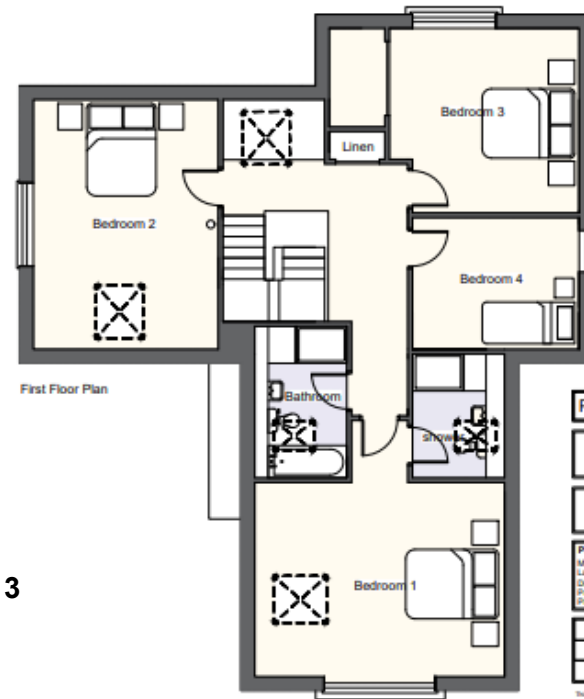



PLANNING			
 Howe and Boosey Architectural Services Ltd			
28 Julian Road, Newark, Notts NG25 5QA Email: info@howeandboosey.co.uk Website: www.howeandboosey.co.uk Company Number 13811000 Incorporated 10th July 2021			
Project Mr and Mrs Ling Land of Park Road, Dess Proposed Site Development Plot 2			
Scale	1:50	1:100	A1
Job No.	0163	02	
Drawn by	H and B		Date: Nov 2023

This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent. All dimensions are to be checked by the general contractor on site and any discrepancies clarified before the work proceeds.

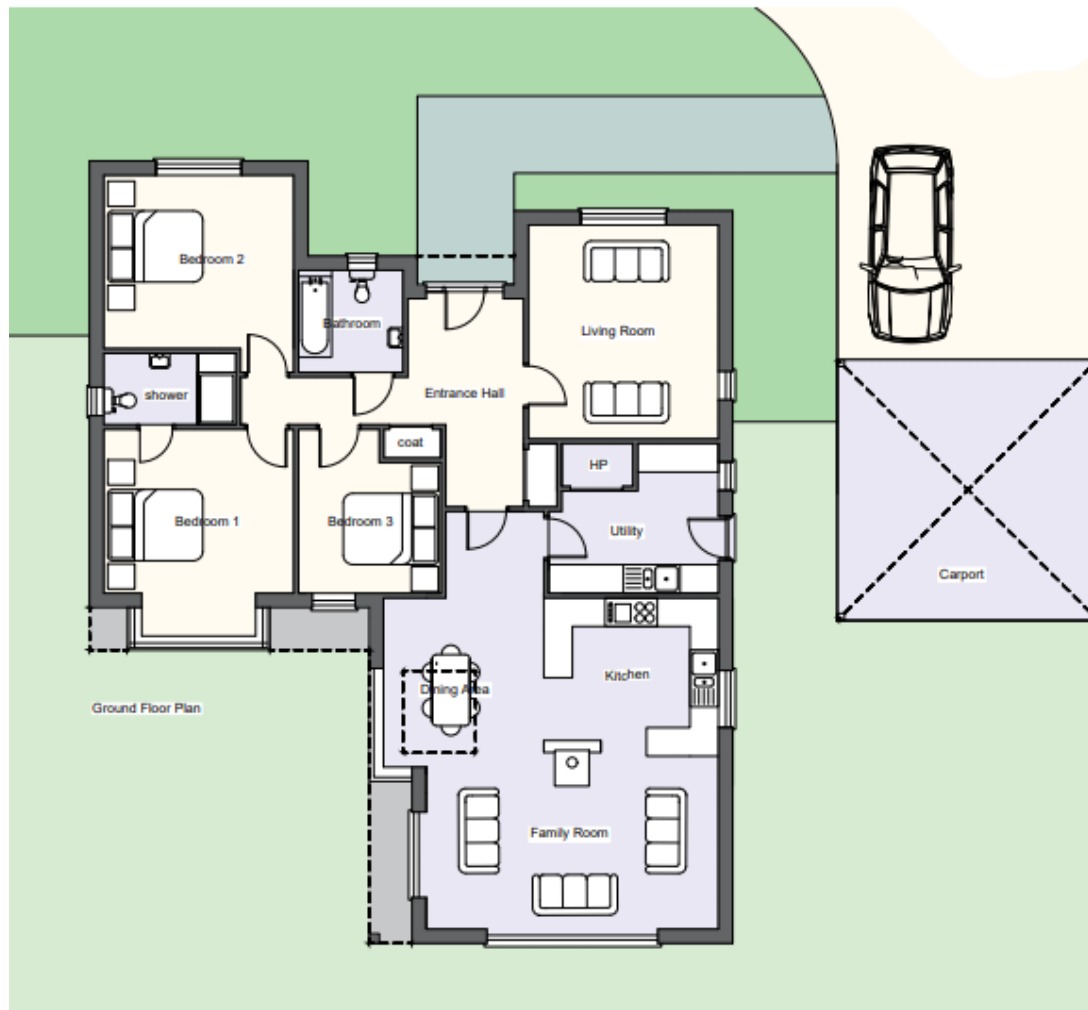


PLOT 3




PLANNING			
 Howe and Boosey Architectural Services Ltd			
28 John Road, Norwich, Norfolk NR1 2JL Email: office@howeandboosey.co.uk Website: www.howeandboosey.co.uk Company Number: 13011000 Incorporated 16th July 2011			
Project Mr and Mrs Ling 14/15 of Park Road, Colton Proposed Site Development (Plot 3)			
Scale	1:50 1:100	A1	
Job No.	0163	03	
Drawn by	H and B	Date	Nov 2022

This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent. All dimensions are to be checked by the general contractor on site and any discrepancies clarified before the work proceeds.



PLOT 4

PLANNING		
 Howe and Boosey Architectural Services Ltd		
28 Julian Road, Norwich, NR3 3JA Email: info@howeboosey.co.uk Website: www.howeboosey.co.uk Company Number 12011020 Incorporated 15th July 2011		
Project Mr and Mrs Ling Land of Park Road, Gaze Proposed Site Development Plot 4		
Scale	1:50 1:100	@ A1
Job No.	0163	04
Drawn by	H. B. B.	Date: Nov 2023

This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent.
 All dimensions are to be checked by the general contractor on site and any discrepancies clarified before the work proceeds.



South Elevation



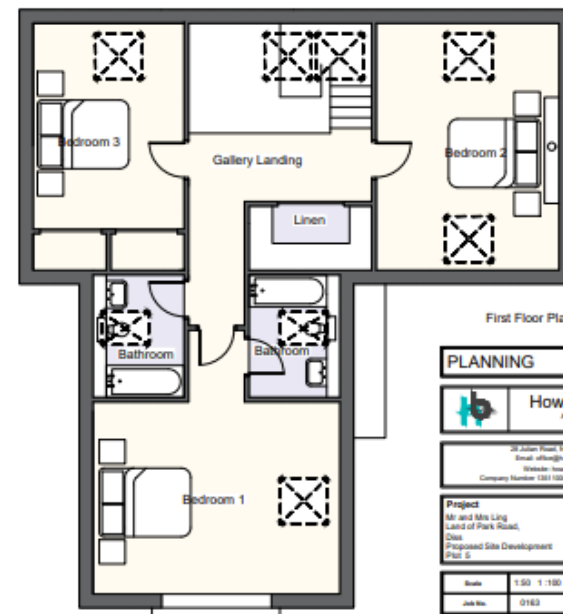
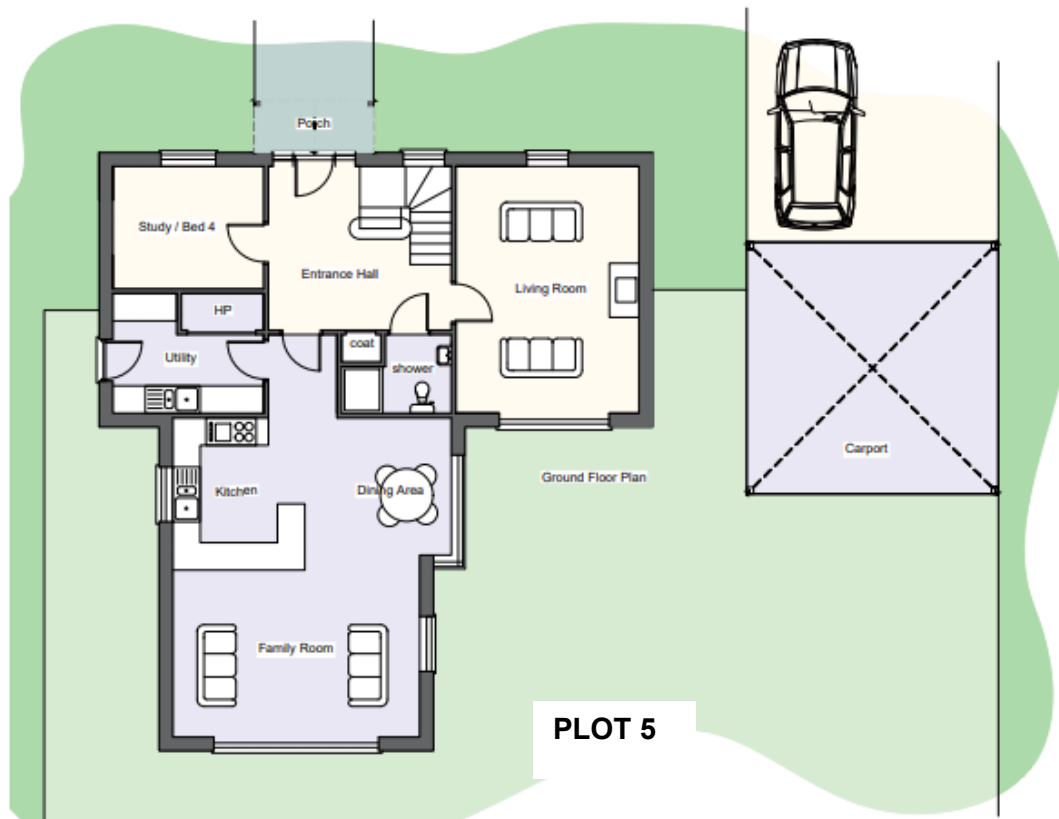
West Elevation



East Elevation (without Garage)



North Elevation



First Floor Plan



PLANNING

Howe and Boosey
Architectural Services Ltd

20 John Road, Norwich, NR5 2JL
Email: info@howeandboosey.co.uk
Website: www.howeandboosey.co.uk
Company Number: 13511053 Incorporated 18th July 2021

Project
Mr and Mrs Ling
Land of Park Road,
Diss
Proposed Site Development
Plot 5

Scale	1:50 1:100	Sheet	A1
Job No.	0163	SS	
Drawn by	H and B	Date	Nov 2023

This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent.
All dimensions are to be checked by the general contractor on site and any discrepancies identified before the work proceeds.

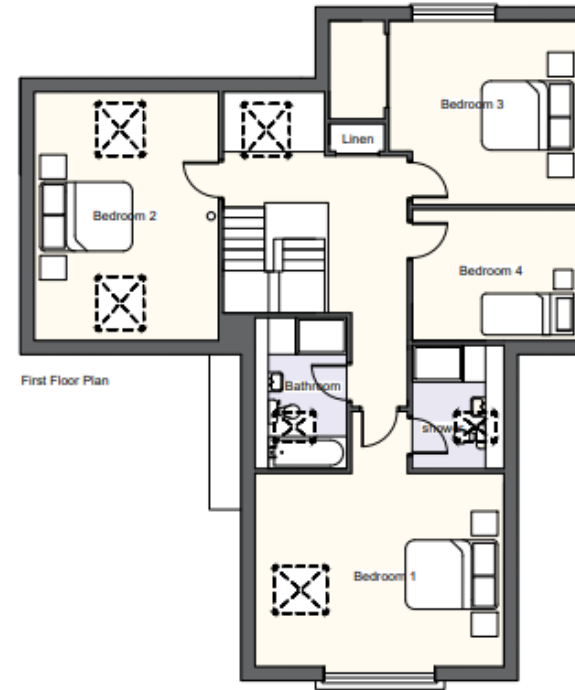
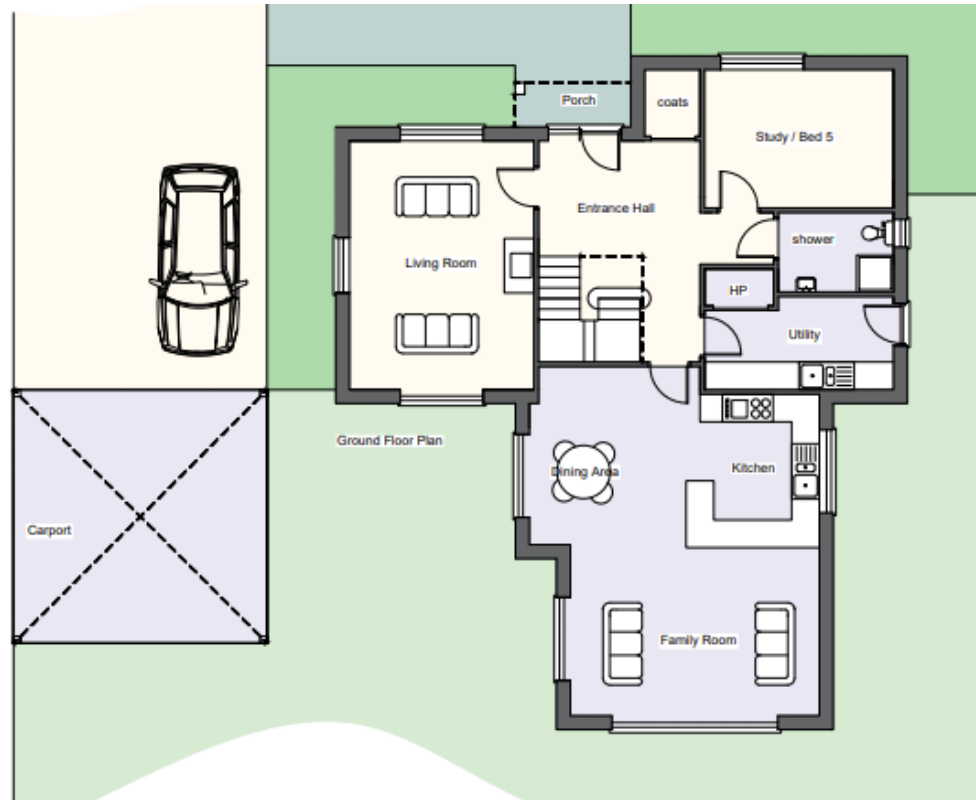


PLOT 6




PLANNING		
 Howe and Boosey Residential Services Ltd		
28 John Road, Norwich, NR5 2JH Email: office@howeboosey.co.uk Website: howeboosey.co.uk Company Number: 13811055 Incorporated 16th July 2021		
Project Mr and Mrs Ling Land of Park Road, Ouse Proposed Site Development Plot 6		
Scale	1:50 1:100	1:200 A1
Job No.	0163	06
Drawn by	H and B	Date: Nov 2023

This design is the copyright of Howe and Boosey Residential Services Ltd and should not be altered, photographed, copied or reproduced without written consent.
 All dimensions are to be checked by the general contractor on site and any discrepancies checked before the work proceeds.

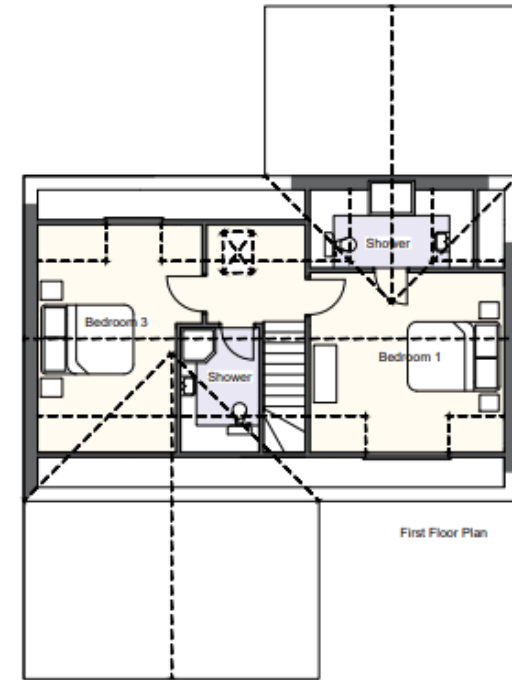
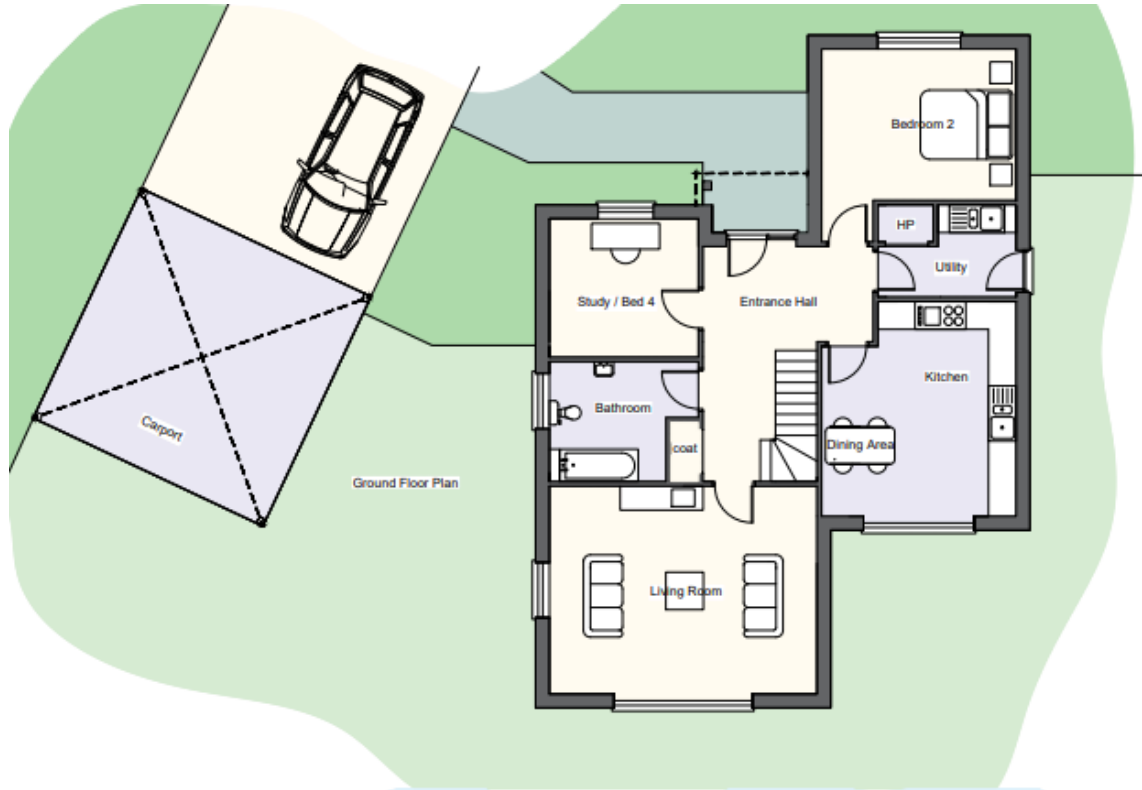


PLOT 7




PLANNING		
 Howe and Boosey Architectural Services Ltd		
38 Jalan Rosel, Singapore, 670332 Email: info@howeboosey.co.uk Website: www.howeboosey.co.uk Company Number: 13811032 Incorporated: 16th July 2011		
Project Mr and Mrs Ling Land of Park Road, Singapore Proposed Site Development Plot 7		
Scale	1:50 1:100	A1
Job No.	0183	07
Drawn by	H and B	Date: Nov 2020

This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent. All dimensions are to be checked by the general contractor on site and any discrepancies clarified before the work proceeds.



PLOT 8



PLANNING		
 Howe and Boosey Architectural Services Ltd		
28 Aston Road, Norwich, NR5 3JN Email: info@howeboosey.co.uk Website: www.howeboosey.co.uk Company Number 13811000 Incorporated 16th July 2011		
Project Mr and Mrs Ling Land of Park Road, Site Proposed Site Development Plot 8		
Scale	1:50 1:100	@ A1
Job No.	0163	08
Drawn by	H and B	Date: Nov 2023

This design is the copyright of Howe and Boosey Architectural Services Ltd and cannot be altered, photographed, copied or reproduced without written consent. All dimensions are to be checked by the general contractor on site and any discrepancies notified before the work proceeds.



North Elevation



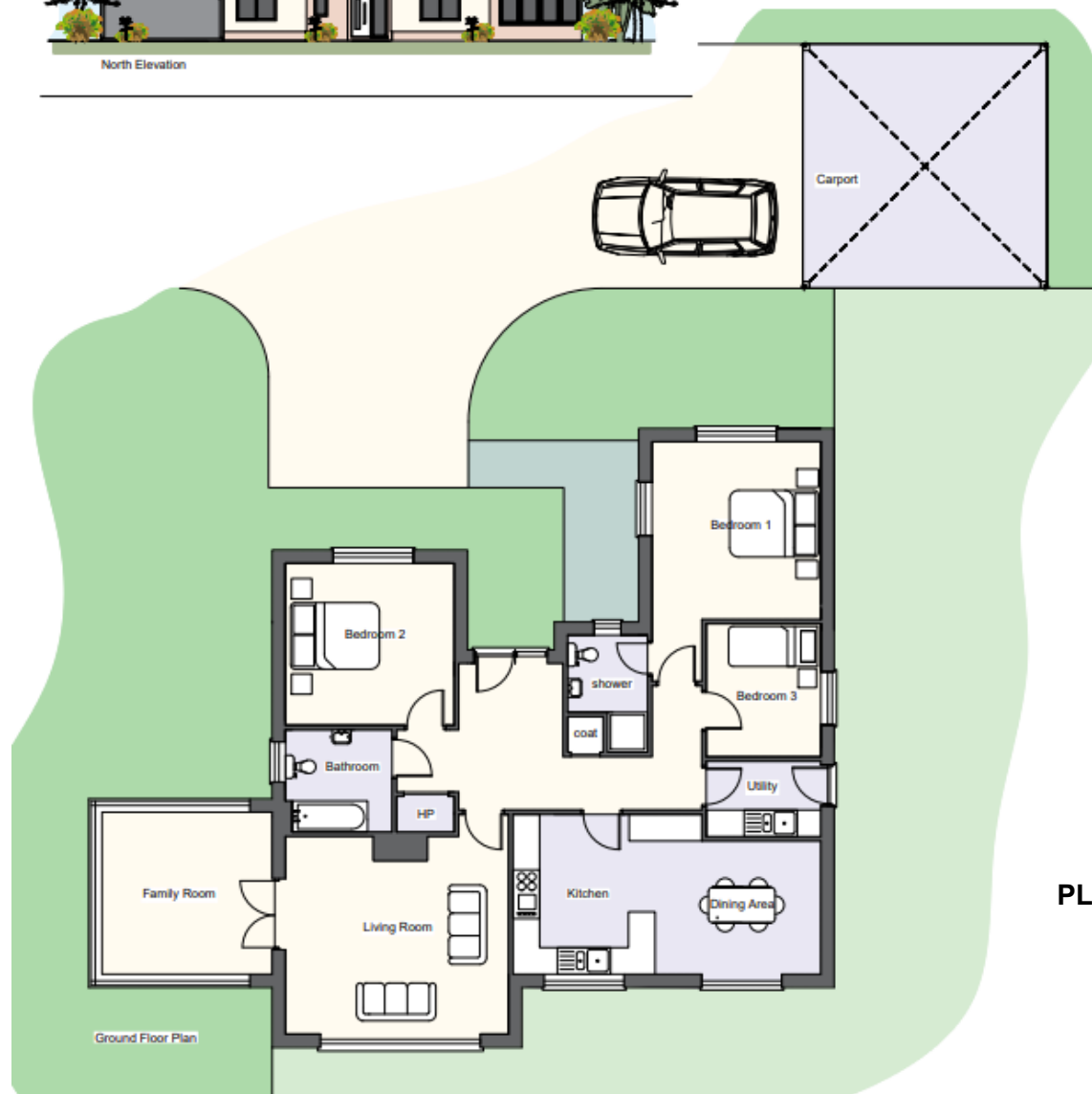
East Elevation



South Elevation



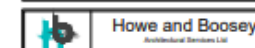
West Elevation



Ground Floor Plan

PLOT 9

PLANNING



Howe and Boosey
Architectural Services Ltd

28 Alder Road, Newcastle, NSW 1590
Email: info@howeandboosey.com.au
Website: www.howeandboosey.com.au
Company Number: 13611000 Incorporated 15th July 2011

Project
Mr and Mrs Ling
Land of Park Road,
Oxley
Proposed Site Development
Plot 9

Scale	1:50 1:100	@ A1
Job No.	0183	09
Drawn by	H and B	Date: Nov 2020

This design is the copyright of Howe and Boosey Architectural Services Ltd and should not be altered, photographed, copied or reproduced without written consent.
All dimensions are to be checked by the general contractor on site and any discrepancies identified before the work proceeds.

Reference 2023/3574

Electricity Sub-station Park Road Diss Norfolk IP22 4AU

Installation of a solar farm comprising ground mounted solar panels; access tracks; string inverters; transformers; electrical connection compound; storage containers; underground cables and conduits; perimeter fence; temporary construction compound; and associated infrastructure and planting scheme. (Part of cabling in South Norfolk District only)

We would normally delegate this sort of application to officer as it could be argued it will have little effect on Diss. However, in this case we must consider the wider implications and the views of the DDNP and our parish partners.

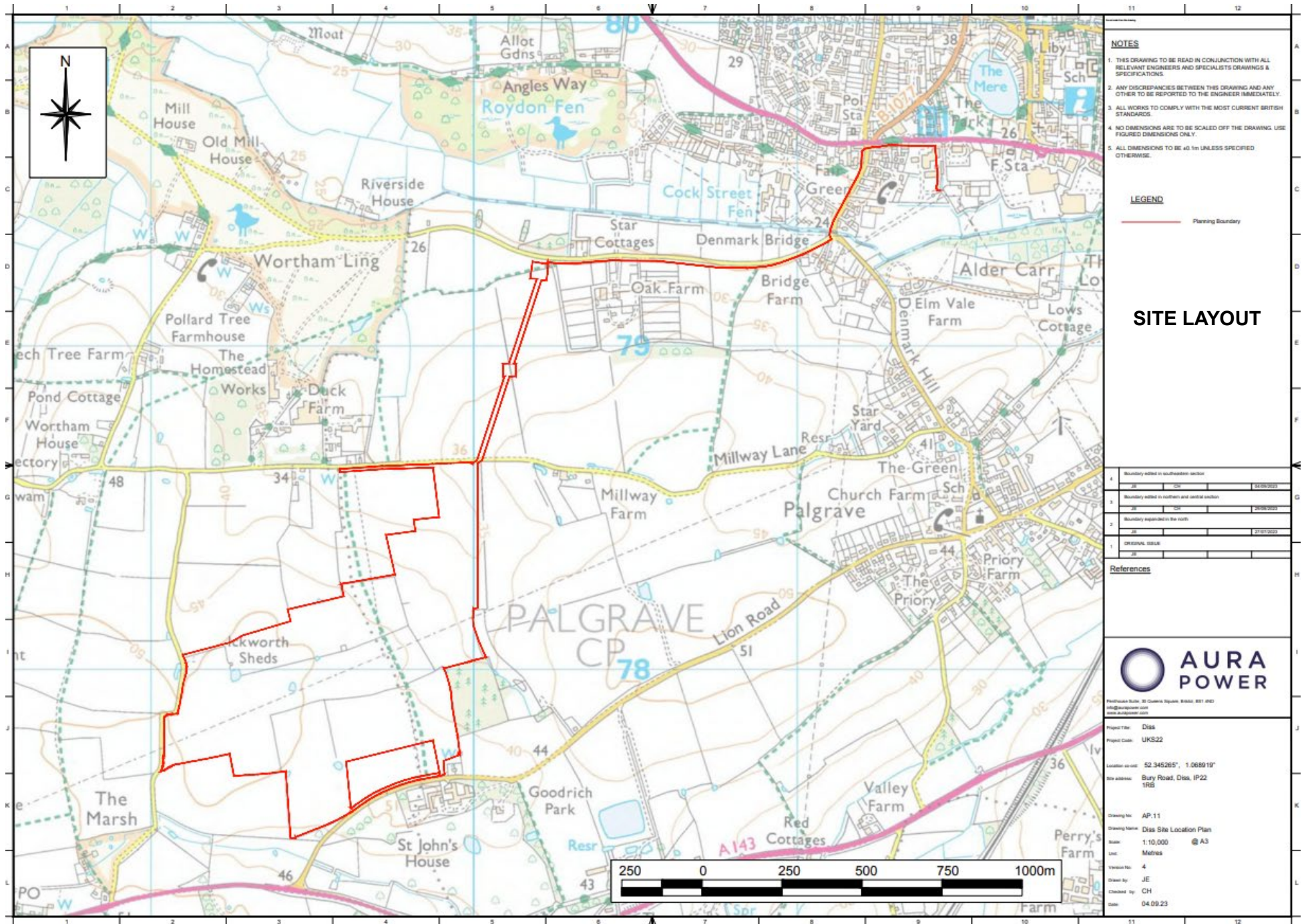
It can be argued that this Proposed Development is an opportunity to deliver renewable energy generation at scale in an appropriate location in Mid Suffolk. However, this planning application in Diss is about providing a grid connection.

Whilst accepting the need for green energy generation it does appear that the scale of developments proposed in Suffolk far exceed what some residents feel is acceptable. It is important we avoid unacceptable environmental and amenity effects, particularly with regard to the landscape views enjoyed by the community. There are also concerns that glare from reflected sunlight would be a major problem.

A further concern to some residents is that these Solar farms together with the proposed Pylon scheme is putting an unfair burden on the area and will unfairly blight the surrounding countryside

Whilst as a group I am sure all parishes will have a view on how we become carbon neutral, the DDNP don't really have specific policies in place on large scale solar energy production. This is why we feel we need to take account of our parish partners thoughts on the various planning applications they are dealing with in order to make an informed decision on this particular application.

No recommendation



NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND SPECIALISTS DRAWINGS & SPECIFICATIONS.
2. ANY DISCREPANCIES BETWEEN THIS DRAWING AND ANY OTHER TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. ALL WORKS TO COMPLY WITH THE MOST CURRENT BRITISH STANDARDS.
4. NO DIMENSIONS ARE TO BE SCALED OFF THE DRAWING. USE FIGURED DIMENSIONS ONLY.
5. ALL DIMENSIONS TO BE 40.1m UNLESS SPECIFIED OTHERWISE.

LEGEND

— Planning Boundary

SITE LAYOUT

Boundary edited in south-eastern section	26	200	24/05/2023
Boundary edited in northern and central sections	26	100	24/05/2023
Boundary expanded on the north	26	100	21/07/2023
ORIGINAL ISSUE	26		

References



Penthouse Suite, 35 Queens Square, Bristol, BS1 1PE
info@aura-power.com
www.aura-power.com

Project Title: Diss
Project Code: UKS22

Location co-ord: 52.345265°, 1.068910°
Site address: Bury Road, Diss, IP22 1RB

Drawing No: AP-11
Drawing Name: Diss Site Location Plan
Scale: 1:10,000 @ A3
Unit: Metres
Version No: 4
Drawn by: JE
Checked by: CH
Date: 04.09.23

Item 8

App. No.	Type	Applicant	Location	Details	LPA Decision Date	LPA Decision
2023/3086	Full		Shell Petrol Station, Victoria Road, Diss, IP22 4GA	Demolition of existing sales building and erection of a new sales building, removal of canopy link, provision of car parking and associated works	15.12.23	Approval with conditions (delegated)
2023/3348	Householder		8B Victoria Road, Diss	Replacement single storey rear extension	12.12.23	Approval with conditions (delegated)