

#### COMMITTEE MEMBERSHIP:

Councillors: M. Gingell, K. Murphy (Vice-Chair), S. Olander (Chair) (ex-officio), R. Peaty, E. Taylor (Chair) (ex-officio), G. Waterman, J. Welch

#### FOR INFORMATION:

S. Browne, D. Collins, S. Kiddie, A. Kitchen, 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](mailto:towncouncil@diss.gov.uk)

#### TOWN CLERK

Mrs S Villafuerte Richards (CiLCA)

Our ref: PL 05/04/23

## 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 5<sup>th</sup> April 2023** at **6.45pm** to consider the business detailed below.

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 1<sup>st</sup> March 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).

<b>App. No</b>	<b>Applicant</b>	<b>Address</b>	<b>Proposal</b>
2023/0588	Mr Hakan Huylu	White Elephant, 3 Stuston Road, Diss, IP22 4JB	Change of use from Sui Genesis to E class (restaurant use). Installation of extraction flue and pergola system at the rear.

**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

## MINUTES

### DRAFT

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 1<sup>st</sup> March 2023** at **6.45pm**.

Present: Councillors: M. Gingell  
K. Murphy  
R. Peaty  
E. Taylor (Chair / ex-officio)  
G. Waterman  
J. Welch

In attendance: Sonya French – Deputy Town Clerk

**PL0323/01     APOLOGIES**

Apologies were received and accepted from Councillor Olander.

**PL0323/02     NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

**PL0323/03     DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

**PL0323/04     MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 25<sup>th</sup> January 2023 were a true record and were signed by the Chairman.

**PL0323/05     PUBLIC PARTICIPATION**

There was three members of the public present Stephanie Hoyle, Thomas Miller & Michelle Miller.

Members considered 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. Individuals are allowed to speak for a maximum of 5 minutes.

The members of the public addressed council and stated that they are residents of Mission Road and one of them had lived on Mission Road for 21 years. They stated that the road is notoriously a cut through, and a rat run for the train station, they stated that they often cannot park on the Road due to roadside parking being taken up by members of the public using the train station. They were concerned that the new flats due to the number of parking spaces being proposed would increase the number of vehicles requiring parking in an already over parked street.

The Proposal for the new flats will run the whole length of the member of Public's garden and they believe that they are going to lose their light due to the height and proximity of the proposed flats. They are also worried about the noise increase from residents that the new flats would generate..

The MOP stated that there is already an issue in the area with drugs, noise and traffic and they believe Victoria Road/Mission Road is not the correct area for these flats.

Residents are worried that the new flats will cause their properties to be overlooked and they feel devastated by the proposed flats.

The resident stated they do not have an issue with the land being developed but believe that the two storey plan is not suitable and they would have preferred a single storey building with a plan for four or five properties.

The Millers entered the meeting at 19:00 hours.

The MOP went on to state that they believe there is not enough allocation for parking with the flats considering that there would be a need for specialist organisations that will require parking when visiting the residents in these flats.

The road is not big enough to take these flats, it is a narrow access and a potential danger due to the accessibility for traffic.

PL0323/06

#### **ITEMS OF URGENT BUSINESS**

There were no items.

PL0323/07

#### **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

The Town Council has previously recommended refusal on two previous occasions and believe that the concerns that they had before with the plans had been addressed by the new plans.

The concerns of councillors were the rear windows which have been addressed by the developer proposing obscure glass being utilised in this area of the new building. The height of the building has also been addressed with the developer lowering the height by sinking the property into the ground by a metre.

Council believe that the parking is not adequate for the number of flats being proposed but have been assured by SOLO Housing that the new residents who would live in these flats would be unlikely to be car owners.

Council said that the new drawings showed the daylight impact angles are not going to be any different to what residents currently enjoy.

Council discussed and believed that sinking the property into the ground by 1 metre could cause an issue with flooding.

Councillors discussed and agreed that they would prefer to see in the plan a car parking space provided for each flat. It was

RESOLVED: to

App. No	Type	Applicant	Address	Proposal	Response
2022/0677	Full	Solo Housing (East Anglia)	Land at 32 to 34 Victoria Road, Diss, Norfolk	Removal of former garage and construction of 9 new affordable flats.	<p>Propose to Delegate to Officer.</p> <p>We recognise the need for hostel accommodation in Diss and consider that the main problems of overlooking and overshadowing have been adequately addressed in this latest application.</p> <p>However, we still have concerns over the following which we would ask officer to consider in their deliberations:</p> <ul style="list-style-type: none"> <li>• that the number of parking spaces may be inadequate especially as they also have to accommodate visitors and service vehicles in the same area as resident parking.</li> <li>• the proposed design in having the first floor 1m below ground level will possibly impose an unnecessary flood risk.</li> </ul> <p>* There will also be a security risk due to lower rear windows (almost at</p>

					ground level) and a narrow passageway at the rear of the property masking possible intruders. It is unlikely to meet the Police aim of "designing out crime".
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**PL0323/8**

**SOUTH NORFOLK PLANNING DECISIONS**

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

**PL0323/9**

**DATE OF NEXT MEETING**

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

Meeting closed at pm.19:21

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Councillor E. Taylor  
Committee Chairman

**Planning Pack 05 April 2023**

**Application Number: 2023/0588**

**Proposal: Change of use from Sui Genesis to E class (restaurant use).**

**Installation of extraction flue and pergola system at the rear Location:**

**The White Elephant 3 Stuston Road Diss Norfolk IP22 4JB**

**Applicant: MR HAKAN HUYLU**

**Application Type: Full Planning Permission**

The pub has been closed since August 2017 and is predominantly a colour washed building with a clay pantile roof.

Neighbouring properties are residential dwellings of varying appearance to the side and opposite while a care home is located to the rear. Boundary treatments to the side and rear also vary but include hedges, walls and fences. The front boundary is open to the road



**Front view from Stuston Road**

The premise was previously used as public house.

The new use will be restaurant E class.

The proposal is for the installation of a flue to the rear of the property and automatic retractable awning at the garden for seating area.



### **Rear View and Parking Area**

The proposed extract system and flue are situated to the rear of the site, which backs on to a service road. It will not be visible from the street. The proposal runs from the first floor to the top of the building and protrudes by 1.0m. Overall, it is considered by the applicant to be of an insignificant scale and have no character impact to the property or surrounding area. As such, they consider it not affect the established character and appearance of the existing building.

The building has not operated as a pub since the pub closed in 2017.

The proposal will bring a long-term vacant unit back into operation creating an active frontage and will have an appropriate window display. The premises will be open during the daytime and evening ensuring there is no dead frontage.

### **Recommendation**

Delegate to Officer.

As the White Elephant Public House has been empty since 2017, we would welcome the building being brought back into use as a restaurant.

However, there are no allocated parking spaces at the rear of the building and with a proposed 86 covers we are concerned about there being adequate parking space without on street parking. This is particularly concerning as in the "**design, access and heritage statement 7.2**" the applicant says there is a lot of free parking in the vicinity of the premises. They must fully utilise their own car parking area.

Please consider this in your deliberations as Stuston Road is one of the busiest roads in Diss.

Cllr Eric Taylor Chair of Planning



# The White Elephant, 3 Stuston Road, Diss, IP224JB



0 50  
Metres



Plan Produced for: Lewina Trudgill

Date Produced: 10 Sep 2021

Plan Reference Number: TQRQM21253164136240

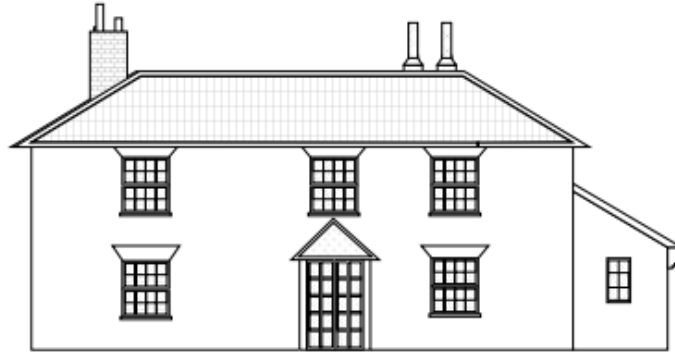
Scale: 1:1250 @ A4

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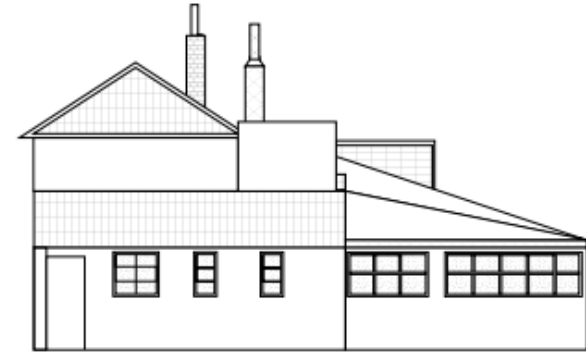
**Block Plan**



EXISTING FRONT ELEVATION PLAN



EXISTING RIGHT ELEVATION PLAN

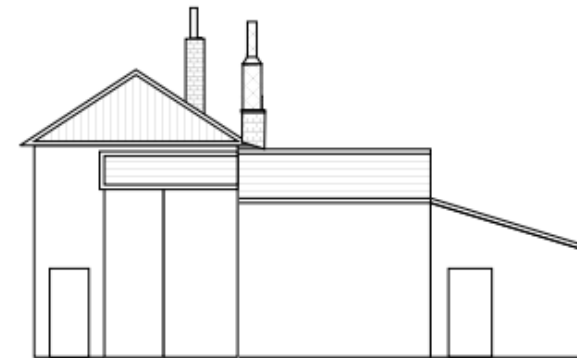


• Rectangu

EXISTING REAR ELEVATION PLAN



EXISTING LEFT ELEVATION PLAN



## Existing Elevations

NOT FOR CONSTRUCTION

SCALE  
1:100



5 Francis Road  
Harrow HA1 2QZ  
M: 0740 522 65 76

CLIENT  
HAKAN HUYLU

PROJECT  
RESTAURANT PROJECT

DATE  
16.02.2023

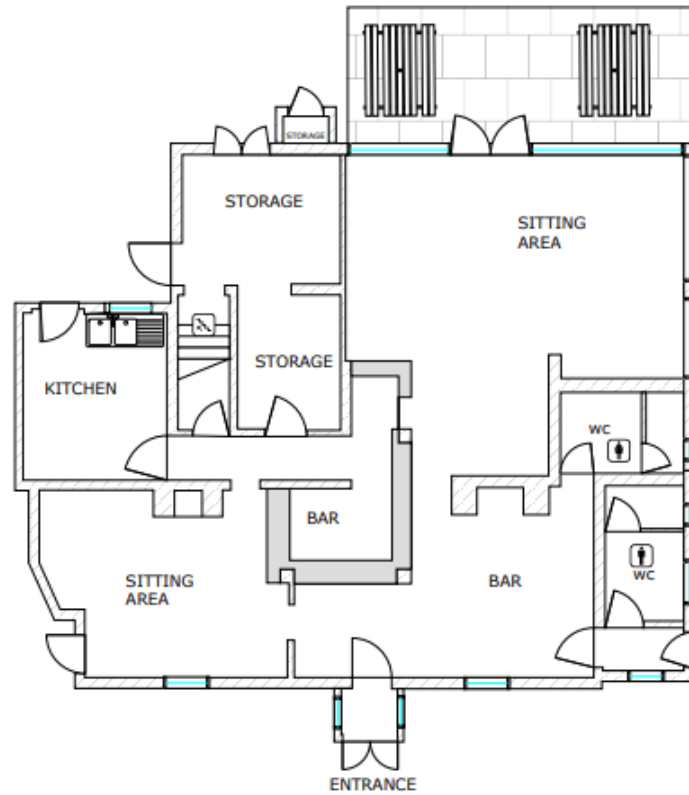
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DESCRIPTION  
EXISTING  
ELEVATION  
PLANS

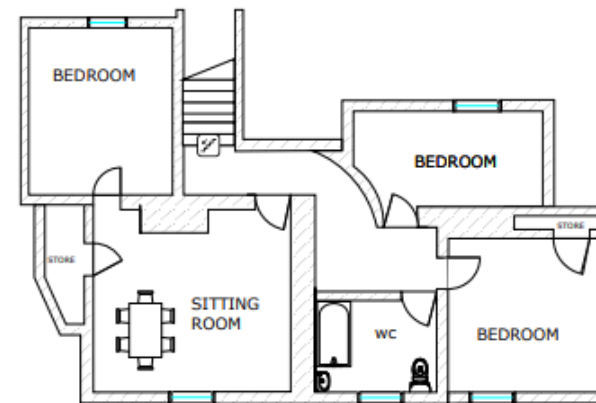
CLIENT ADDRESS  
3 Stuston Road  
Diss  
IP22 4JB

3/5 - A3

EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



Existing Floor Plan

NOT FOR CONSTRUCTION

SCALE  
1:100



5 Francis Road  
Harrow HA1 2JZ  
M: 0740 522 65 76

CLIENT  
HAKAN HUYLU

PROJECT  
RESTAURANT PROJECT

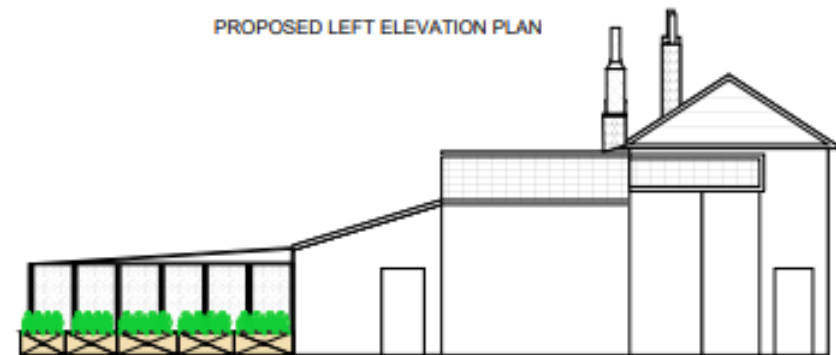
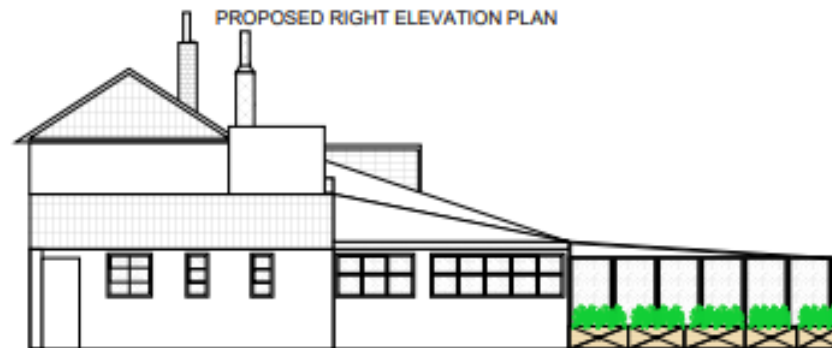
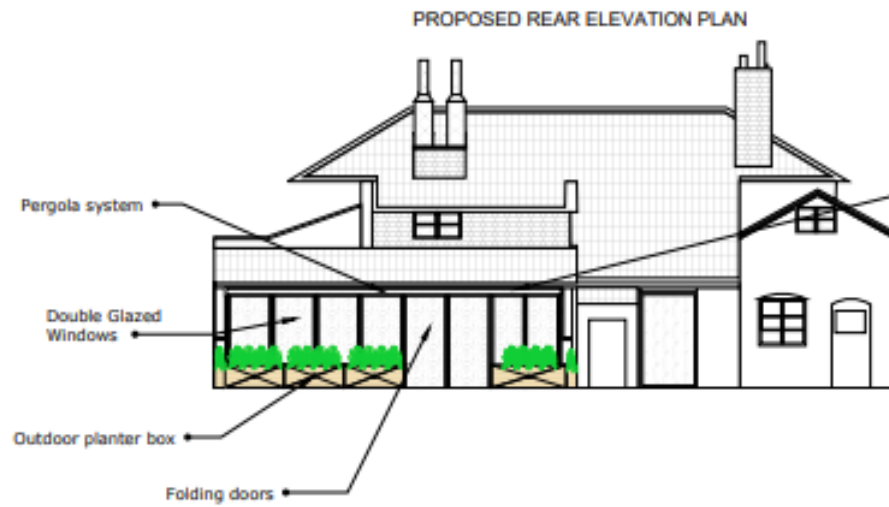
DATE  
16.02.2023

DRAWN BY  
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DESCRIPTION  
EXISTING  
FLOOR PLAN

CLIENT ADDRESS  
3 Stuston Road  
Diss  
IP22 4JB

1/5 - A3



## Proposed Elevations

NOT FOR CONSTRUCTION

SCALE  
1:100



CLIENT  
HAKAN HUYLU

PROJECT  
RESTAURANT PROJECT

DATE  
16.02.2023

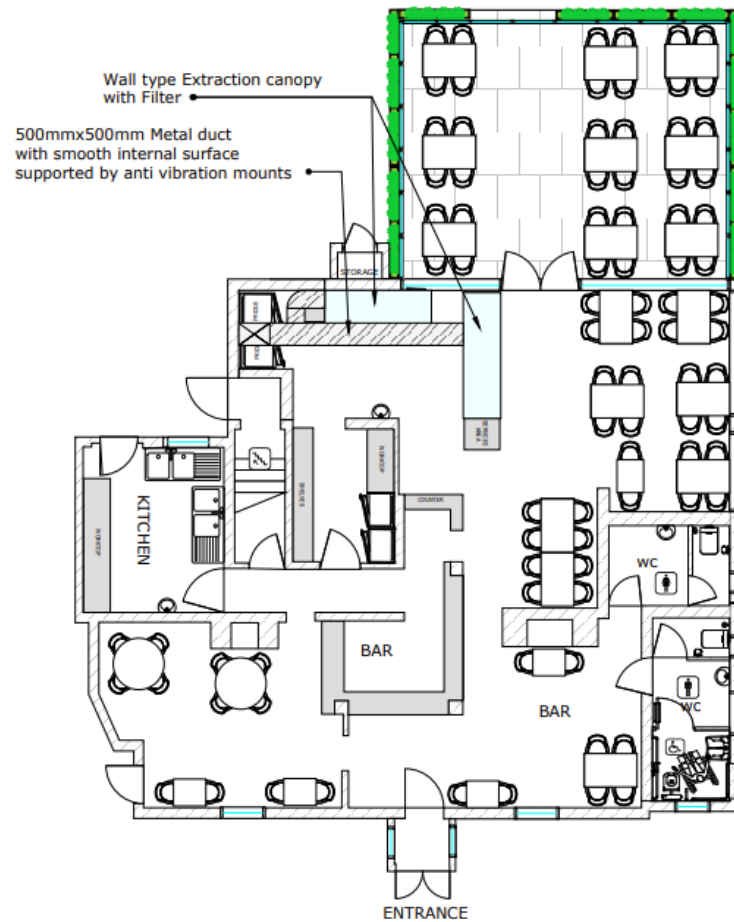
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DESCRIPTION  
PERGOLA  
SYSTEM PLAN

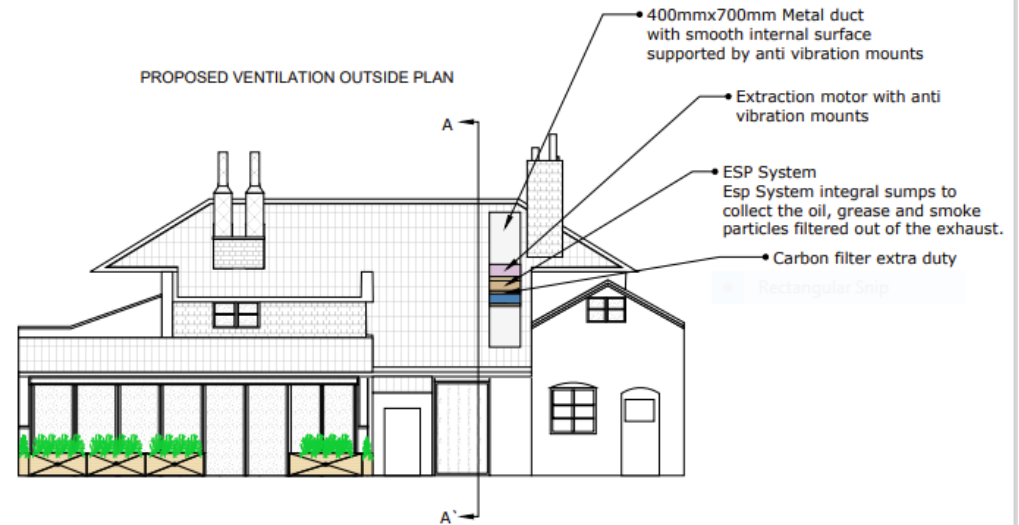
CLIENT ADDRESS  
3 Stutton Road  
Diss  
IP22 4JB

4/5- A3

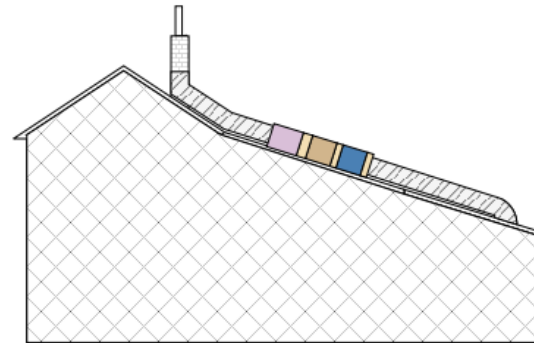
PROPOSED VENTILATION GROUND FLOOR PLAN



PROPOSED VENTILATION OUTSIDE PLAN



Proposed Floor Plan and ventilation details



A-A' SECTION

NOT FOR CONSTRUCTION

SCALE 1:100

1 2 3 4 5 10



5 Francis Road  
Harrow HA1 2QZ  
M: 0740 522 65 76

CLIENT  
HAKAN HUYLU

PROJECT  
RESTAURANT PROJECT

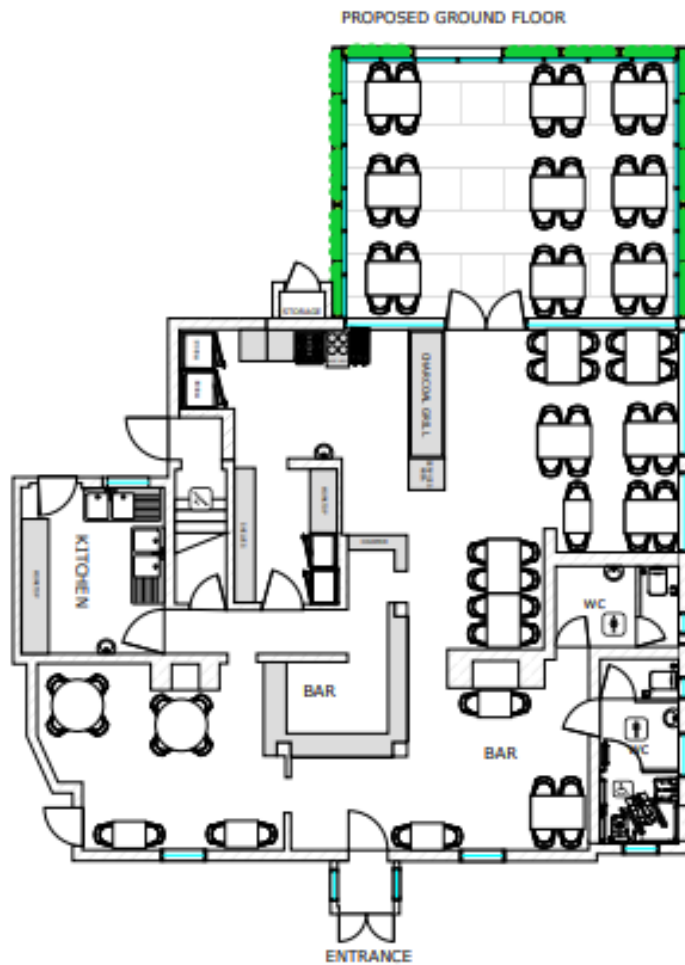
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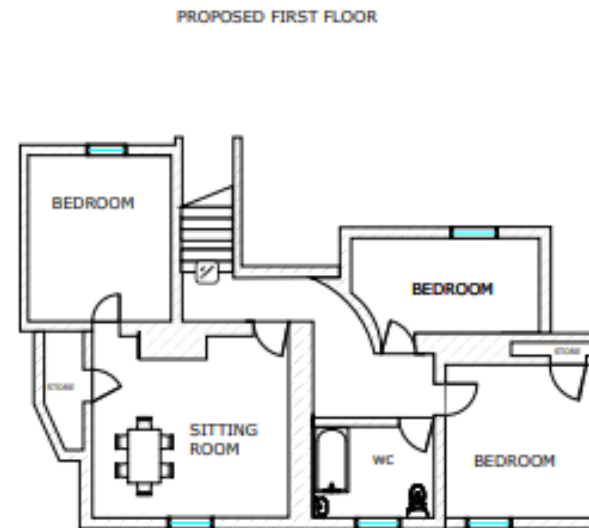
DESCRIPTION  
VENTILATION  
PLAN

CLIENT ADDRESS  
3 Stuston Road  
Diss  
IP22 4JB

5/5- A3



Proposed Floor Plans  
86 Covers



NOT FOR CONSTRUCTION

SCALE  
1:100



3 Francis Road  
Harrow HA1 2QZ  
M: 0740 523 95 76

CLIENT  
HAKAN HUYLU

PROJECT  
RESTAURANT PROJECT

DATE  
16.02.2023

DRAWN BY  
UMUT CAN

DESCRIPTION  
PROPOSED  
FLOOR PLAN

CLIENT ADDRESS  
3 Sturton Road  
Diss  
IP22 4JB

2/5 - A3

App. No.	Type	Applicant	Location	Details	LPA Decision Date	LPA Final Decision	Conditions / reason for refusal
2023/0104	Listed Building		26 Denmark St, Diss, IP22 4LE	Relocate bathroom to upstairs, reconfigure existing staircase. Installation of central heating system. Replacement of extension roof, front and rear windows and door to front elevation	10.03.23	Approval with conditions (delegated)	yes
2023/0275	Works to trees in conservation area		72 Denmark St, Diss, IP22 4LE	T1 - Semi mature crimson maple to be reduced by approximately 30% in height and canopy reduced over path. Starting height 6m canopy spread 4m finished height 4m canopy spread 3m	24.02.23	No objections (Delegated)	
2023/0015	Advertisement		77 Victoria Rd, Diss, IP22 4GQ	Replacement of existing signage with 2 x illuminated fascia signs and 1 x non illuminated fascia sign	03.03.23	Approval with conditions (delegated)	yes
2023/0234	Works to TPO trees		7 Hall Hills, Diss	T1 - Oak - Raise crown to 7m, reduce branch by 1m, growing towards house, thin through inner crown by 10%	01.03.23	Approval with conditions (delegated)	yes
2022/0677	Full	Solo Housing (East Anglia)	Land at 32-34 Victoria Rd	Removal of former garage and construction of 9 new affordable flats.	08.03.23	Refusal	See attachment on agenda 05.04.23

**Agent**

Mr Edward Thuell  
Whitworth  
Unit 12 Park Farm  
Fornham St Genevieve  
Bury St Edmunds  
IP28 6TS

**Applicant**

Solo Housing (East Anglia)  
12a St Nicholas Street  
Diss  
IP22 4LB

## **DECISION NOTICE**

Town and Country Planning Act 1990

**Reference :** 2022/0677  
**Application Type :** Full Planning Permission  
**Applicant :** Solo Housing (East Anglia)  
**Location :** Land At 32 To 34 Victoria Road Diss Norfolk  
**Proposal :** Removal of former garage and construction of 9 new affordable flats  
**Date of Decision :** 8 March 2023

Permission **has been refused** for the carrying out of development referred to above for the following reasons:

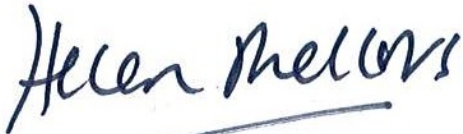
1. By nature of its scale and position on the site, the proposed new two storey building would have an unacceptable impact on the amenities of the properties to the north of the site and in particular No5 Mission Road to which the building will have an overbearing presence. As such the proposal is considered to contrary to the aims of policy DM3.13 of the South Norfolk Local Plan Development Management Policies document 2015.
2. No measures have been provided to adequately mitigate the recreational impacts of the proposal on the protected sites within The Broads, Valley Fens and East Coast zones of influence which the site is within the catchment areas of. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and the aims of Policy 1 of the Joint Core Strategy and Policy DM1.4 of the South Norfolk Local Plan and paragraphs 174, 179, 180 and 181 of the NPPF.

### **Informatives**

1. The authority confirm that it does work in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with planning applications, however it was not possible to find a solution to the concerns identified with the level of accommodation the applicant is seeking.



The attached notes also form part of this decision notice.

A handwritten signature in black ink that reads "Helen Melors". The signature is written in a cursive style with a horizontal line underneath the name.

Assistant Director - Planning

How did we do? Let us know your feedback on the service you received.

<https://www.smartsurvey.co.uk/s/CSANew2021/>