

# DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 14<sup>th</sup> June 2023** at **6pm**.

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

In attendance: Sarah Villafuerte-Richards – Town Clerk  
District Councillor Minshull  
4 members of the public  
1 member of the press

## **PL0623/01**      **ELECTION OF CHAIRMAN**

Members considered election of a chairman. It was

RESOLVED: To elect Cllr Taylor as Chairman of the Planning Committee for the Mayoral year 2023-24.

## **PL0623/02**      **APOLOGIES**

Apologies were received and accepted from councillors Peaty (Holiday) and Olander (work).

## **PL0623/03**      **VICE-CHAIRMAN**

Members considered election of a Vice-Chairman. Cllr Peaty put himself forward for consideration as Vice-Chair of the Planning Committee in advance of the meeting. It was

RESOLVED: To elect Cllr Peaty as Vice-Chair of the Planning Committee for the Mayoral year 2023-24.

## **PL0623/04**      **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There was one. Councillor Waterman substituted for councillor Peaty.

## **PL0623/05**      **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
PL0623/10	K. Murphy		X	This councillor is a member of the Development Management Committee at South Norfolk District Council.

## **PL0623/06**      **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 5<sup>th</sup> April 2023 were a true record and were signed by the Chairman.

## **PL0623/07**      **PUBLIC PARTICIPATION**

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. There were no members of the public.

## **PL0623/08**      **ITEMS OF URGENT BUSINESS**

There were no items.

## **PL0623/09**      **PRE-PLANNING APPLICATION**

Members considered a pre-planning application presentation by Artisan Planning & Development Consultants regarding a proposed development scheme for the Eastern end of Victoria Road, the site adjoining De Lucy House. The applicant reiterated that it was pre-application, that all details would be available on their website, evolving throughout the process and they want to engage stakeholders on the plans to date at the earliest opportunity, which is advocated by the Planning Authority.

The Chair summarised the constraints with the site which may affect the proposal provided by the Planning Authority at this pre-application stage:

1. It outside the Diss Development Boundary
2. It is in flood zones 2 and 3 and the site level is lower than the road which could lead to run off into the river Waveney and Frenze Beck and the risk of pollutants
3. There is a housing development DIS5 on the western section of the site.
4. Open Countryside (central and eastern section of the site)
5. It is in the river valley
6. There is an indicative green corridor shown in the DDNP which has now passed the examination stage and carries weight.

The Town Council also received a strong objection from the Chair of the River Waveney Trust (RWT) shortly before the meeting. This reiterated many of the points raised above with reference to:

1. Flooding and adverse impact on water quality
2. Government requirements for a minimum 10% net gain on bio-diversity.
3. Lack of public access to the river.

There was general agreement from the planning committee that although this development would be welcomed by many in the town, members would need to review the proposed solutions / mitigation to the above points prior to inform their decision. The Town Council would be prepared to work with all stakeholders including the Diss & District Neighbourhood Plan (DDNP) Steering Group. It was also noted that the DDNP had now passed examination and carries material weight and the chair suggested that the various policy documents and the design guide should be fully considered.

The developer responded by indicating that many of the technical assessments (e.g., flood risk, transport) have been undertaken and will be available when the application is considered and confirmed that the existing Costa in Mere Street will be retained.

It was also noted that investment in Diss from multinationals along with the provision of Electric Vehicle Charging Points is positive however there may be brownfield sites that suit this type of development better given the environmental challenges.

*Councillor Simon Olander entered the meeting.*

**PL0623/10**

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

Councillors received and commented on planning applications and other development control matters.

Regarding application 2023/1410, the use and vision for the land alongside the river is good. The riverside pathway, bridge and access to the Fair Green bridge will make it possible to cycle or walk from Fair Green to Palgrave without any sort of road traffic. However, the access to the site is unsuitable. The proposed roadway is only around 3.6m wide in places and could not be widened sufficiently. There is also no possibility for the necessary 3m wide pedestrian and cycle path leading to the proposed housing and riverside walk areas.

There was a view that it was considered premature to be looking at this site before there is a clearer vision for access across DIS7 (the old Feather Factory site) to the riverside walk area (without which the layout access and numbers of the enabling housing cannot be resolved).

Members also requested an explanation for the land swop shown on this application where meadowland to the southeast has been swapped with land on the Palgrave side of the river Waveney which is contrary to both Policies DIS2 and DDNP15/16.

A neighbouring resident spoke requesting an ecological impact assessment that deals with the entirety of the site and not a small area, an arboricultural survey to determine impact on trees and a full transport and access statement. The Chair advised that these assessments would be part of the full planning application.

Proposal 2023/1431 would bring back into use an area that has since Covid become redundant. It is in an area that is all employment land and would not be out of place in this location. The site can be viewed from parts of the Norwich bound platform although it is partially screened by trees. Consideration should be given to custom built secure units which would be more in keeping than shipping containers. It was agreed a note to the planning officer would be included regarding the lack of consultation with neighbouring companies.

App. No	Type	Applicant	Address	Proposal	Response
2023/1410	Outline Planning Permission	Mr R Ling	Land South of Park Road, Diss, Norfolk	Erection of up to 13 new dwellings & garages with creation of the new link, ecology enhancement area & amenity land.	<p><b>Recommend Refusal</b></p> <p>Although the use and vision for the land alongside the river is good, access to the site is unsuitable. The proposed roadway is only around 3.6m wide in places and could not be widened sufficiently. There is also no possibility for the necessary 3m wide pedestrian and cycle path leading to the proposed housing and riverside walk areas.</p> <p>Members also requested an explanation for the land swap shown on this application where meadowland to the southeast has been swapped with land on the Palgrave side of the river Waveney which is contrary to both Policies DIS2 and DDNP15/16.</p> <p>Now that the Diss &amp; District Neighbourhood Plan has passed examination and carries weight, this should be factored into any deliberations.</p> <p>Committee would be happy to see the decision deferred until the points raised have been resolved. If this is not possible, then we must recommend refusal as we don't believe that either DTC or SNDC are able to make an informed decision on this outline application. The DDNP need to be involved in this process and be treated as consultees on all Neighbourhood Plan sites within the 7 parishes.</p> <p>It was noted that a full ecological impact assessment that deals with the entirety of the site, an arboricultural survey and a transport and access statement would be provided as part of the full planning application but required to make an informed decision.</p>
2023/1431	Change of Use	Need2store Ltd	Car Park at units 1A&1B Gilray Road, Diss	Change of use of car park to 31 self-storage shipping containers. New fencing and entry gates.	<p><b>Recommend Approval</b></p> <p>This proposal would bring back into use an area that has since Covid become redundant. It is in an area that is all employment land and would not be out of place in this location.</p> <p>Consideration should be given to aesthetically improving the storage facility.</p> <p>***Note to Planning Officer – neighbouring companies have not been notified and no notices have been posted around the site – you may wish to extend the deadline to allow them to respond.</p>

**PL0623/11**      **SOUTH NORFOLK PLANNING DECISIONS**

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

**PL0623/12**      **DATE OF NEXT MEETING**

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

Meeting closed at 6.59pm

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Councillor E. Taylor  
Committee Chairman