

# DISS TOWN COUNCIL MINUTES

Minutes of the meeting of the **Planning Sub-Committee** held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 12<sup>th</sup> July 2023** at **6.45pm**.

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

In attendance: Cllr G. Waterman  
Sarah Villafuerte-Richards – Town Clerk

**PL0723/01** **APOLOGIES**

It was noted that councillor Murphy (ex-officio) had stepped down from the Planning Committee due to his membership of the Development Management Committee, South Norfolk Council.

**PL0723/02** **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

**PL0723/03** **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

**PL0723/04** **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 14<sup>th</sup> June 2023 were a true record and would be signed by the Chairman post meeting.  
**(Action: ET: immediately)**

**PL0723/05** **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.

**PL0723/06** **ITEMS OF URGENT BUSINESS**

There were no items.

**PL0723/07** **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

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

The Chair has brought application 2023/1588 to committee to acquire a view from members regarding the change of use to hot food takeaway given the increased number of this type of development recently and their impact on the character of the town. The Planning Authority allows up to 60% of businesses in the town centre which are the old class A1 retail as designated in the Placemaking Guide, but it is not yet at this level.

It was agreed that having an occupied premises was preferable, that gleaning as much information regarding the type of hot food provision would be helpful to inform decision making and that the developer would be making a significant financial investment, enhancing the building's appearance on the high street. Members discussed the current poor condition of the site, potential for increased litter, and the change in spending habits from items to services.

Committee requested a review of the class uses relevant to Diss to try and ensure that diversity in the town centre offer is maintained.

| App. No | Type | Applicant | Address | Proposal | Response |
|---------|------|-----------|---------|----------|----------|
|---------|------|-----------|---------|----------|----------|

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|-----------|------|----------|---|--|---|
| 2023/1588 | Full | DPSK Ltd | 27 Mere Street<br>Diss<br>Norfolk<br>IP22 4AD | Change of use from Retail to Hot Food takeaway, single storey rear extension and associated internal and external alterations. | <b>Recommend Approval</b><br>Members resolved to delegate this decision to the Planning Officer however requested a review of the class use changes relevant to Diss given the increased number of hot food takeaways in the town centre. |
|-----------|------|----------|---|--|---|

**PL0723/08**      **SOUTH NORFOLK PLANNING DECISIONS**

Members noted the planning decisions made by the Planning Authority since the last meeting. The Chair advised members that there are several pending applications that conflict with the Diss & District Neighbourhood Plan. He has already written to the planning authority on 2022/1344 to update our objection. This is because the DDNP now has weight and should be considered by the LPA. He has asked that consideration be given to the design guide particularly on parking provision, bin storage and bin collection points. In addition, the examiner recommended that the access should go through from Frenze Hall Lane as both the existing and DDNP policies state, which NCC seem unaware of. He will also follow up any other applications that conflict with the DDNP particularly 2022/1975 and 1976 on Denmark Lane. The DDNP Referendum has been scheduled for 28<sup>th</sup> September at the Diss Youth & Community Centre. It was officially announced today that John Grose is closing with all staff relocated to other branches from the 28 June 2023.

**PL0723/09**      **DATE OF NEXT MEETING**

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

Meeting closed at 7.17pm.

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Councillor E. Taylor  
Committee Chairman