



COMMITTEE MEMBERSHIP:

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

FOR INFORMATION:

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

Diss Express

DISS TOWN COUNCIL

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TOWN CLERK

Mrs S Villafuerte Richards (CiLCA)

Our ref: PL 24.04.24

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 24th April 2024** at **6.45pm** to consider the business detailed below.

Sarah Richards
Town Clerk / Chief Executive Officer

AGENDA

- 1. Election of Chairman**
To elect a Chairman of the Planning Committee for the Mayoral Year 2024-25.
- 2. Apologies**
To receive and consider apologies for absence.
- 3. Nomination of Substitute Representatives**
To note nominated substitute representatives attending in place of those who have sent their apologies.
- 4. 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.
- 5. Minutes**
To confirm as a true record, the minutes of the Planning Committee held on 10th January 2024 (copy herewith).
- 6. 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*).

7. 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*).

8. 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
2024/1085	Messrs David & Michael Bone	The Oaks Jarretts Yard Church Street Diss Norfolk IP22 4DD	Residential development of up to 4 dwellings

9. South Norfolk Council Planning Decisions

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

10. 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 10th January 2024 at 6pm.

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

In attendance: Sarah Villafuerte-Richards, Chief Executive Officer
Councillor Sinfield
7 members of the public

PL0124/01 **APOLOGIES**

There were no apologies received.

PL0124/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0124/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0124/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 6th December 2023 were a true record and were signed by the Chairman.

(Action: Town Clerk/CEO: immediately)

PL0124/05 **PUBLIC PARTICIPATION**

There were 7 members of the public present.

PL0124/06 **ITEMS OF URGENT BUSINESS**

There were none.

PL1223/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

Members received and commented on planning applications.

Application **2023/3587** relates to the erection of nine new dwellings and car ports, creation of new riverside walk link, ecology enhancement land and amenity land. The site forms 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).

It was noted that in attendance were representatives from the Diss & District Neighbourhood Plan given the green space and riverside walk is a facility, likely to be used for leisure by the whole DDNP community. The landowner and agent, representatives from the Ling family and the District Council's Planning Officer were invited but not able to attend due to prior engagement / ill health.

Following the pre-application submitted in March 2021 and the Planning Authority's response that they 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 application has been amended as follows:

1. The original DIS2 site (now DDNP14) is 4.6 Ha and the developer is proposing to retain the land behind the sub-station (1.1 Ha) and release 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 driveway 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 is 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.

It was noted that the land behind the electricity sub station is in flood zone 3 so the land lost is not too much of a problem. The Chair of the committee commented that generally the proposed scheme goes a long way to meeting both the original DIS2 policy and also DDNP 14 which superseded DIS2.

However, the following concerns still need addressing.

1. 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 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.
2. 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.
3. Cycle parking provision required where cycles can be parked and secured.
4. 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.
5. 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.
6. Action must be taken to mitigate any noise emitted from the sub-station affecting residents.
7. The site management plan will be for what duration and is it the intention to eventually pass ownership to Diss Town Council?

Responses to each have been received in writing from the applicant / agent who is willing to meet post meeting with representatives of the Diss Town Council the DDNP & Ling family to further discuss any comments. They advise that the new positioning of the proposed development is to mitigate flood issues. They have agreed to consider providing cycle storage (3), will be submitting further details of the new crossing to the Planning Officer to ensure it is not affected by the height of river (4) and will consider improving parking provision and access (5). 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 (7).

Members of the public spoke on several issues. It is felt that the access for service and residential vehicles remains inadequate particularly in the context of the proposed Aldi development with considerable impact on Park Road. Previous concerns regarding extent of environmental report and request for the arboricultural survey continues to be the case.

Councillor Olander arrived at the meeting.

The Chair of the DDNP stated that the proposed development is compliant with DDNP14 policy however he has two primary concerns. There is no alternative access for the new dwellings to the riverside walk other than via the access road at the north of the site. A pedestrian / cycle link would be a preferred access. Car park (18 spaces) on access to riverside walk will be accessed down the private road owned by the electricity board. The only other access to this green space would be from the - Denmark bridge access for those walking. There is also undeveloped land within the site ownership (to the south & west) outside of the green space / walk, which may compromise the value of the green space if it were developed to any marked extent in the future.

Concern about future flooding, possible defences & the impact of such on other parts of the river were discussed particularly given part of the development is in flood zone 3, there have been three flooding incidents in the area recorded in less than two years and the impact of the repositioning of the houses nearer the river.

Roydon Parish Council representatives echoed this concern and suggested that the crescent shape of dwellings could be flipped 180° which would avoid the open space north / south divide. They would also like to see the cycle access improved from the supermarkets to Fair Green to improve safety. It was noted that the County Council did agree to consider including cycle lanes along the frontage of Park Road albeit the tree roots may require a compromise on the 3m width and that this has been raised with the Planning Officer.

There was discussion regarding the opportunity to ensure a cohesive plan for the whole of the area rather than piecemeal developments particularly given ownership of much of it by the District Council. This should be achieved by developers talking to each other to improve developments.

There were further comments made regarding the use of soakaways as opposed to main drainage, the requirement of 1.5m clearance when overtaking in the recently revised highway code and future maintenance responsibility for the car park with potential Section 106 maintenance contributions to the Town Council. It was noted that Aldi is hesitant to allow third party access.

In conclusion it was agreed to update the points of concern in the recommendation with the additional comments raised at the meeting. It was noted that this is the first application to be received since the adoption of the DDNP, that the principle of development on the site is supported but that there are significant areas of serious concern that need to be addressed for further consideration. The Chair commented that this application is not yet at determination stage with further consultation to take place.

Regarding application reference 2023/3574, it was noted that Diss Town Council's response could be justifiably different & straightforward from the DDNP as the development is outside of Diss with a connect in Diss. A greater response will be put forward on behalf of the other parishes to the full application by the DDNP. It is accepted there is an infrastructure requirement, but the routing of the cabling will cause significant disruption to Diss, and it is requested that alternative less disruptive routes are considered to avoid Park Road and Denmark St such as the rear of bowling green and across green land.

Given the previous application proposal discussed and other developments coming forward, it was also requested that developers talk to each other to ensure all necessary works can be undertaken as a complete project once to minimise disruption to the town.

There was discussion regarding responses to planning applications being holding objections where there are concerns going forwards rather than acceptance subject to matters being addressed to support a more cohesive approach to development.

App. No	Applicant	Address	Proposal	Response
2023/3574		Electricity Sub-Station, Park Road, Diss, IP22 4AU	Installation of a solar farm comprising ground mounted solar panels.	Recommend Refusal Members rejected this application due to the significant disruption the cabling installation will have on Diss both during the project and for the lifetime of the project and requested that alternative routes are considered particularly to Denmark Street and Park Road.

2023/3587		Land South of Park Road, Diss	Erection of nine new dwellings and -carports, creation of new riverside walk link, ecology enhancement land and amenity land	<p>Recommend Refusal</p> <p>Members supported the principle of development on the site but have significant serious concerns including those listed 1 - 11 below that need to be discussed and addressed before further consideration.</p> <ol style="list-style-type: none"> 1. Impact of repositioning of the proposed development further south in a crescent shape on flooding risk and separation and reduction of open space. 2. Inclusion of affordable housing suggested by the Housing Enabling Officer (possibly 3 dwellings). 3. A 3m wide pedestrian/cycle access path to improve ease of access to site for both residents and access/egress to the - open space / riverside walk and safety through DIS7. A major aspiration of the DDNP is to increase the use of pedestrian and cycleways and reduce the use of motor vehicles. 4. Secured cycle parking provision to be provided. 5. A new clear span bridge crossing that would offer no restriction in the flow of the river and - withstand increased river water levels. 6. Improved parking for resident, visitor, and service vehicles 7. Noise mitigation measures from the sub-station affecting residents. 8. Understanding of any future maintenance responsibilities for Diss Town Council regarding the car park. 9. Lack of environmental report and arboricultural survey. 10. Lack of information regarding the future use of the undeveloped land within the site ownership. 11. We are concerned that both fluvial flood risk and pluvial surface water drainage may be inadequate- <p>Members and public present would like to exploit this opportunity to ensure a cohesive plan for the whole of the south of Park Road area to avoid piecemeal developments particularly given ownership of much of it by the District Council.</p> <p>Diss Town Council is keen to meet with the planning officer and the developer to discuss these points further.</p>
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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: 19:15.

Councillor E. Taylor
Committee Chairman

2024/1085 | Residential development of up to 4 dwellings | The Oaks Jarrett's Yard Church Street Diss Norfolk IP22 4DD

The planning statement seeks permission in principle for residential development of 1-4 dwellings on the site of the Oaks (formerly a children's nursery) which is now vacant.

Permission in Principle application for residential development with 1 - 4 dwellings following demolition of existing building (formerly a children's nursery) at The Oaks, Jarretts Yard, Church Street, Diss, Norfolk. IP22 4DD

Location Plan



Block Plan

Existing Built Form

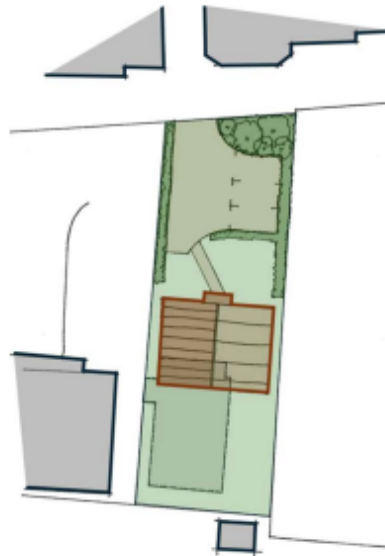
The building is a relatively modest single storey timber structure that was used until recently as a children's nursery. This has no architectural or historic merit and with its discreet location it makes no positive contribution to the area.



Figure 3: North facing elevation of the building.

Details of the dwellings with the final number and layout will be agreed at the technical details consent stage. However, to help demonstrate the amount of proposed development can be accommodated on the site several indicative option plans are presented below.

Option 1 – Detached Dwelling



Option 2 – Pair of Semi-detached Dwellings

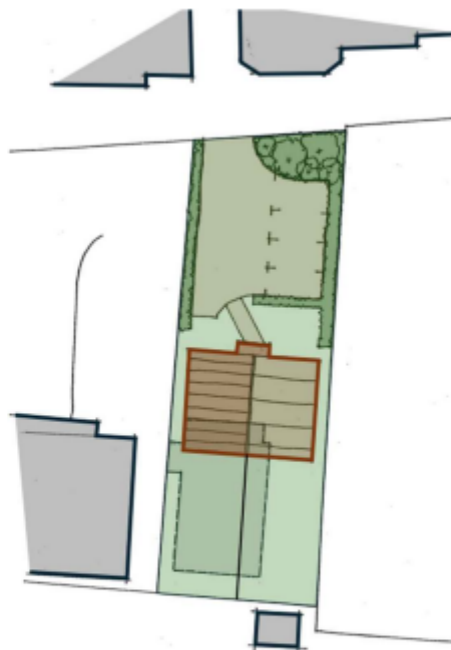


Figure 9: Option 2 image.

Figure 9 details a 2-storey building with a floor area of approximately 200 m² that will enable 2 x 3-bed (5 person) living units each with a floor area of 100 m² that will meet the Government 'Technical Housing Standards – nationally described space standard'. The image identifies 4 car parking spaces that will satisfy the Norfolk County Council parking standards.

Option 3 – A Semi-detached Dwelling & 2 Flats

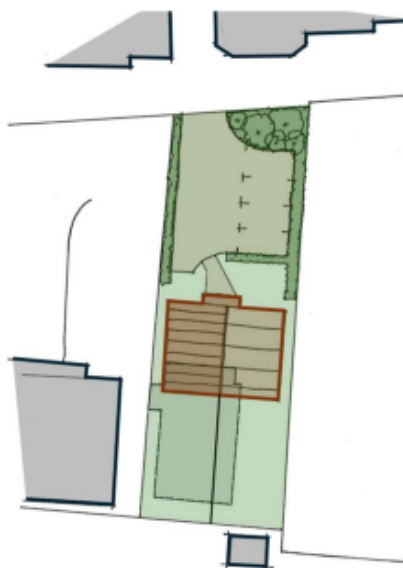


Figure 10: Option 3 image.

Figure 10 details a 2-storey building with a floor area of approximately 200 m² that will enable 2 x 1-bed (2 person) flats each with a floor area of 60 m², and a 2-bed (4 person) semi-detached dwelling with a floor area of 80 m². These will meet the Government 'Technical Housing Standards - nationally described space standard', and the 4 car parking spaces will satisfy the Norfolk County Council parking standards.

Option 4 – Four Flats

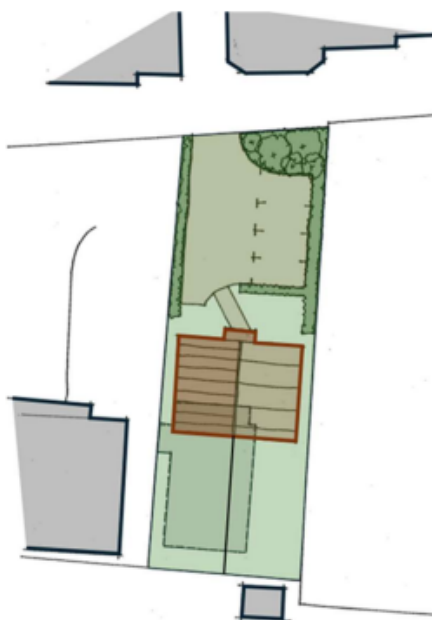


Figure 11: Option 4 image.

Figure 11 details a 2-storey building with a floor area of approximately 200 m² that will enable 4 x 1-bed (2 person) flats each with a floor area of 50 m² and a communal garden. The size of the units will meet the Government 'Technical Housing Standards - nationally described space standard', and the image identifies 4 car parking spaces that will satisfy the Norfolk County Council parking standards.

The proposed dwellings will be accessed from the current entrance. Considering the former nursery use and the range of alternative uses that could be accommodated in the current building without requiring planning permission (as detailed in paragraph 2.7 above), it is considered the proposed development will not result in a potentially greater number of traffic movements.

Chairmans Comments

Whilst I feel that this is likely to approved by SNDC I do have a few concerns:

- Highway -Access to the proposed homes would be off Chapel St. adjacent to library where the road is very narrow. It would be through the Job Centre car park into Jarrett's yard. It is not ideal to have traffic coming and going to private housing through a business car park at all times of the day especially with access from such a narrow road.
- Whilst there some homes in the area it is predominately an area with a high volume of businesses and would be better suited to a business use.
- Whilst meeting parking regs I feel that it is insufficient to meet visitor and private demands and could cause nuisance with parking on job centre car park.

No Recommendation

App. No.	Type	Location	Details	LPA Decision D:	LPA Decision
2022/1344	Full (amended)	Land East of Vinces Road, Diss	Residential development with associated access, landscaping, surface water attenuation and parking	22.12.23	Approval with Conditions (delegated)
2023/3208	Works to Trees in Conservation Area	34 Whytehead Gardens, Diss, IP22 4HB	2 x Beech - 12m in height and 4m in spread to be reduced on the south eastern side by 1m. 1 x Beech - 6m in height and 2m in spread to be reduced on the south eastern side by 2m to leave a 4m monolith. 1 x Yew - 9m in height and 4m in spread to be crown raised on the south eastern side to a height of 4m to clear the roof	22.12.23	No objections (Delegated)
2023/3422	Full Planning Permission	Desira Motor Company Victoria Road Diss Norfolk IP22 4GS	Proposed rear extension to Existing Desira Group Warehouse	22.12.23	Approval with conditions (delegated)
2023/3430	Listed Building	27 Mere Street Diss Norfolk IP22 4AD	Installation of 1 no. externally illuminated fascia sign and 1 no. externally illuminated hanging sign	27.12.23	Approval with conditions (delegated)
2023/3472	Advertisement	27 Mere Street Diss Norfolk IP22 4AD	Installation of 1 no. externally illuminated fascia sign and 1 no. externally illuminated projecting sign.	27.12.23	Approval with conditions (delegated)
2023/3596	Householder PD Prior Notification	34 Wordsworth Road, Diss IP22 4QA	Proposed rear single-storey extension extending 3.5m from rear wall of the original dwelling, with a maximum height of 2.74m and an eaves height of 2.74m	05.01.24	Prior Approval not required (delegated)
2023/3683	Works to Trees in Conservation Area	59 Sunnyside, Diss, IP22 4DS	Leylandii (A1) - hedgerow of 20 x 16m tall Leylandii to be reduced in height by 4m	03.01.24	No objections (Delegated)
2021/2782	Outline	Land East of Shelfanger Road, West of Heywood Rd, Diss	The erection of up to 179 dwellings, 0.64ha of land for the future extension of Diss Cemetery, a new road linking Shelfanger Road and Heywood Road/Burston Road, public open space and associated infrastructure and landscaping.	11.01.24	Approval with conditions (development management committee)
2023/3287	Householder	33 Croft Lane, Diss IP22 4NA	Erection of front porch, single storey side and rear extensions, roof alterations and internal reconfiguration.	12.01.24	Approval with conditions (delegated)
2023/2754 & 2023/2755	Full & Listed Building	Cherry Tree Court, Diss, IP22 4QW	Erection of 2 new gates and fencing	19.01.24	Approval with Conditions (delegated)

2023/3577	Householder	12 Heywood Road, Diss, IP22 4DJ	Demolition of existing extensions and erection of single storey extension	15.01.24	Approval with conditions (delegated)
2023/3834	Works to Trees in Conservation Area	19 Roydon Road, Diss, IP22 4LN	Lime tree (nearest to old police station) - approx 8-10m high. Reduce back from the highway by 5m	18.01.24	No objections (Delegated)
2023/3453	Householder	Old School Room, The Entry, Diss, IP22 4NT	New mezzanine floor with new conservation style rooflights. Amendments to boundary positions and parking	22.01.24	Approval with conditions (delegated)
2023/3717	Listed Building Consent	97A Denmark Street, Diss, IP22 4LF	Convert main bathroom to a bedroom, close the existing doorway and reinstate the original from main bedroom ensuite to become main bathroom, installation of stud wall to main bedroom dressing room to create dressing area and ensuite.	29.01.24	Approval with Conditions (delegated)
2023/3262	Lawful Development - Existing Use / Development	Homeway Farm Burston Road Diss Norfolk IP22 5SX	Certificate of lawful use (existing) in breach of condition 5 of SW07/96/0066/F	07.02.24	Approval with no conditions (delegated)
2023/3365	Full	Windmill Bungalow 20 Waveney Road Diss Norfolk	Erection of detached annexe	16.02.24	Withdrawn (delegated)
2023/3842	Full	3 Market Hill, Diss, IP22 4JZ	External de-branding of the Lloyds Bank due to branch closure	13.02.24	Approval with conditions (delegated)
2023/3843	Full	12A Market Place, Diss, IP22 4WP	External de-branding of the Halifax Bank due to branch closure	14.02.24	Approval with conditions (delegated)
2024/0072	Approval of condition details	Shell Petrol Station, Victoria Road, Diss IP22 4GA	Details of condition 3 of 2023/3086 - (3) Construction Management Plan	12.02.24	Approval of details - approved (delegated)
2024/0200	Works to trees in conservation area	Diss Health Centre, Mount St, Diss, IP22 4WG	T1 Lime Tree - Reduce height from approx 15m to 13m and reduce laterals by approx 1m, reducing spread from 7m to 5m. Thin canopy by approx 30%	12.02.24	No objections (delegated)
2024/0263	Approval of condition details	Land east of vinces road, diss	Details of condition 21 (part a) only) of 2022/1344 - written scheme of investigation for a programme of archaeological mitigatory works (WSI)	13.02.24	Approval of details - approved (delegated)
2023/3859	Full Planning Permission	33 - 35 Sawmills Road Diss Norfolk IP22 4GG	Proposed new workshop	05.03.24	Approval with Conditions (delegated)
2024/0213	Non Material Amendment	Grasmere Apartments, Denmark St, Diss	Non material amendments of 2021/2169 - Changing the approved rigging-style balustrade and guarding to glass panels and brickwork parapet above garage	04.03.24	Approval with no conditions (delegated)
2024/0345	Change of use	Land Adj Hawthorns Walcot Green Diss	Change use of land to residential for siting of self-sufficient shepherds hut	04.03.24	Application Withdrawn
2024/0612	Works to trees in conservation area	Market Place Diss	T1 - Alder - Fell		No objections (delegated)
2024/0580	Works to trees in conservation area	The Chapter House, 1 Church St, Diss IP22 4DD	T1 Cedar- Fell	27.03.24	Refusal -delegated

2024/0591	Works to trees in conservation area	64 Shelfanger Road, Diss	T1 Oak - Crown reduction by reducing height from approx 12.1m to 8.1m and reduce width from approx 6m to 4m	25.03.24	No objections - delegated
2024/0728	Works to trees in conservation area	48 Mount St, Diss, IP22 4QG	T1 - Yew - fell. T2 - Cypress - fell	26.03.24	No objections (delegated)
2024/0402	Listed Building Consent	Nationwide Building Society	Replace 1no. Projecting signage with new non illuminated signange, retaining existing brackets. Existing projecting sign bracket to be painted blue to match fascia. Replace 1no. Fascia and 1no. Logo with 1no. New non illuminated blue fascia & 1no. New 150mm logo height. Replace 1no. ATM surround and decals with new and replace safety manifestation with new.	03.04.24	Approval with Conditions (delegated)
2024/0418	Advertisement Consent	Nationwide Building Society	Replace 1no. Projecting sign age with new non illuminated image, retaining existing brackets. Existing projecting sign bracket to be painted blue to match fascia. Replace 1no. Fascia and 1no. Logo with 1no. New non illuminated blue fascia & 1no. New 150mm logo height. Replace 1no. ATM surround and decals with new and replace safety manifestation with new.	03.04.24	Approval with Conditions (delegated)
2024/0931	Works to Trees in Conservation Area	70 Mount Street, Diss, IP22 4QQ	T1 Walnut - Reduce lateral branches on house side of canipy by approx 1m reducing overall spread from 7m to 6m	12.04.24	No objections (Delegated)
2022/2424	Full Planning Permission	The Feather Mills, Park Road, IP22 4AS	Demolition of existing buildings on site. Redevelopment of site to provide a retail foodstore (Class E) and associated car park, access, servicing and landscaping. Creation of new access road off Park Road to serve foodstore and land to the west. AMENDED - Updated planning proposol and enviromental impact letter received from South Norfolk Council.	10.04.24	Approval with Conditions (Development Management Committee)
2024/0435	Householder	19 Fair Green, Diss, IP22 4BQ	Removal of existing garage, storage link and conservatory. Construction of single storey rear extension including associated internal alterations.	08.04.24	Approval with Conditions (Delegated)