

# 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> June 2024 at 6.30pm.

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

In attendance: Sarah Villafuerte-Richards, Chief Executive Officer

**PL0624/01** ELECTION OF VICE-CHAIRMAN

Members considered a Vice-Chairman of the Planning Committee for the Mayoral Year 2024-25. It was

RESOLVED: to elect Councillor Eric Taylor as Vice-Chairman of the Planning Committee for the Mayoral Year 2024-25.

**PL0624/02** APOLOGIES

Apologies were received and accepted from councillors Gingell and Olander.

**PL0624/03** NOMINATION OF SUBSTITUTE REPRESENTATIVES

There were none.

**PL0624/04** DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS

There were none.

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
PL0624/09 2024/1457	J. Welch	X		Cllr Welch's landlords are Solo Housing Ltd.

**PL0624/05** MINUTES

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 24<sup>th</sup> April 2024 were a true record and were signed by the Chairman.

**(Action: Town Clerk/CEO: immediately)**

**PL0624/06** PUBLIC PARTICIPATION

There were 4 members of the public in attendance. One spoke on item PL0624/08 regarding the pre-application proposals for re-development of the old Woolworths / Carpetright & Poundland building. It was noted that any comments are made without prejudice to the full application being received & considered as it's a pre-application enquiry only. See below.

**PL0624/07** ITEMS OF URGENT BUSINESS

There were no items of urgent business.

**PL0624/08** PRE-PLANNING APPLICATION

Members considered a pre-planning application consultation on re-development of the old Woolworths/Carpetright/Poundland building into two shops in the front half, one flat in the remainder of the ground floor, two flats on the existing first floor and two more flats on a new second floor. The owner explained that it is a mixed-use scheme to include an extension for the barber, which is early in the planning process and elevations are not defined yet. Members considered the division of retail into two sensible in the current climate. The owner advised that their structural engineer has looked at the roof and believes that it will take the loading requirement for the new second floor although calculations have not yet confirmed this, and the second floor is a critical component of the overall plan.

There was discussion regarding vehicular usage of the site as a car park (run by RCP), for car parking spaces (one for each flat) for the development and the right of way for other properties including pedestrian access to the boardwalk. The owner said he would be willing to consider dedicating land along his boundary to extend the walkway up to Mere's Mouth if other landowners were willing. Members felt the layout looked favourable, the development would improve the area, the 11ft ceilings would allow sufficient light for ground floor property and in principle, they would be supportive of the application.

Market research to determine who might occupy the retail units has not been undertaken however they own several properties in Diss.

*Cllr Kitchen entered the meeting.*

**PL0624/09 NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

Members received and commented on planning applications and other development control matters (report herewith).

<b>Application No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Proposal</b>	<b>Response</b>
2024/1461	Mr M Skilton	The Old Cherry Tree 8 Roydon Road Diss Norfolk IP22 4LN	Subdivision of existing first floor flat into two smaller flats. Two new dormers extensions on rear elevation, revision to porch roof.	<b>RECOMMEND APPROVAL</b> Delegate to officer with a recommendation that the application is approved. Members commented that the changes to the rear are in keeping with the surroundings in the conservation area.
2024/1457	Solo Housing	32 Victoria Road Diss Norfolk IP22 4HW	Demolition of existing garage & 34 Victoria Road & erection of 2 new 'terraces' of flats (15 units in total)	<b>RECOMMEND APPROVAL</b> Delegate to officer with a recommendation that the application is approved.

**PL0624/10 SOUTH NORFOLK PLANNING DECISIONS**

Members noted planning decisions made by the Planning Authority since the last meeting. Application for 9 dwellings on Aldi site was withdrawn and is likely to be resubmitted.

**PL0624/11 DATE OF NEXT MEETING**

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

Meeting closed at: 6.58pm.

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Councillor Peaty  
Committee Chairman