

TOWN CLERK
Miss S Richards, CILCA

DISS TOWN COUNCIL
Council Offices, 11-12 Market Hill,
Diss, Norfolk, IP22 4JZ.
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Email: towncouncil@diss.gov.uk

Please ask for: Sarah Richards
Our ref: PL 29.06.22
Date: 23.06.2022

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 29th June 2022** at **6.45pm** to consider the business detailed below.

Town Clerk

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 8th June 2022 (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 (*members of the public are entitled to speak for a maximum of three minutes*).
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).

App. No	Type	Applicant	Address	Proposal
2022/1092	Householder	Mr & Mrs A Warnes	22A St Nicholas Street, Diss, IP22 4LB	Removal of roof to single storey structure for a provision of first floor balcony/terrace together with associated external and internal alterations including new external staircase.

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.

COMMITTEE MEMBERSHIP:	FOR INFORMATION:
Councillors:	Town Clerk
M. Gingell	Deputy Town Clerk
K. Murphy (Vice-Chair)	
S. Olander (ex-officio)	Councillors:
R. Peaty	
E. Taylor (Chair) (ex-officio)	S. Browne
S. Warren	D. Collins
J. Welch	S. Kiddie
	A. Kitchen
	J. Robertson
	J. Wooddissee
	Diss Express / Mercury

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 8th June 2022** at **6.45pm**.

Present: Councillors: K. Murphy
R. Peaty
E. Taylor (ex-officio) (Chair)
J. Welch

In attendance: Sarah Richards, Town Clerk

PL0622/01 **ELECTION OF CHAIRMAN**

Members elected a Chairman of the Planning Committee for the Mayoral year 2022-23. It was

RESOLVED: to elect councillor Taylor as the Chairman of the Planning Committee for the Mayoral year 2022-23.

PL0622/02 **APOLOGIES**

Apologies were received from councillors Gingell, Olander & Warren.

PL0622/03 **ELECTION OF VICE-CHAIRMAN**

Members elected a Vice-Chairman of the Planning Committee for the Mayoral year 2022-23. It was

RESOLVED: to elect councillor Murphy as the Vice-Chairman of the Planning Committee for the Mayoral year 2022-23.

PL0622/04 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

PL0622/05 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

There were none.

PL0622/06 **MINUTES OF THE LAST MEETING**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 13th April 2022 were a true record and were duly signed by the Chairman.

PL0622/07 **PUBLIC PARTICIPATION**

There were no members of the public in attendance.

PL0622/08 **ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

PL0622/09 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

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

App. No	Type	Applicant	Address	Proposal	Response
2022/0677	Full	Solo Housing (East Anglia)	Land at 32 to 34 Victoria Road, Diss	Removal of former garage and construction of 9 new affordable flats.	RECOMMEND REFUSAL 1. Policy DM 3.5 (also policy DM3.8) states additional dwellings on sub-divided plots within development boundaries are permitted: a) In this case too many apartments are being squeezed onto this site giving massing and poor-quality design. This would have an unacceptable impact on neighbouring properties. The space at the rear and ends of the property are very narrow and are likely

					<p>to become an area where waste is discarded.</p> <p>b) The proximity to the boundaries with other properties will lead to overlooking and unacceptable noise.</p> <p>c) The shared amenity space is barely adequate for the existing apartments on site and will be grossly inadequate for the addition of 9 further apartments</p> <p>d) There will be inadequate levels of reasonable access to light and privacy, free from unacceptable noise.</p> <p>2. Policy DM 3.12 - the parking provision is inadequate for the proposed 9 new apartments plus the existing apartments</p> <p>3. Policy DM 3.13 - the development will lead to:</p> <p>a) overlooking and loss of private residential amenity space</p> <p>b) loss of day light, overshadowing and overbearing impact</p> <p>c) introduction of incompatible neighbouring uses in terms of noise and artificial light pollution. The policy states that planning permission should be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupants and the amenity of the area or a poor level of amenity for new occupiers.</p> <p>4. Policy DM 4.3 - facilities for the collection of recycling and waste are inadequate for the increased number of apartments.</p>
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PL0622/10

SOUTH NORFOLK PLANNING DECISIONS

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

PL0622/11

DATE OF NEXT MEETING

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

Meeting closed at 7.04pm.

Councillor E. Taylor
COMMITTEE CHAIRMAN

Planning Pack 29th June 2022

Application 2022/1092

Applicant: Mr & Mrs A Warnes

Location: 22A St Nicholas Street Diss Norfolk IP22 4LB

Proposal:

Removal of roof to single storey structure for a provision of first floor balcony/terrace together with associated external and internal alterations including new external staircase.

Application Type: Householder

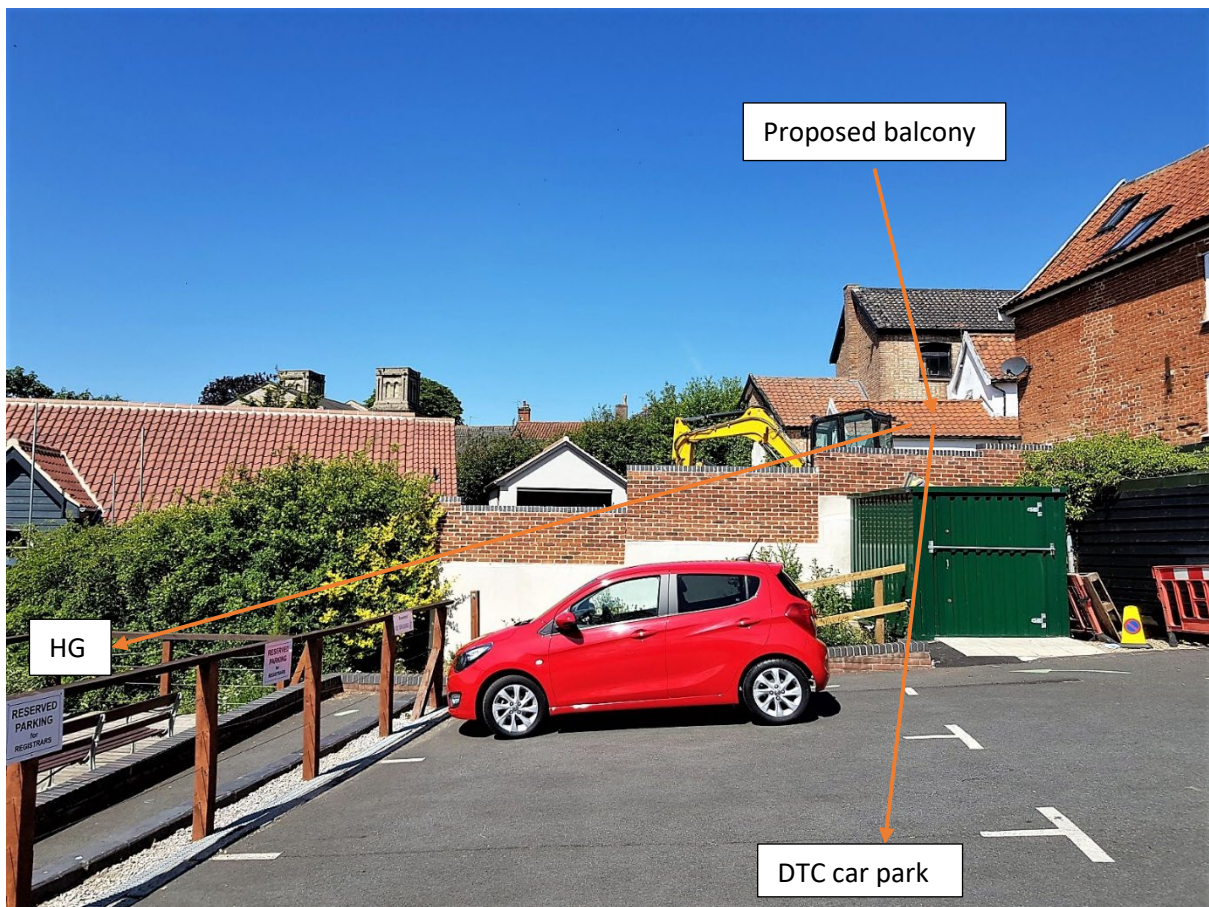
This was quite a confusing application as it does not refer to the 3 properties with permissions 2018/2699 but the original 22A St Nicholas Street in whose grounds the new permissions were built. It is rather strange choice of improvement as the balcony would be directly overlooking the front entrances of the new properties, will have no direct view of the Mere but would be able to overlook our heritage gardens and our private car park. In fact, if I was to be buying one of the new properties, I would consider the balcony would blight them. Included are various photographs and drawings illustrating my various comments.



22A St Nicholas Street as viewed from the courtyard entrance



View over new home rooftops from balcony



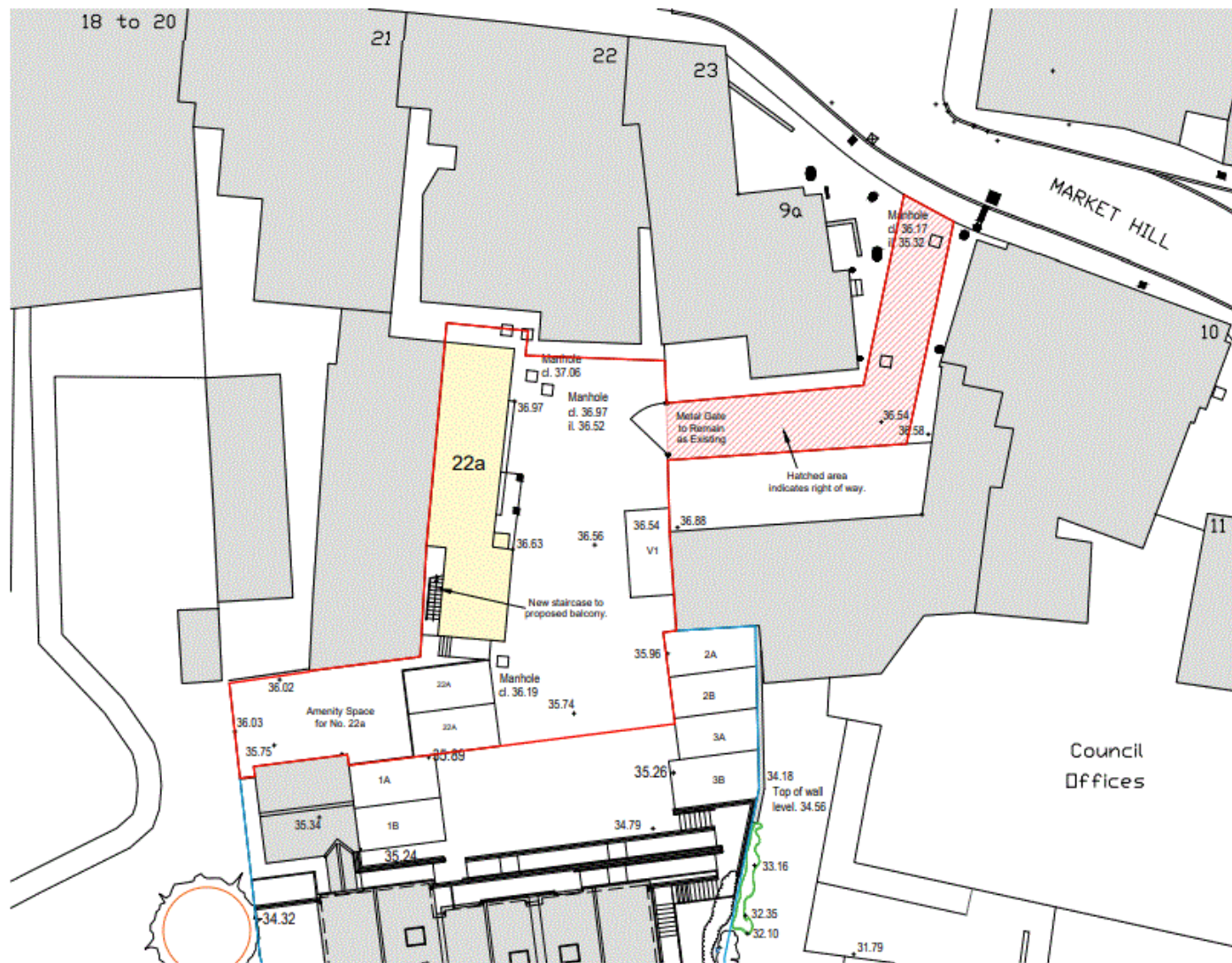
View from Balcony over heritage gardens also overlooks car park

Recommendations:

My recommendation to South Norfolk Council would be that the application be refused because of the overlooking of our private car parking area and the Heritage gardens and also surprisingly they are blighting their 3 new permissions by overlooking the front entrances of these properties.

A balcony /terrace in this position would be out of character with all the surrounding properties and should not be allowed in this conservation area.

Cllr Eric Taylor
Chair of Planning



No. Date Revision
Revisions



HOLLINS
Architects, Surveyors &
Planning Consultants

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Suffolk
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E-mail info@hollins.co.uk
Website www.hollins.co.uk

Client
MR & MRS WARNES

Site
22A ST NICHOLAS STREET, DISS,
IP22 4LB,

Project
ALTERATIONS

Details
BLOCK PLAN

Scale
1:200 @ A3

Date
MAY 2022

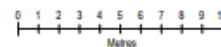
Drawn by
PJT

Drawing number

21175 4

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Block Plan 1:200



GENERAL NOTES



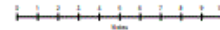
South Elevation 1:100



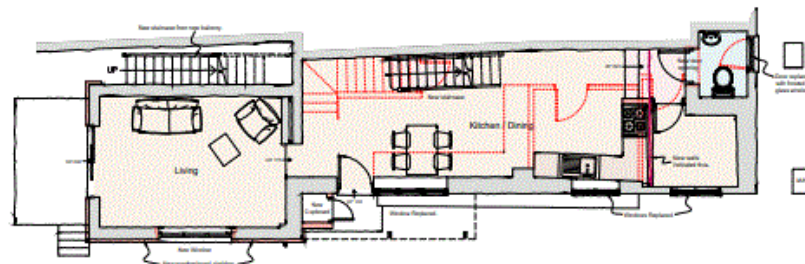
East Elevation 1:100



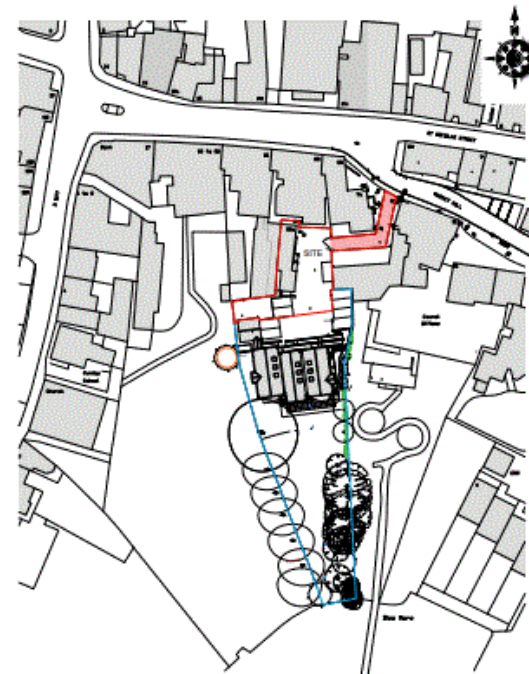
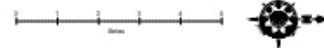
North Elevation 1:100



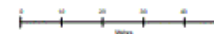
Proposed First Floor Plan 1:50



Proposed Ground Floor Plan 1:50



Location Plan 1:500



Right of Way -



Rectang
Architects, Surveyors &
Planning Consultants

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Client
MR & MRS WAINES

Site
22A ST NICHOLAS STREET, DISS,
IP22 4LB

Project
ALTERATIONS

Drawn
PROPOSED - FLOOR PLANS &
ELEVATIONS

Scale
1:50 1:100 1:500 @ A1

Date
MAY 2022

Drawn by
PJT

Drawing number
21175 3 B

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Item 8

App. No.	Type	Applicant	Location	Details	LPA Decision Date	LPA Final Decision	Conditions
2022/0773	Full		Morrisons Victoria Road Diss Norfolk IP22 4XF	Proposed new refrigeration pack units on concrete plinths within the service yard, replacing existing stealth unit (refrigeration plant).	27.05.22	Approval with conditions (delegated)	yes
2022/0944	Non Material Amendment		22A St Nicholas Street, Diss, IP22 4LB	Non material amendments of 2018/2699 Removal of Juliet balconies to south, east and west elevations.	25.05.22	Approval with conditions (delegated)	yes
2022/0053	Householder		42 Mount Street, Diss, IP22 4QG	Replacement conservatory with rear single storey extension.	30.05.22	Approval with conditions (delegated)	yes
2022/0606	Full		30 Shelfanger Rd, Diss, IP22 4EH	Re-submission of 2015/2786 for continued use of 25m. mast antenna to the rear of The Diss Youth and Community Centre for broadcasting community radio station.	01.06.22	Approval with conditions (delegated)	yes
2022/0666	Works to trees in conservation area		2 Manor Gardens Diss Norfolk IP22 4EJ	T1 Walnut - reduced away from lines to give 1m clearance and crown raise lower branch over garden, to 4m from ground level (damaged branch removed).	30.05.22	No objections-delegated	
2022/0825	Listed Building		84 Denmark Street Diss Norfolk IP22 4BE	Replacement windows and doors	30.05.22	Approval with conditions (delegated)	yes
2022/0940	Works to TPO Trees		99A Denmark Street Diss Norfolk IP22 4LF	Chestnut (T1) - Crown raise up to 4m, reduce canopy away from all structures to give a clearance of 2m and reduce canopy spread to the north from 7m to 5m and thin large limb extending over wall by 30% to reduce the end weight	10.06.22	Approval with conditions (delegated)	yes