

# 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 13<sup>th</sup> April 2022** at **6.45pm**.

Present: Councillors: M. Gingell  
K. Murphy  
S. Olander (ex-officio)  
E. Taylor (ex-officio) (Chair)  
J. Welch

In attendance: Sarah Richards, Town Clerk  
District councillor Minshull

**PL0422/01 APOLOGIES**

Apologies were received and accepted from councillor Peaty due to testing positive for Covid-19. Cllr Warren was not in attendance.

**PL0422/02 NOMINATION OF SUBSTITUTE REPRESENTATIVES**

There were none.

**PL0422/03 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
PL0422/07 2022/0607	S. Olander	X		This councillor has been lobbied by residents regarding this application.
PL0422/07 2022/0607	E. Taylor	X		This councillor has been lobbied by residents regarding this application.

**PL0422/04 MINUTES OF THE LAST MEETING**

Members confirmed that the minutes of the Planning Committee meeting held on 23<sup>rd</sup> February 2022 were a true record and duly signed by the Chairman with one minor amendment to minute reference PL0222/04.

**PL0422/05 PUBLIC PARTICIPATION**

District councillor Minshull was in attendance and observing.

**PL0422/06 ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

**PL0422/07 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
2021/1149	Outline	Ms Joni Swain	Land to East of 4 Grigg Close, Diss	Outline planning application for a single storey dwelling with associated landscaping and parking	<b>RECOMMEND REFUSAL</b> That the application be refused due to excessive scale, and mass of the proposal in such a prominent location within the site as it is so close to the boundary and amenity space of No 4 Grigg Close. The application would result in a development that is overbearing, having an adverse impact on the character of the existing dwellings and the street scene. The committee believes that the proposal is contrary to policies DM3.4, DM3.5, DM3.8 and DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.

2022/0607	Full	Mr Alexandru Chizil	100 Willbye Avenue, Diss, IP22 4NP	Conversion of two caravan 'shepherd hut' units to a single holiday let	<p><b>RECOMMEND REFUSAL</b></p> <p>The proposal is out of place in a major built up area. It is a design that would possibly be acceptable in a more rural setting with better access and more amenity space (subject to the applicant demonstrating acceptable design). Below we have listed the main comments made by the applicant and shown Diss Town Councils individual responses in bold italicised print.</p> <p>The applicant has said that the Local Plan sets out specific policies to manage development within South Norfolk to ensure that it accords with both the overarching strategy set out in the JCS and the broader national framework of the NPPF. They have said that the following Local Plan DPD policies are relevant to the application.</p> <ul style="list-style-type: none"> <li>• DM 1.1 Ensuring development management and contributing to sustainable development. <b><i>What it is not addressed is the impact on neighbouring properties with the likely increase in noise and the social and environment dimensions in DM1.11</i></b></li> <li>• DM 2.1 Employment and business development. <b><i>A single one-bedroom self-catering holiday let is unlikely to offer any new economic and employment opportunities. The disadvantages it will bring to the wider community far outweighs any benefit.</i></b></li> <li>• DM 2.12 Tourist Accommodation. <b><i>The accommodation is poorly located for a holiday let and this application is not in an employment area.</i></b></li> <li>• DM 3.8 Design Principles. <b><i>DM 3.52 says good design is a key aspect of sustainable development to achieve social, economic and environmental objectives, and indivisible from good planning. In this case very little detail has been provided for the design, insulation and materials of the Shepherd huts.</i></b></li> </ul> <p><b><i>There are no details of the services on site and how the water run-off from the hut roofs will be dealt with. Overall, this application does not fit in well with the area it is located in and certainly does not conform to the South Norfolk Place Making Guide.</i></b></p> <ul style="list-style-type: none"> <li>• DM 3.11 Road Safety and the free flow of traffic. <b><i>The site is accessed down a single carriageway road and is in the middle of a busy housing estate where parking on both sides of the road is common and often there is also parking on the pavements.</i></b></li> <li>• DM 3.12 Provision of parking. <b><i>With the homeowners' own vehicles there is probably parking space for only one other vehicle.</i></b></li> <li>• DM 3.13 Amenity, noise and quality of life. <b><i>3.85 The potential impact of development</i></b></li> </ul>
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**PL0222/08**

**SOUTH NORFOLK PLANNING DECISIONS**

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

**PL0222/09**

**DATE OF NEXT MEETING**

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

Meeting closed at 7.11pm.

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Councillor E. Taylor  
COMMITTEE CHAIRMAN