

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 25th January 2023** at **6.15pm**.

Present: Councillors: K. Murphy
S. Olander
E. Taylor (Chair / ex-officio)
G. Waterman
J. Welch

In attendance: Cllr D. Collins
Cllr S. Kiddie
Cllr J. Robertson
Cllr L. Sinfield
Cllr J. Wooddissee
Sarah Villafuerte Richards, Town Clerk
County / District Councillor Kiddie
District Councillor Minshull
4 members of the public

PL0123/01 **APOLOGIES**

Apologies for absence were received and considered from councillors Gingell (covering for volunteer duties) & Peaty (on holiday).

PL0123/02 **NOMINATION OF SUBSTITUTE REPRESENTATIVES**

Councillors Robertson and Sinfield substituted for councillors Gingell and Peaty.

PL0123/03 **DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATIONS**

Minute No.	Councillors Name	Personal/Other Interest	Pecuniary Interest	Reason
PL0123/07 2022/2424	S. Olander	X		This councillor attended a pre-application meeting with the applicant, Aldi Stores Ltd.
PL0123/07 2022/2424	E. Taylor	X		This councillor attended a pre-application meeting with the applicant, Aldi Stores Ltd.

PL0123/04 **MINUTES**

It was

RESOLVED: That the minutes of the meeting of the Planning Committee held on 11th January 2023 were a true record and were duly signed by the Chairman.

PL0123/05 **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. It was noted that public can speak for up to 5 minutes individually and 20 mins in total and this would be amended on the agendas.

(Action: Clerk; immediately)

County / District councillor Kiddie commented that the application on a key site in the town is a major development with a lot of public interest. He intends to represent the community to get the best for Diss and hopes to see a holistic planning approach to the centre part of town.

A member of the public representing the Heritage Triangle Trust & Diss Community Team spoke of the great opportunity afforded by this application to repair historic damage and build on things done in past along Park Road. Opportunities included improving the siting of and access to / from the bus station, the vista of the Mere, the connection from the Park to the Waveney quarter via the former Feather Factory site previously acknowledged by planners and joining up the Churchill site via the roundabout.

It was noted that members were considering solely the Aldi application at this meeting, that all opportunities mentioned are being actively discussed with the District Council and that the Diss & District Neighbourhood Plan (DDNP) is at the final examination stage, the outcome of which should be known in approximately one month.

A second member of the public spoke about creating a walkway across site separate to roadway to lead to riverwalk behind the supermarkets, improvements to the cycling and walking infrastructure on Park Road and consideration of the traffic issues created by accessing the proposed site from the west.

The District Planning Officer in attendance provided the planning policy background, which dictates decision making. It was noted that as the DDNP progresses, it accrues more weight and would currently be given moderate weight as it has not yet been adopted. The site is not currently allocated for food goods so officers would look at material considerations to see if they warrant supporting the application. An example of this would be demolition of buildings to unlock the site and whether it was a suitable location and size for the type of development as per the National Planning Policy Framework for town centre uses. It was noted that a consultant has been instructed to review the submitted retail impact assessment and that the option on the site is only for the application as it stands.

There was discussion regarding the site relevant to the red line drawing submitted, which only relates to the land Aldi has applied to develop, sequential testing and the future of the existing Aldi site.

Benefits of the proposed development include increasing employment opportunities given the loss of jobs on the same site, encouraging a multinational company to further invest in the town, a sleek and modern design of building, visible car parking from front discouraging potential anti-social behaviour, retention of mature trees and delivery at the rear minimising access issues in addition the new access road to open up future residential development to support leisure provision.

Concerns regarding previous promises made by developers on the site were raised and that insufficient information relating to the highways impact and retail impact assessment has been provided particularly given this is a major application on a key site. It was noted that a condition could be attached requiring the applicant to restrict the selling of food products versus special offers to minimise impact on other town businesses.

Members also discussed the parking provision relating to the parking standards and developer contributions (Community Infrastructure Levy) made to the District Council, which are administered by Norfolk County Council via a bidding process once the parish element has been deducted.

PL0123/06 **ITEMS OF URGENT BUSINESS**

There were no items.

PL0123/07 **NEW PLANNING APPLICATIONS AND DEVELOPMENT CONTROL MATTERS**

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

RESOLVED:

App. No	Type	Applicant	Address	Proposal	Response
2022/2424	Full	Aldi Stores Ltd	The Feather Mills, Park Road, Diss 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.	RECOMMEND APPROVAL Members were disappointed that they were expected to make a decision before all consultee statements were available and strongly advise that more time is allowed especially on major applications in the future. In the circumstances members decided to delegate to officer with the following recommendations:

				<p>1. A suitable Sequential Assessment is carried out.</p> <p>Aldi do not see the need to do an impact statement but are relying on SNC carrying out a Sequential Assessment which the NPPF states are for planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.</p> <p>2. The impact on town centre businesses be considered and if necessary, conditions imposed on future non-food lines that they are allowed to retail.</p> <p>3. That a traffic impact statement and recommendations be obtained from Norfolk County Council and acted upon. In addition, this is also needed from other authorities in the catchment area.</p> <p>4. A 3m wide footpath and cycle way on Park Road is provided.</p> <p>When the adjacent Water Gardens site was developed, a 3m cycling/footpath was conditioned along the site on Park Road. This was agreed by SNC and NCC with a view to this wider footpath being continued along Park Road as other sites were developed. (Cycling Network Strategy). This is essential across the frontage of the Feather Factory site.</p> <p>5. A suitable road from Park Road connecting to site DIS2 with a pedestrian and cycling footpath. This will be necessary to access the leisure provision and riverside walk. In addition, it will also be</p>
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					necessary to access the enabling housing on DIS2.
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PL0123/8 **SOUTH NORFOLK PLANNING DECISIONS**

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

PL0123/9 **DATE OF NEXT MEETING**

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

Meeting closed at 7.23pm.

Councillor E. Taylor
Committee Chairman