Town Clerk (CEO)
Mrs S. Villafuerte-Richards (CiLCA)

Our Ref: PL 24.06.26
Date: 17/06/2026

Diss Town Council
Council Offices, 11-12 Market Hill,
Diss, Norfolk, IP22 4JZ

Telephone: 01379 643848
Email: towncouncil@diss.gov.uk

Sub-Committee Membership:
D. Craggs (ex-officio), C. Dente (Vice-Chair), A Kitchen, R. Peaty (Chair) & J. Welch

For Information:
Councillors S. Kiddie, T Knights, T Shava, L. Sinfield & P. Wilson
Town Clerk

Diss Express

Notice of Meeting

Dear Members of the Public and Press,

You are cordially invited to attend a meeting of the **Planning Sub-Committee** to be held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 24th June 2026** at **6.15pm** to consider the business detailed below.

Town Clerk / Chief Executive Officer

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**[1]
   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 Sub-Committee held on Wednesday 20th February 2026 (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 (*the period of designated time for public participation is 20 minutes, unless directed by the Chair of the meeting, and individual members of the public are entitled to speak for a maximum of five minutes each*).

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).

Application No.	Type	Address	Proposal	Response By
2026/1236	Full Planning Permission	Petrol Filling Station Morrisons Victoria Road Diss Norfolk	Extension to the existing petrol filling station's sales building for the creation of hot food takeaway, installation of kitchen extraction equipment, new bin store, demolition of the existing jet wash and car wash and associated forecourt works.	25.06.26
2026/0914	Full Planning Permission	Land to the south of Park Road, Diss	Redevelopment of the site to provide a mixed-use scheme comprising light industrial uses, storage and distribution (Class B8), and storage units with associated retail counter use.	07.07.26

8. **Officer Delegated Decisions**
   To note the Officer delegated decisions made by Diss Town Council's Planning Committee since the last meeting (copy herewith).

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 Sub-Committee meetings will precede scheduled Committee dates, should applications require Sub-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 11th February 2026** at **6.30pm**.

Present:	Councillors:	D. Craggs (ex-officio), R. Peaty (Chair), A. Kitchen, J. Welch
	In attendance:	Cllr L. Sinfield Sarah Villafuerte-Richards (Town Clerk) 2 members of the public

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PL0226/01 Apologies

Councillor's Name	Apologies Received	Absent Without Apology	Reason / Approval
C. Dente	☒	☐	Family commitment
J Robertson	☒	☐	Holiday

PL0226/02 Nomination of Substitute Representatives

Cllr Sinfield substituted for cllr Robertson.

PL0226/03 Declarations of Interest

Minute No.	Councillor's Name	Personal/Other Interest	Pecuniary Interest	Reason
PL0226/06 2025/3908	A. Kitchen	☒	☐	Member of Diss Churches Together.
PL0226/09	J. Welch	☒	☐	Nearby resident.

PL0226/04 Minutes

Members received the minutes of the Planning Sub-Committee meeting on Wednesday 3rd December 2025. It was

Resolved: To approve the minutes of the meeting of the Planning Sub-Committee held on Wednesday 3rd December 2025 as a true record and were signed by the Chair.

PL0226/05 Public Participation

There were two members of the public in attendance, the applicant for application 2026/0159 and District Councillor Minshull who spoke on application 2025/3908.

PL0226/06 New Planning Applications and Development Control Matters

The applicant for 2026/0159 explained he'd owned the site for 20+ years, and it sits outside the settlement boundary. Given the lack of a 5-year housing land supply in South Norfolk, meaning the district cannot prove it has enough deliverable sites to meet planned housing needs, the policy is in favour of sustainable housing development. There are few non estate good quality housing options in Diss and this site sits on a third of an acre with recreational land, plenty of parking, will be energy efficient with solar panels and electric vehicle parking. He added that there is a shortage of rental properties in Diss.

District Councillor Minshull spoke on first planning application. He believes it will make an excellent facility, fulfil a need given closure of the Diss Youth & Community Centre and complement the District Council's development on Park Road. It will be used a couple of times a week for church services and for the community the rest of the time.

The Minister of Baptist Church spoke about having a large auditorium and adjacent meeting rooms and there are ongoing discussions regarding detail.

A member of the public asked about car parking for this site and it was noted that the existing car parking would remain with a communal garden area at the rear likely and the site is opposite a large car park. The present site will likely be auctioned for residential development but will consider warehouse / retail interest and the church is open to guidance.

Members discussed the points for refusal last time application 2026-0159 was considered and the primary concern is that it does not mention nor match any of the allocations in the Diss & District Neighbourhood Plan, which was adopted less than 3 years and should carry weight despite land supply point referencing paragraph 14 of the latest version of the National Planning Policy Framework. Other points include constraints in terms of access, biodiversity concerns and noise so close to the railway station.

Further discussion took place regarding the requirement street-lighting & bin storage, which the applicant confirmed opens up on to pathway. It would be unusual to include street-lights on a small-scale development, but it could be considered and houses will have their own lighting.

It was also noted that it is a small piece of land that isn't doing anything at the moment nor being used as a conversation site and that it is in close proximity to the high-pressure gas installation, about which the Planning Authority may have a view.

Application No.	Type	Address	Proposal	Response
PL0226/06 2025/3908	Full Planning Permission	29 Shelfanger Road Diss Norfolk IP22 4EH	Change of use of the former ATS Tyre Fitting Centre from Class E (Commercial) to Class F1 (Place of Worship and Community Facility)	**RECOMMEND APPROVAL** This application is deemed acceptable and is delegated to Officer.
PL0226/06 2026/0159	Full Planning Permission	Land Adj Railway Line Frenze Hall Lane Diss Norfolk	Residential development comprising 6 x two-bedroom and 2 x one-bedroom apartments, external cycle and bin store, parking and means of access	**RECOMMEND REFUSAL** This application is deemed unacceptable for the following reasons: Neither the Design and Access Statement nor the Planning Statement mention the Diss and District Neighbourhood Plan. This was made in October 2023, is less than three years old, and as such, should carry weight, despite the lack of a five-year housing supply. (See paragraph 14 of the NPPF.) The site is not allocated for development in the neighbourhood plan and lies outside the Diss settlement boundary. Other constraints include access, biodiversity concerns and noise so close to the railway station. Members request the application is heard by the Development Management Committee.

(**Action: Office Administrator to send response; by 17.02.26**)

PL0226/07 Officer Delegated Decisions

Members noted the Officer delegated decisions made by Diss Town Council's Planning Committee since the last meeting.

PL0226/08 South Norfolk Council Planning Decisions

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

PL0226/09 Items of Urgent Business

There was one item of urgent business raised at the end of the meeting. A member of the public has raised concerns with the District Council regarding the unsightly bins at the top of St Nicholas St. District Cllr Minshull reported that the matter is being considered by the waste department as there was no planning condition determined relating to this. Cllr Welch commented that other Councils had identified solutions such as removing the bins and providing bags on collection day or fining residents that leave bins out. Although no decisions can be made under this item, the view of the committee was to continue liaising with cllr Minshull regarding a positive outcome to the siting of the bins at the top of St Nicholas St.

(Action: RP / Clerk; by 31.03.26)

PL0226/10 Date of Next Meeting

Members noted that the next meeting of the Planning Sub-Committee is scheduled to take place on Wednesday 4th March 2026 at 6.00pm.

Meeting closed: 6.55pm.

_____

Councillor R. Peaty
Chair

PLANNING SUB-COMMITTEE – 24 JUNE 2026

Item 7 – Planning Applications

Application No: 2026/1236

Type: Full Planning Permission
Address: Morrisons Petrol Station, Victoria Road, Diss IP22 4XF

Proposal

Extension to the existing petrol filling station sales building to provide a hot food takeaway (Burger King), together with associated forecourt changes, installation of extraction equipment, demolition of the existing jet wash and car wash, and provision of a new bin store.

Summary

The application proposes the extension of the existing petrol filling station sales building to accommodate a **hot food takeaway (Burger King)**, with associated changes to the forecourt.

Key elements include:

- Extension to the existing sales building (internal floorspace increasing from approximately **97 sqm to 194 sqm**)
- Introduction of a **hot food takeaway use**, including an internal seating area
- Removal of the existing **jet wash and car wash**
- Installation of **kitchen extraction equipment and external plant**
- Provision of a **new bin store**
- Reconfiguration of the forecourt, including **6 car parking spaces**

Background

A previous application (Ref: 2024/2736) approved works at the site including:

- Installation of an electric vehicle charging area

- Extension of the sales building
- Relocation of the car wash

This application was approved on **23 January 2026**.

Diss Town Council recommended approval at that time, subject to a request that **remedial works to the Mere drain** be secured by condition.

The decision notice includes the following advice:

Concern has been raised that surface water discharge from the development may have the potential to exacerbate existing flooding issues in the locality, particularly in the vicinity of the River Mere. It is noted that these issues may be associated with a blocked or damaged pipe within the forecourt of the Morrisons Petrol Filling Station.

The current application proposes the introduction of a **hot food takeaway (Burger King)** within the previously approved enlarged building.

Site and Surroundings

- Existing **petrol filling station and forecourt** on Victoria Road
- Adjacent to Morrisons supermarket
- Nearby uses include the fire station and roadside commercial premises
- Located within the **settlement boundary and town centre area of Diss**

Key Considerations for Members

Members may wish to consider:

- Scale and visual impact of the extension
- Impact of introducing a **hot food takeaway use**
- Traffic and parking implications
- Potential impact from **noise and odour** associated with extraction equipment
- Overall activity level on the forecourt
- Relationship to the previously approved scheme (2024/2736)
- Suitability of the proposal within a town centre/roadside location
- Whether the previous drainage concerns relating to the Mere drain should be reiterated in the Council's response.

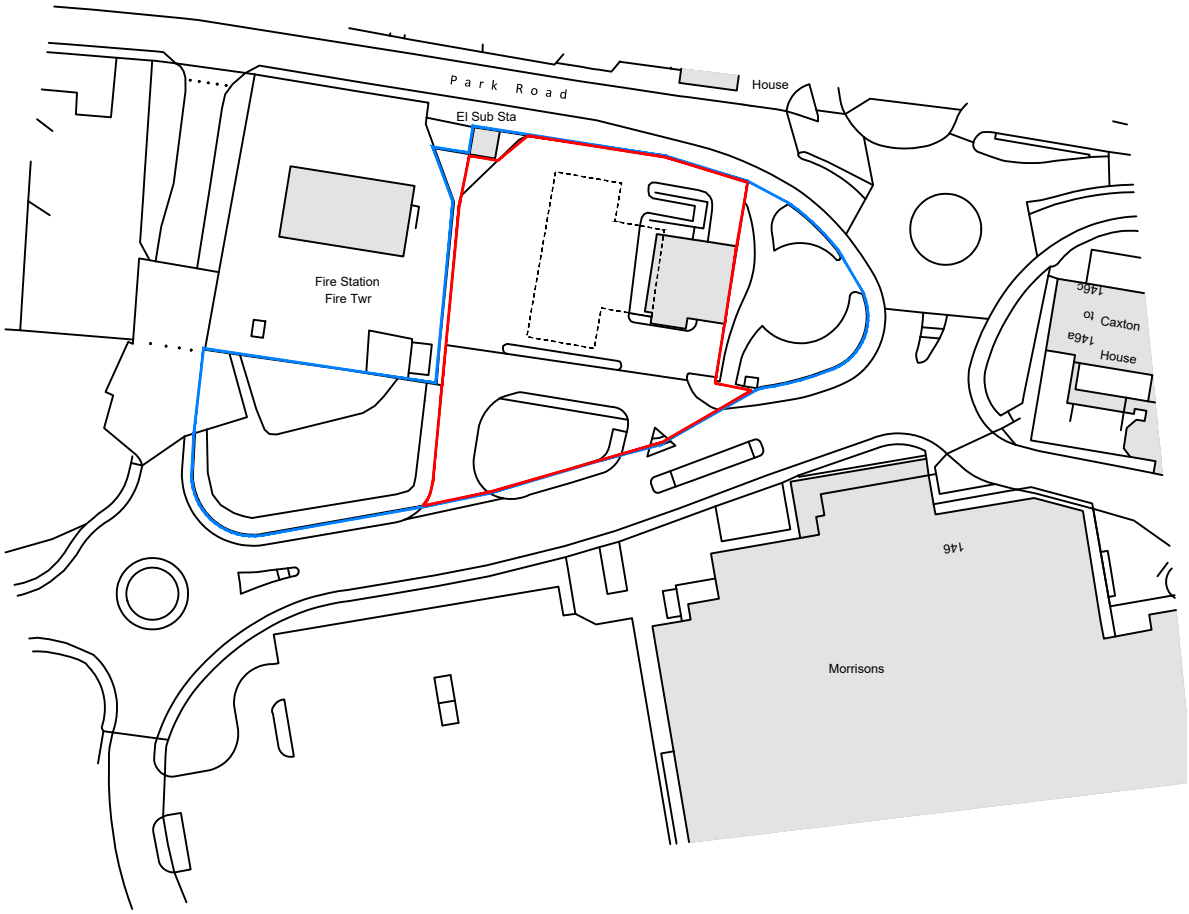
Key Plans (included in this pack)

1. Location Plan
2. Proposed Site Layout
3. Proposed Sales Building Layout
4. Proposed Elevations

Approved Scheme Plans (for context)

5. Approved Site Layout (Ref: 2024/2736)
6. Approved Building Layout (Ref: 2024/2736)

NORTH



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KEY PLAN:

APPLICANTS LAND OWNERSHIP LINE
AREA - 4111SQM - 0.4111 HECTARES

APPLICATION SITE BOUNDARY LINE
AREA - 2383SQM - 0.2383 HECTARES

0 25 50

SCALE - METRES - 1:1250 @ A4

REV	DATE	DESCRIPTION	DRN/CHK/APPD
REVISION NOTES			

PLANNING

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CLIENT

PROJECT
FS2280 - DISS VICTORIA SERVICE STATION
VICTORIA ROAD
DISS
IP22 4XF

DRAWING TITLE
LOCATION PLAN

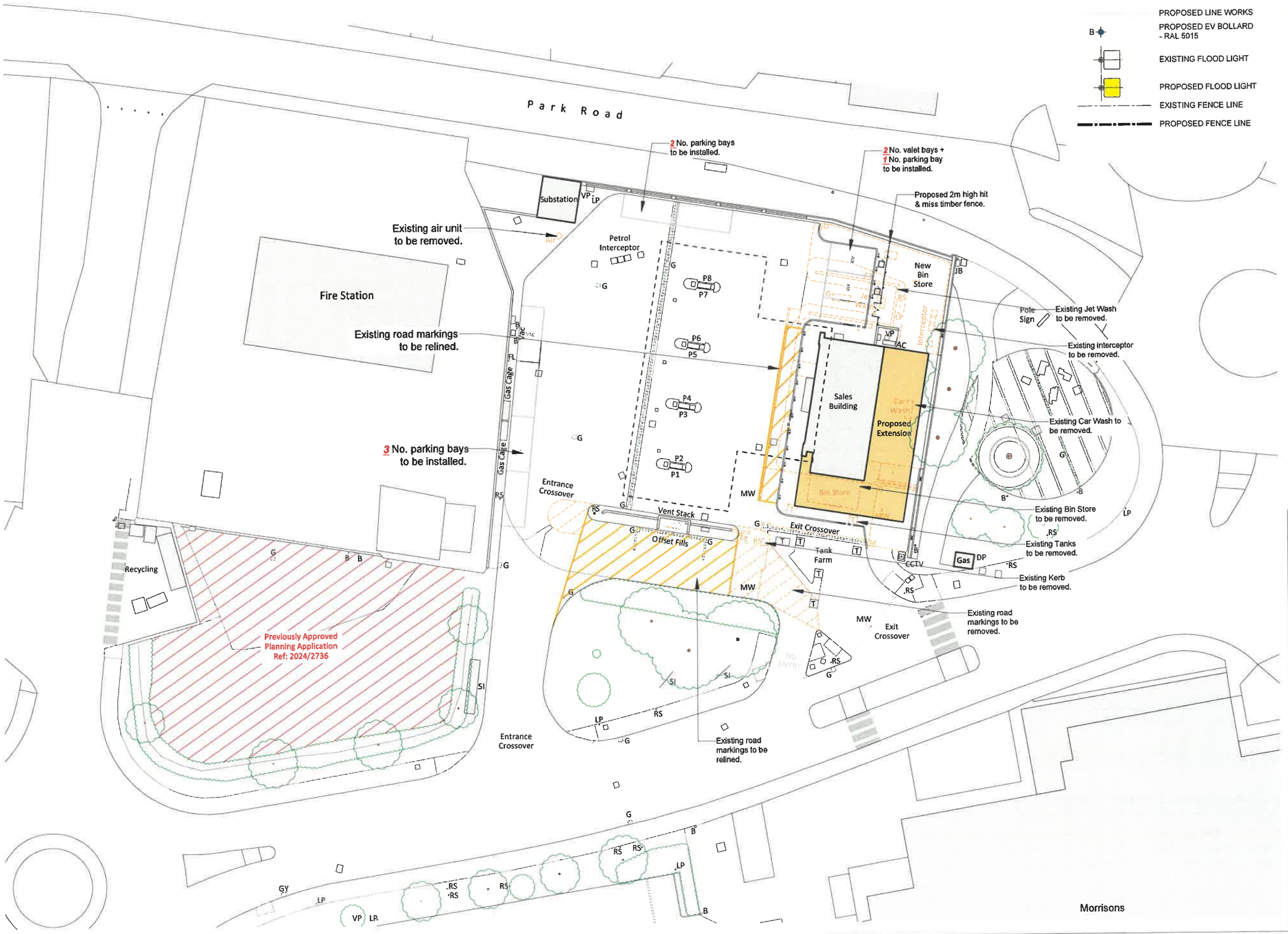
DRAWN BY	DATE	SCALE	PAPER SIZE
DT	31.03.2026	1:1250	A4
CHECKED BY / APPROVED BY	DRAWING NUMBER		REV.
WG / KL	14795-2280-LP		-

Proposed Site Layout (showing extension and forecourt changes)

NORTH

DRAWING LEGEND

- EXISTING KERB
- PROPOSED KERB
- PROPOSED DROPPED KERB
- DEMOLISHED
- EXISTING LINE WORK
- PROPOSED LINE WORKS
- PROPOSED EV BOLLARD - RAL 5015
- EXISTING FLOOD LIGHT
- PROPOSED FLOOD LIGHT
- EXISTING FENCE LINE
- PROPOSED FENCE LINE



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This drawing is an initial planning scheme and is subject to technical review and internal approvals. DNO application process may affect planning, provide additional information and require further review of scheme. Planning may be affected by other factors as the scheme progresses to working drawing stage and may also be compromised by unforeseen elements encountered on site during installation of works

Scheme Based on: OS MAP
Date: 2024.02.29

GENERAL NOTES

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2. This drawing is to be read in conjunction with drawings numbered:

14795-2280-LP	Location Plan
14795-2280-BP	Block Plan
14795-2280-200	Existing Site Plan
14795-2280-201	Proposed Site Plan
14795-2280-202	Existing Sales Building Layout
14795-2280-203	Existing Sales Building Elevations
14795-2280-204	Proposed Sales Building Layout
14795-2280-204-1	Proposed HVAC Layout
14795-2280-205	Proposed Sales Building Elevations
14795-2280-206	Air Details

3. Any advertisements are indicative and are subject to a separate advertisement application
4. Any neighbouring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.

SCHEDULE OF PROPOSED FINISHES

BUILDING EXTERNAL WALLS
Masonry brickwork to match existing external finish. Entire building to be decorated Grey RAL 7016

BUILDING ROOF
Existing sales building pitched roof to be retained. New flat roof to be installed over proposed extension.

SHOPFRONT
Part New Shopfront frames to be finished in Grey (RAL7016)
New fully glazed frames to be finished in Grey (RAL 7016)

CANOPY
Traditional steel framed canopy over forecourt w/o signage to be retained as is.

SURFACING
Existing forecourt surfacing retained as is. Install Asphalt to new footpath and kerbed areas.

BIN STORE
Proposed new bin store

0 10 20
SCALE - METRES - 1:200 @ A1

REV	DATE	DESCRIPTION	DRN/CHK/APPD
REVISION NOTES			

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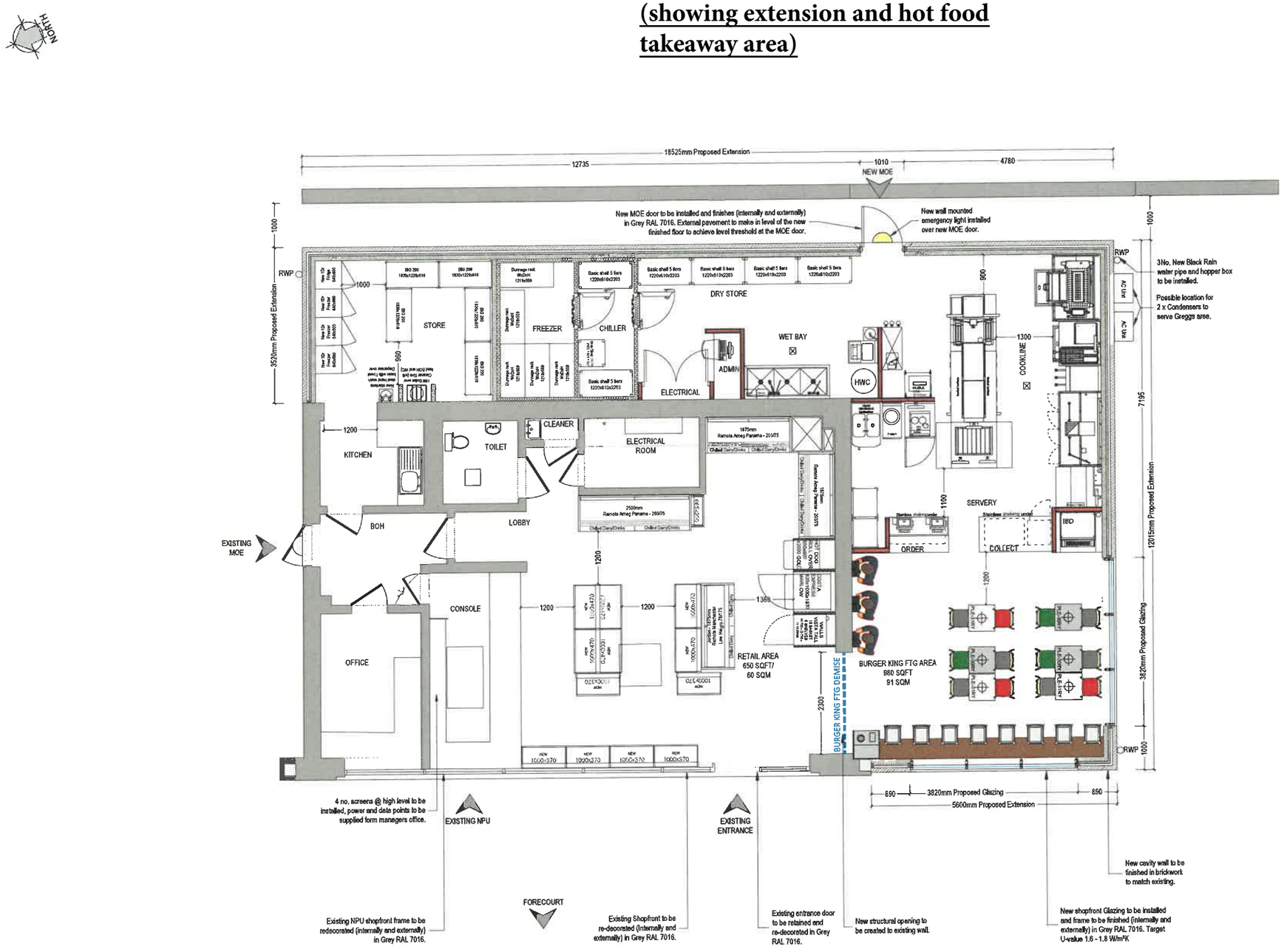
CLIENT
mfg motor fuel group

PROJECT
FS2280 - DISS VICTORIA SERVICE STATION
VICTORIA ROAD
DISS
IP22 4XF

DRAWING TITLE
PROPOSED SITE PLAN

DRAWN BY	DATE	SCALE	PAPER SIZE
DT	31.03.2026	1:200	A1
CHECKED BY / APPROVED BY	DRAWING NUMBER		REV.
WG / KL	14795-2280-201		-

Proposed Sales Building Layout (showing extension and hot food takeaway area)



PROPOSED SALES BUILDING LAYOUT
SCALE - 1:50

SCHEDULE OF AREAS (SQM)		
SALES BUILDING	EXISTING	PROPOSED
GROSS EXTERNAL AREA	120 SQM	223 SQM
GROSS INTERNAL AREA	97 SQM	194 SQM
BACK OF HOUSE AREA	5 SQM	20 SQM
DEMOLISHED AREA	65 SQM	
FTG (BURGER KING)	91 SQM	

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BIN STORE
Proposed new bin store

0 1 2 3 4 5
SCALE - METRES - 1:50

REV	DATE	DESCRIPTION	DRN/CHK/APPD
REVISION NOTES			

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CLIENT
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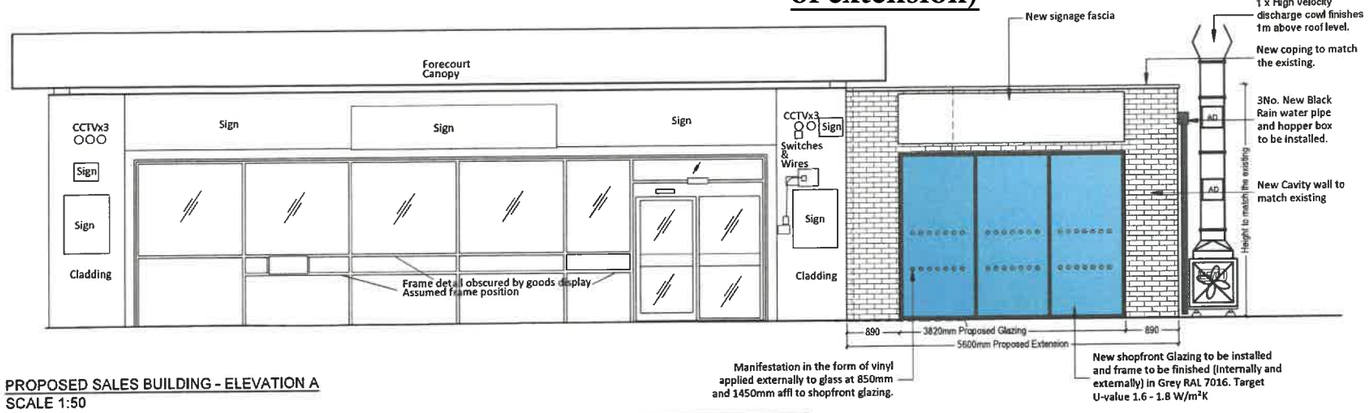
PROJECT
FS2280 - DISS VICTORIA SERVICE STATION
VICTORIA ROAD
DISS
IP22 4XF

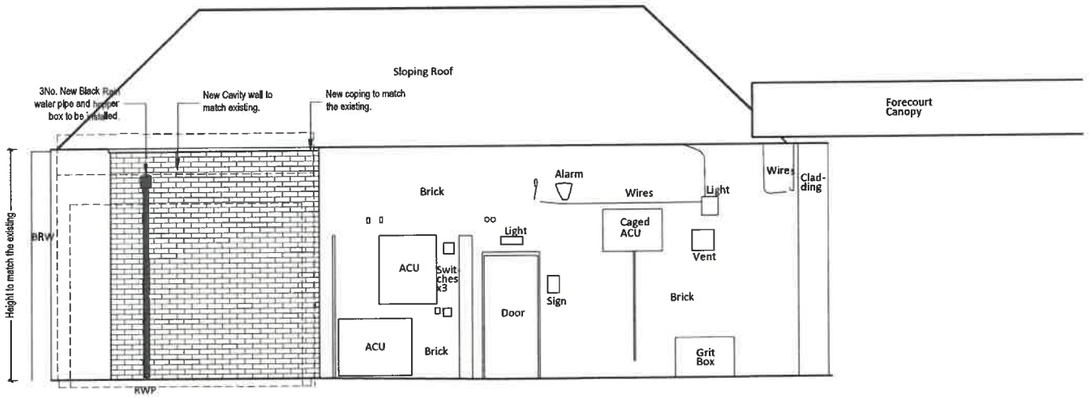
DRAWING TITLE
PROPOSED SALES BUILDING

DRAWN BY	DATE	SCALE	PAPER SIZE
DT	31.03.2026	1:50	A1
CHECKED BY / APPROVED BY	DRAWING NUMBER		REV.
WG / KL	14795-2280-204		-

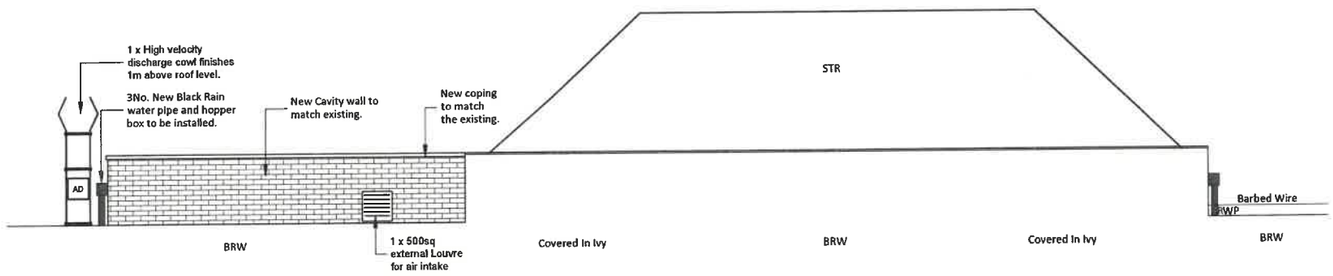
Proposed Elevations (external appearance of extension)



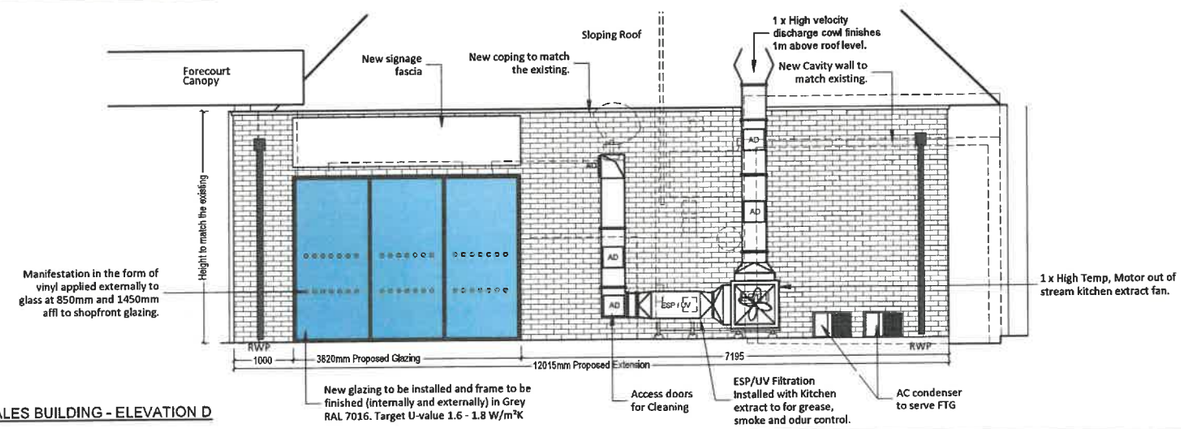
PROPOSED SALES BUILDING - ELEVATION A
SCALE 1:50



PROPOSED SALES BUILDING - ELEVATION B
SCALE 1:50

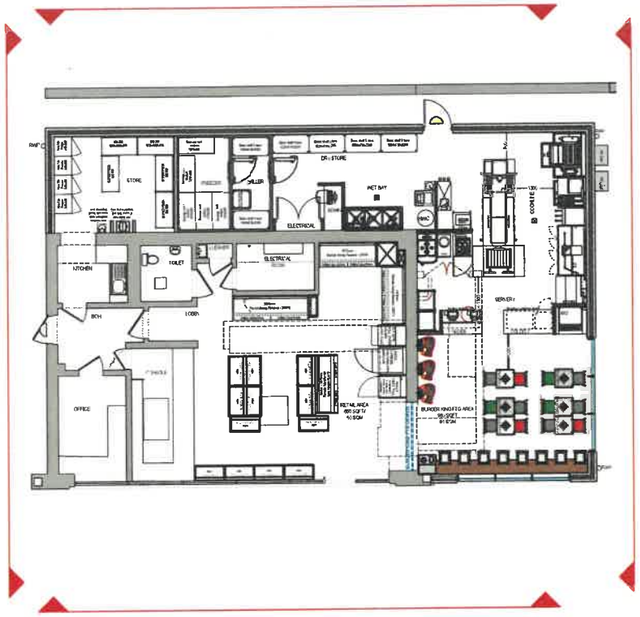


PROPOSED SALES BUILDING - ELEVATION C
SCALE 1:50



PROPOSED SALES BUILDING - ELEVATION D
SCALE 1:50

ELEVATION - C



ELEVATION - B

ELEVATION - D

ELEVATION - A

PROPOSED SALES BUILDING
SCALE - NTS

NORTH

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BIN STORE
Proposed new bin store

0 1 2 3 4 5
SCALE - METRES - 1:50

0 5 10
SCALE - METRES -1:100

REV	DATE	DESCRIPTION	DRN/CHK/APPD
REVISION NOTES			

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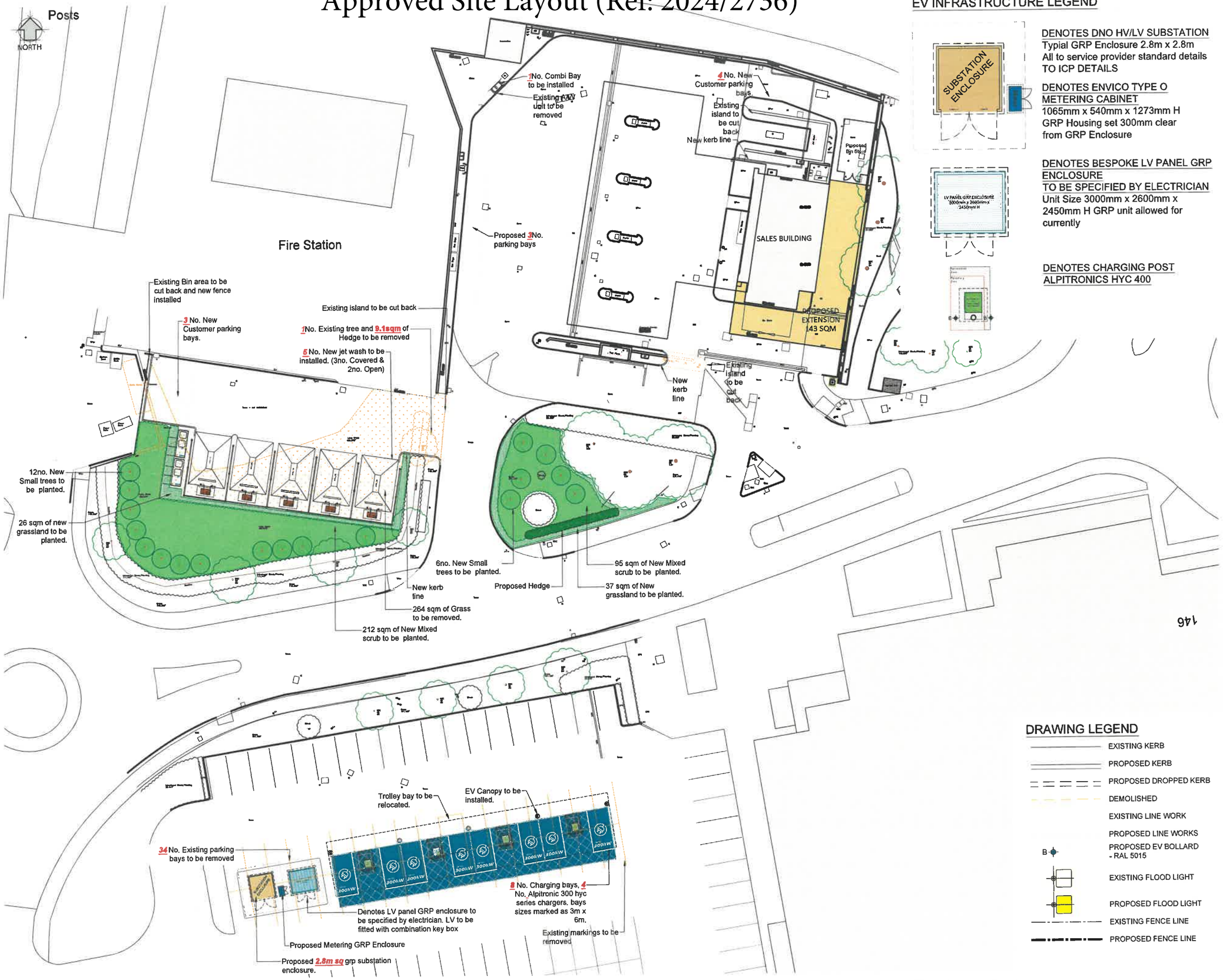
CLIENT
mfg motor fuel group

PROJECT
FS2280 - DISS VICTORIA SERVICE STATION
VICTORIA ROAD
DISS
IP22 4XF

DRAWING TITLE
PROPOSED SALES BUILDING ELEVATIONS

DRAWN BY	DATE	SCALE	PAPER SIZE
DT	31.03.2026	1:50/:100	A1
CHECKED BY / APPROVED BY	DRAWING NUMBER		REV.
WG / KL	14795-2280-205		-

Approved Site Layout (Ref: 2024/2736)



EV INFRASTRUCTURE LEGEND

DENOTES DNO HV/LV SUBSTATION
Typial GRP Enclosure 2.8m x 2.8m
All to service provider standard details
TO ICP DETAILS

DENOTES ENVICO TYPE O METERING CABINET
1065mm x 540mm x 1273mm H
GRP Housing set 300mm clear from GRP Enclosure

DENOTES BESPOKE LV PANEL GRP ENCLOSURE
TO BE SPECIFIED BY ELECTRICIAN
Unit Size 3000mm x 2600mm x 2450mm H GRP unit allowed for currently

DENOTES CHARGING POST ALPITRONICS HYC 400

DRAWING LEGEND

- EXISTING KERB
- PROPOSED KERB
- PROPOSED DROPPED KERB
- DEMOLISHED
- EXISTING LINE WORK
- PROPOSED LINE WORKS
- PROPOSED EV BOLLARD - RAL 5015
- EXISTING FLOOD LIGHT
- PROPOSED FLOOD LIGHT
- EXISTING FENCE LINE
- PROPOSED FENCE LINE

DRAWING NOTES

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Every effort has been made to ensure the accuracy of these drawings, however MBH Design Studio Ltd. accept no responsibility for any discrepancies arising from the reuse of survey information and preliminary drawings commissioned by the Applicant from others.

GENERAL NOTES

1. This drawing has been prepared for the sole purpose of obtaining planning permission.
2. This drawing is to be read in conjunction with drawings numbered:

14314-2280-LP	Location Plan
14314-2280-BP	Block Plan
14314-2280-200	Existing Site Plan
14314-2280-201	Proposed Site Plan
14314-2280-202	Existing Sales Building Layout
14314-2280-203	Existing Sales Building Elevations
14314-2280-204	Proposed Sales Building & HVAC Layout
14314-2280-205	Proposed Sales Building Elevations
14314-2280-206	EV Canopy and Charger Details
14314-2280-207	Substation Enclosure Details
14314-2280-208	LV Enclosure Details
14314-2280-209	Meter Cabinet Details
14314-2280-210	Jet Wash Plan and Elevations
14314-2280-211	Air/Water and Vac Deatils
14314-2280-212	Plant Room Elevations
14314-2280-213	Existing Habitat Classification
14314-2280-214	Proposed Habitat Classification

3. Any advertisements are indicative and are subject to a separate advertisement application
4. Any neighbouring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.

SCHEDULE OF PROPOSED FINISHES

BUILDING EXTERNAL WALLS
Masonry brickwork to match existing external finish. Entire building to be decorated Grey RAL 7016

BUILDING ROOF
Existing sales building pitched roof to be retained. New flat roof to be installed over proposed extension.

SHOPFRONT
Part New Shopfront frames to be finished in Grey (RAL7016)
Existing fully glazed, single auto-sliding door, frames to be finished in Grey (RAL 7016)

CANOPY
Traditional steel framed canopy over forecourt w/o signage to be retained as is.
Canopy to be uplifted to 5.2m High

SURFACING
Existing forecourt surfacing retained as is. Install Asphalt to new footpath and kerbed areas.

BIN STORE
Proposed new bin store

0 10 20
SCALE - METRES - 1:200 @ A1

REV	DATE	DESCRIPTION	DRAWN/CHECKED
B	2025.07.31	UPDATED LANDSCAPING	WG/NS
A	08.04.2025	BNG SSM	KL/RRB
REVISION NOTES			

PLANNING

mbh
MBH Design Studio Ltd.
Rosemount House, Rosemount Avenue, West Byfleet, Surrey KT14 6LB
www.mbhltd.com t: 01932 352 727 f: 01932 351 545

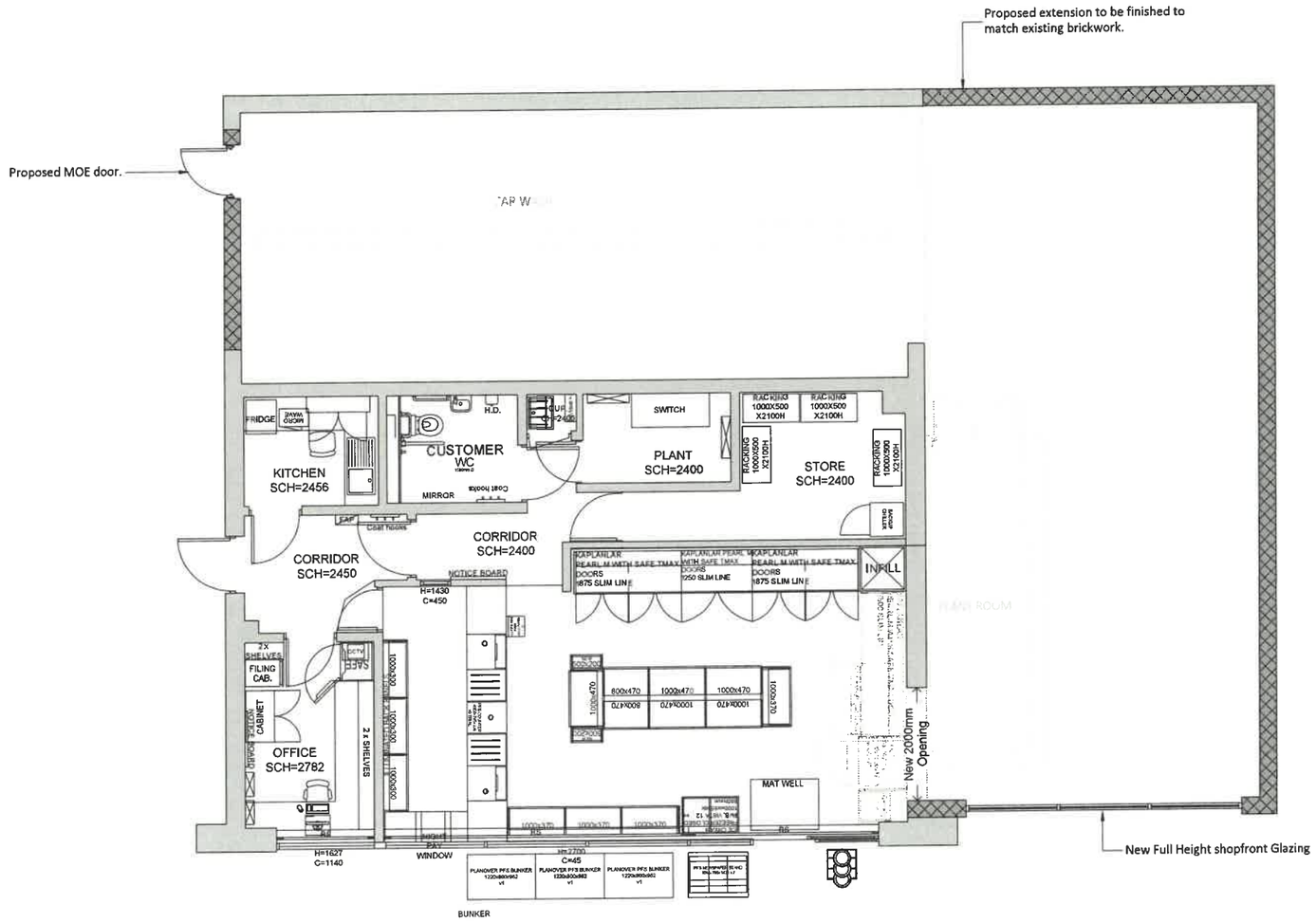
CLIENT
mfg indoor food group

PROJECT
FS2280 - DISS VICTORIA SERVICE STATION
VICTORIA ROAD
DISS
IP22 4XF

DRAWING TITLE
PROPOSED SITE PLAN

DRAWN BY	DATE	SCALE	PAPER SIZE
HP	06.09.2024	1:200	A1
CHECKED BY	DRAWING NUMBER		REV.
JN	14314-2280-201		B

Approved Building Layout (Ref: 2024/2736)



PROPOSED SALES BUILDING LAYOUT
SCALE - 1:50

DRAWING NOTES

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14314-2280-204	Proposed Sales Building Layout
14314-2280-205	Proposed Sales Building Elevations
14314-2280-206	EV Canopy and Charger Details
14314-2280-207	Substation Enclosure Details
14314-2280-208	LV Enclosure Details
14314-2280-209	Meter Cabinet Details
14314-2280-210	Jet Wash Plan and Elevations
14314-2280-211	Air/Water and Vac Deatils
14314-2280-212	Plant Room Elevations

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Canopy to be uplifted to 5.2m High

SURFACING
Existing forecourt surfacing retained as is. Install Asphalt to new footpath and kerbed areas.

BIN STORE
Proposed new bin store

SCHEDULE OF AREAS (SQM)		
SALES BUILDING	EXISTING	PROPOSED
GROSS EXTERNAL AREA	103 SQM	246 SQM
GROSS INTERNAL AREA	91 SQM	227 SQM
BACK OF HOUSE AREA	44 SQM	114 SQM
DEMOLISHED AREA	N/A	

0 1 2 3 4 5
SCALE - METRES - 1:50

REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			

PLANNING

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MBH Design Studio Ltd.
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www.mbhltd.com t: 01932 352 727 f: 01932 351 545

CLIENT
mfg motor fuel group

PROJECT
FS2280 - DISS VICTORIA SERVICE STATION
VICTORIA ROAD
DISS
IP22 4XF

DRAWING TITLE
PROPOSED SALES BUILDING

DRAWN BY	DATE	SCALE	PAPER SIZE
HP	06.09.2024	1:50	A1
CHECKED BY	DRAWING NUMBER		REV.
JN	14314-2280-204		-

PLANNING SUB-COMMITTEE – 24.06.26

Item 7 – Planning Applications

Application No: 2026/0914

Type: Full Planning Permission
Address: Land to the south of Park Road, Diss

Proposal

Redevelopment of the site to provide a mixed-use scheme comprising light industrial uses, storage and distribution (Class B8), and storage units with associated retail counter use.

Summary

The application proposes the redevelopment of land to the south of Park Road for a **mixed-use commercial scheme**.

Key elements include:

- Six commercial units arranged in two blocks
- Mix of:
    - Light industrial uses
    - Storage and distribution (B8)
    - Storage units with **ancillary trade counter use**
- Two-storey buildings with pitched roofs
- Shared access via the new road serving the wider site
- Parking, cycle storage and servicing areas provided on site

---

Site and Surroundings

- Site located to the **south of Park Road**, within the Diss development boundary
- Part of the wider former Norfolk Feather Company site
- Adjacent to the recently approved Aldi development and access road

- The site is accessed via the new road created as part of the wider redevelopment of the former industrial site.
- Residential properties located to the west of the site
- Watercourses and drainage features present on and adjacent to the site

---

Context

The application site forms part of the wider Park Road development area, which has been subject to recent planning applications.

Diss Town Council previously considered application **2025/1543** for development on adjacent land and **recommended refusal**, raising concerns in relation to:

- Traffic and access from Park Road
- Impact on neighbouring residential properties
- Scale and intensity of development

These considerations may remain relevant when assessing the current proposal.

Key Considerations for Members

Members may wish to consider:

- Suitability of **industrial, storage and trade counter uses** in this location
- Relationship with the wider **Waveney Quarter / allocated development area**
- Traffic generation, servicing and access arrangements, including cumulative impact on Park Road
- Interaction with existing and approved nearby development, including shared access infrastructure
- Scale and layout of the proposed development
- Impact on neighbouring residential properties to the west, including outlook and activity levels
- Noise and operational activity associated with commercial use
- Flood risk and drainage considerations associated with the site

---

Key Plans (included in this pack)

1. Location Plan

2. Proposed Site Layout
3. Proposed Units 1–3 (Plans & Elevations)
4. Proposed Units 4–6 (Plans & Elevations)

Planning Committee Summary – Application 2026/0914

The application seeks full planning permission for the redevelopment of land to the rear of Park Road, Diss, to provide a mixed-use scheme comprising light industrial (Class E(g)(iii)) and storage/distribution (Class B8) units arranged in two blocks of three units. The site lies within the defined development boundary for Diss and forms part of the Waveney Quarter allocation identified in the Diss & District Neighbourhood Plan (DDNP). The proposal follows the demolition and redevelopment of the wider former Norfolk Feather Company site, including the approved retail foodstore and access road under planning permission 2022/2424, which now facilitates access to the application site.

In policy terms, the applicant states that the principle of development is acceptable. The site is previously developed land associated with a former employment use and is located within a sustainable settlement boundary, aligning with South Norfolk Development Management Policies DM1.1 and DM1.3. The proposal is also presented as supporting Policies DM2.1 and DM2.2 through the provision of new employment opportunities and the redevelopment of land last in employment use. At a strategic level, the development is positioned as contributing to the economic objectives of the Greater Norwich Local Plan, including supporting growth within a main town location and delivering inward investment.

The scheme is further framed within the context of the Diss & District Neighbourhood Plan, in particular Policy 2 relating to the regeneration of the Waveney Quarter and allocation DDNP14 (land off Park Road). The applicant states that the development will contribute to the wider regeneration of this area through the provision of employment space, integration with the approved foodstore development, and improved connectivity within the site and to the town centre. Pedestrian and cycle links are proposed, including a 3m-wide footpath and cycleway connecting to the wider network, aligning with DDNP Policy 10.

In design terms, the proposal comprises two-storey buildings with low-profile pitched roofs, intended to reflect and complement the appearance of the adjacent approved development. The use of glazing, grey cladding and landscaping is proposed to soften the visual impact and respond to the surrounding character. The site frontage is designed to mirror the approach secured under the adjoining consent, including tree planting and public realm improvements, and is presented as complying with policies relating to design quality and landscape integration, including DM1.4, DM3.8, DM4.5 and DM4.9, as well as DDNP Policy 6.

The application includes consideration of residential amenity, particularly in relation to properties along the western boundary. The layout incorporates mitigation measures including separation distances between buildings and neighbouring dwellings, a landscaped buffer of approximately 3.5 metres (with potential for acoustic fencing), and the positioning of higher-activity uses, such as units with trade counters, away from residential boundaries. External plant is proposed to be located on the eastern side of the site, further reducing potential impacts. The applicant states that these measures will ensure compliance with Policies DM3.13 and DM3.14, although

acknowledges that further detail, including noise assessment and operational hours, would be provided at a later stage.

In respect of access and transport, the site will be served by the approved access road from Park Road, and benefits from proximity to the town centre and existing residential areas. The proposal includes provision for 30 car parking spaces, 7 accessible bays, and 10 cycle parking spaces, alongside pedestrian connections within the site. The parking provision is stated to be in accordance with the Norfolk Parking Guidelines (July 2022), and the location is described as sustainable, supporting compliance with Policies DM3.10 (sustainable transport) and DM3.12 (vehicle parking).

Environmental considerations are acknowledged within the submission. The site lies within areas affected by flood risk, with the majority in Flood Zone 2 and parts in Flood Zone 3, alongside areas of varying surface water flood risk. The applicant indicates that drainage and water management will be addressed in line with Policy DM4.2 and DDNP Policy 7, although detailed technical information is not provided within this statement. Similarly, the proposal references biodiversity enhancement and the intention to achieve biodiversity net gain through landscaping and ecological measures, in line with Policies DM4.8 and DM4.9 and DDNP Policy 8, with further detail to be submitted at the full application stage.

Overall, the applicant concludes that the development accords with national, local and neighbourhood planning policy. It is presented as delivering economic and regeneration benefits through the redevelopment of a vacant employment site, supporting the role of Diss as a main town, and contributing to the objectives of the Waveney Quarter allocation. In this context, the proposal relies on the presumption in favour of sustainable development within the National Planning Policy Framework and seeks approval on the basis that the benefits of the scheme outweigh any identified adverse impacts.

Officer Commentary – Key Risks and Material Considerations

Whilst the application is presented as policy compliant in principle, a number of material considerations remain either unresolved or deferred, which carry weight in the overall planning balance. The site is identified as being subject to **flood risk**, with the majority within Flood Zone 2 and parts within Flood Zone 3, in addition to areas of surface water risk. The Planning Statement acknowledges this constraint but does not provide detailed drainage or sequential/exception test evidence within this document, instead indicating that further technical work will be submitted at a later stage. This represents a **potential policy risk under national guidance and local policies relating to flood risk and water management** if not adequately addressed.

Similarly, **residential amenity impacts** have been considered in principle through layout and buffering; however, the submission confirms that key supporting information, including a **noise impact assessment and operational details (such as hours of use)**, has not yet been provided. Given the proximity to residential properties along the western boundary and the nature of proposed B8 and light industrial uses, there remains **uncertainty as to the full extent of noise,**

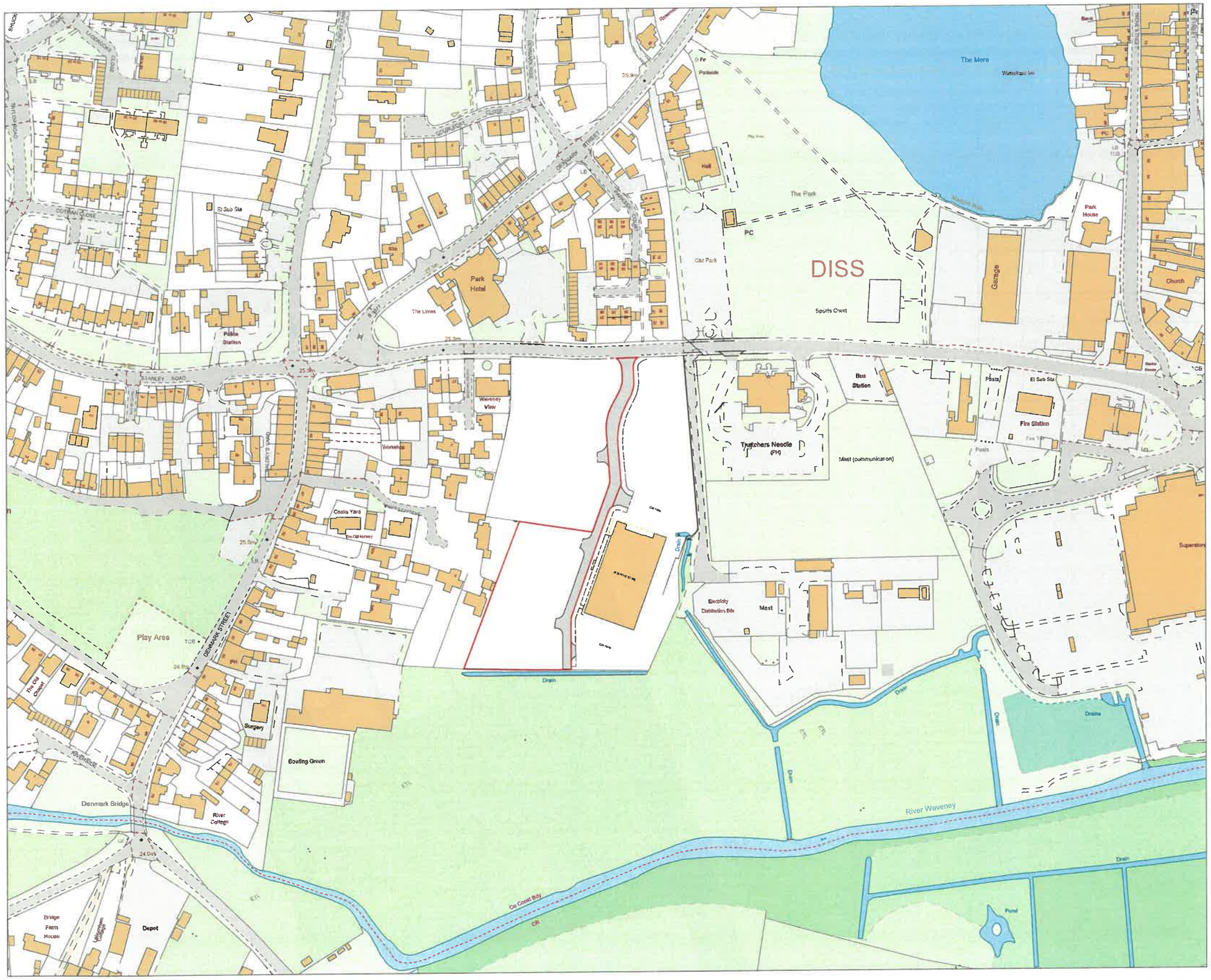
disturbance and activity levels, particularly from units incorporating trade counters. This limits the ability to fully assess compliance with amenity policies at this stage.

In environmental terms, the application refers to future compliance with **biodiversity net gain and landscaping requirements**, but does not include detailed ecological assessment or quantification of net gain within this submission. As such, **compliance with policies relating to biodiversity and green infrastructure is currently indicative rather than demonstrated**.

Finally, while the proposal relies on an existing consented access and is supported in broad terms by its sustainable location, the transport assessment is limited to parking provision and general accessibility. Any **detailed assessment of traffic generation, servicing impacts, and interaction with the wider Park Road corridor**, particularly in combination with the approved retail development, is not evidenced within this document.

Taken together, these matters suggest that while the principle of development is supported in policy terms, **the acceptability of the scheme is contingent on the satisfactory resolution of outstanding technical detail**, which will be material to the determination of the application.

Location Plan (showing site within Diss and surrounding context)



Location Plan 1:1250

Metres at scale 1:1250

Site Area - 5463m2
0.5463ha

PLANNING

Drawing ref:	A1742 P001
Rev :	A - 25.02.26
Cad drawing ref:	(x002) cad
Date:	11.11.24
Scale :	1:1250 @ A1
Checked:	PS/GW
Note:	

Location Plan

A1742 P001A Land rear of Park Road, Diss

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PLANNING • DESIGN MANAGEMENT • ENVIRONMENT

Proposed Site Layout (showing unit arrangement, access and servicing)

Proposed Site Plan 1:250

0 5 10 20 25
Metres at scale 1:250

PLANNING

Drawing ref:	A1742 P003
Rev :	L - 29.05.26
Cad drawing ref:	(x002) cad
Date:	11.11.24
Scale :	1:250 @ A1
Checked:	PS/GW
Note:	

KEY:

Proposed Servicing Yard

PARK LANE COMMERCIAL PARK					
UNIT REF	USE	GIA (m^2)	Car Parking Spaces	Accessible Car Parking Spaces	Cycle Spaces
Unit 1	Storage & Distribution	257	10	1	3
Unit 2	Light Industrial	257	2	1	1
Unit 3	Light Industrial	257	3	1	1
Unit 4	Storage & Distribution	255	10	1	3
Unit 5	Storage & Distribution(with Retail Counter)	255	2	1	1
Unit 6	Storage & Distribution(with Retail Counter)	255	3	2	1
TOTAL		1,536	30	7	10

Proposed Site Plan

A1742 P003L Land rear of Park Road, Diss

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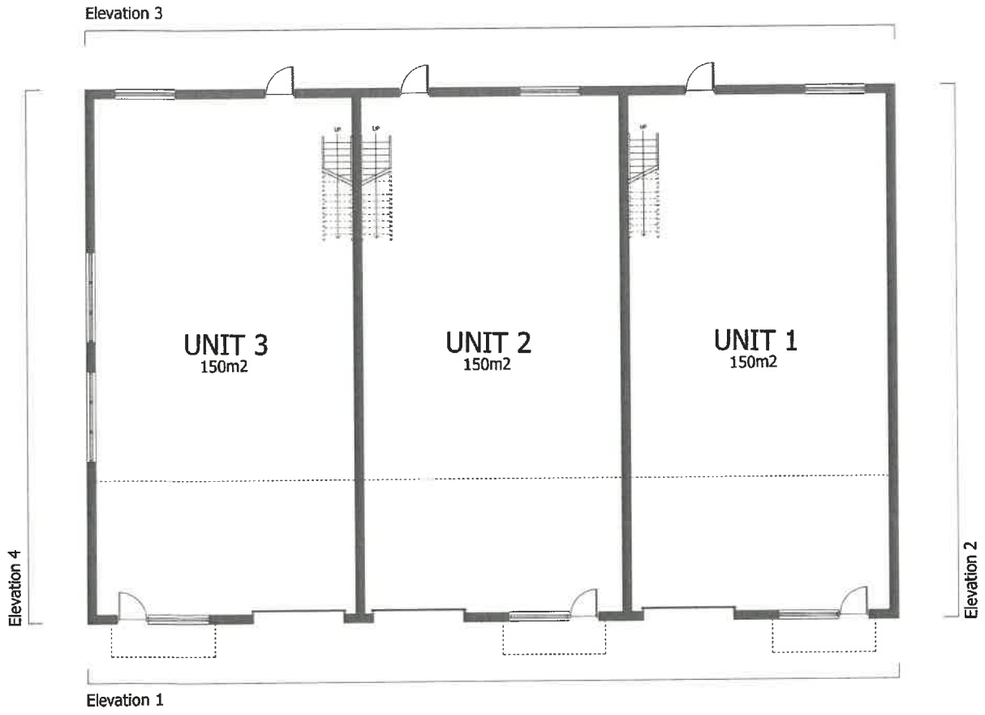
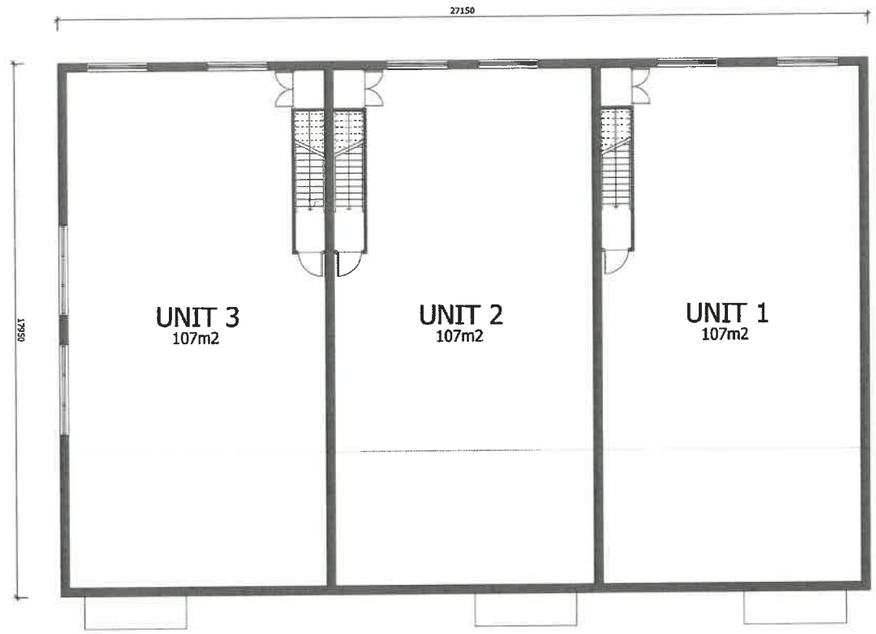
PLANNING • DESIGN MANAGEMENT • ENVIRONMENT

Proposed Units 1–3 (layout and elevations of northern block)



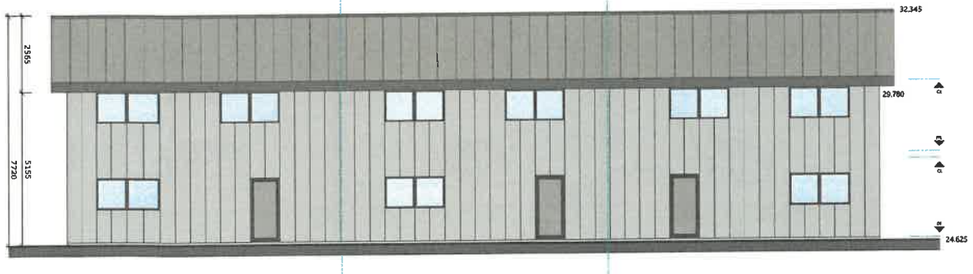
Proposed Ground Floor Plan 1:100



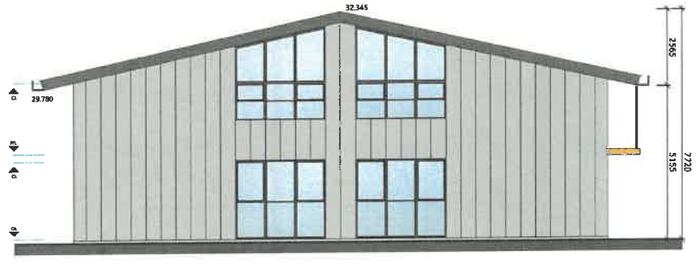
Proposed First Floor Plan 1:100

Proposed Elevation 1 - 1:100

Proposed Elevation 2 - 1:100



Proposed Elevation 3 - 1:100



Proposed Elevation 4 - 1:100

PLANNING

Drawing ref:	A1742 P004
Rev :	F - 14.05.26
Cad drawing ref:	(x002) cad
Date:	04.11.24
Scale :	1:100 @ A1
Checked:	PS/GW
Note:	

Proposed Plans & Elevations: Units 1-3

A1742 P004F Land rear of Park Road, Diss

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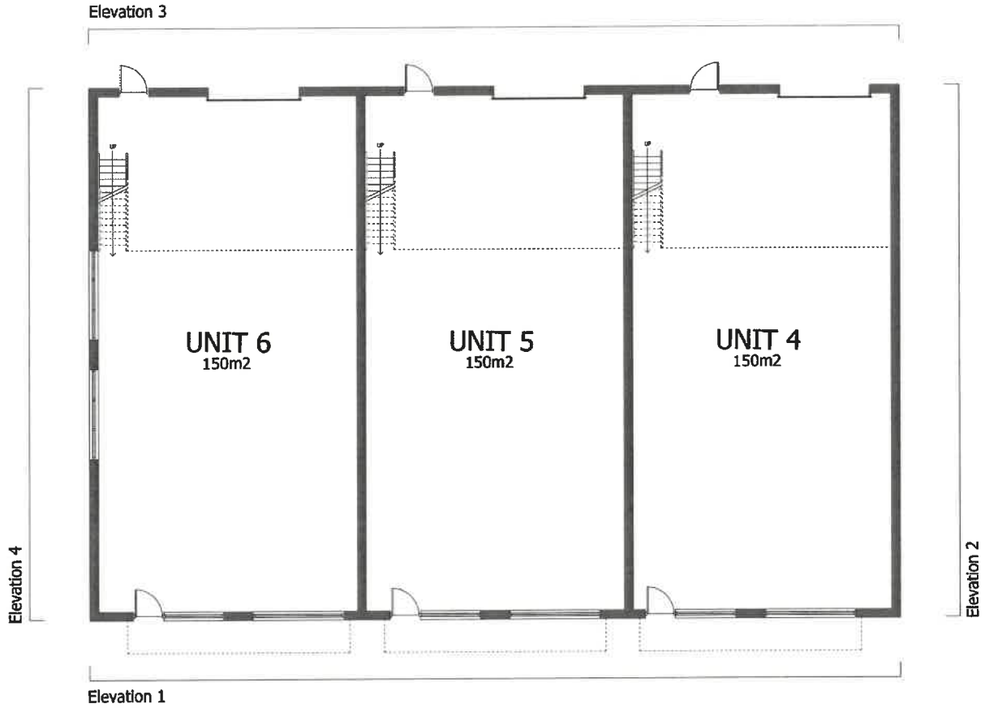
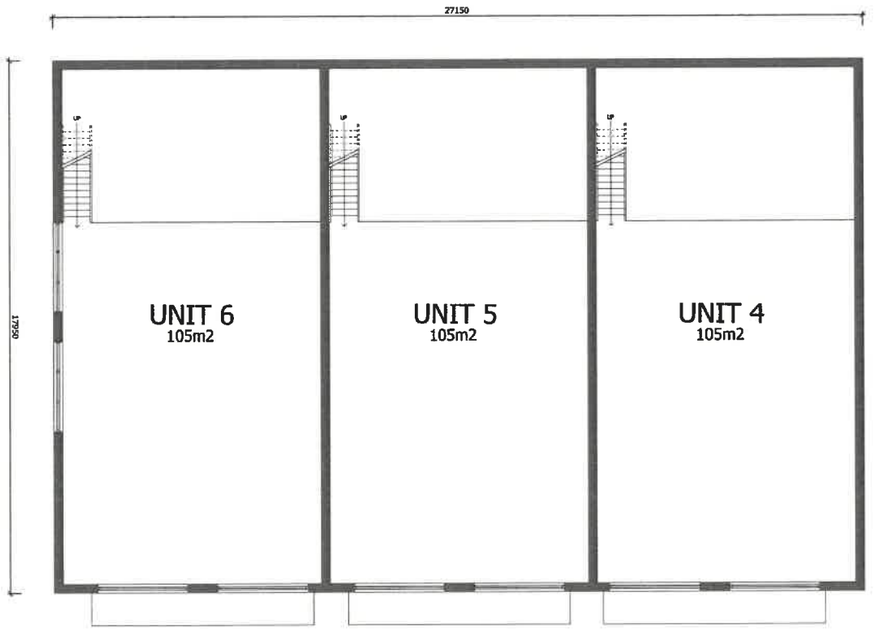
PLANNING • DESIGN MANAGEMENT • ENVIRONMENT

Proposed Units 4–6 (layout and elevations of southern block)

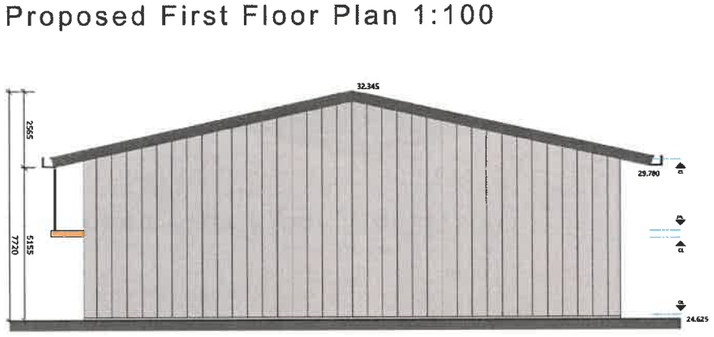


Proposed Ground Floor Plan 1:100

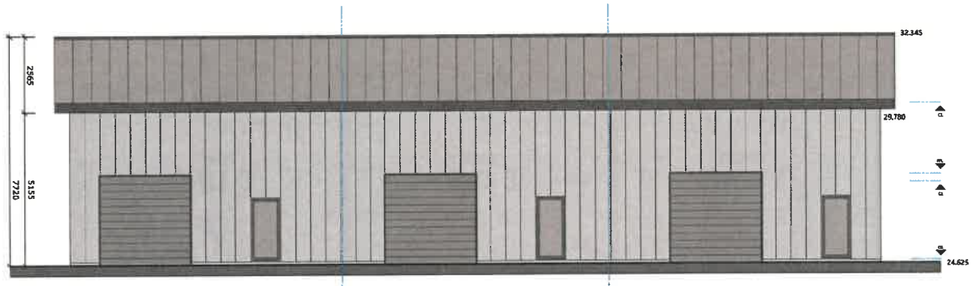


Proposed First Floor Plan 1:100

Proposed Elevation 1 - 1:100

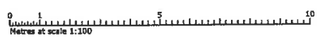


Proposed Elevation 2 - 1:100



Proposed Elevation 3 - 1:100

Proposed Elevation 4 - 1:100



PLANNING

Drawing ref:	A1742 P006
Rev :	D - 14.05.26
Cad drawing ref:	(x002) cad
Date:	31.03.26
Scale :	1:100 @ A1
Checked:	PS/GW
Note:	

Proposed Plans & Elevations: Units 4-6

A1742 P006D Land rear of Park Road, Diss

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PLANNING • DESIGN MANAGEMENT • ENVIRONMENT

Date Received	App. No.	Type	Applicant	Location	Details	Delegation Committee	Deadline for comments (3 wks from date received or date written on email)	Recommendation from DTC	DTC recommendation sent to LPA	LPA Decision Date	LPA Final Decision	Conditions
10.02.26	2026/0228	Listed Building Consent	Mr Terry Cowan	18 Mere Street Diss Norfolk IP22 4AD	Carry out internal structural repairs to highstreet facade. Replacement dormer window and repairs to dormer. Paint external render. Replacement of timber fascia's and soffits. Roof repairs and replace rainwater goods. Overhaul 3 first floor timber sash windows. Brickwork repairs. Internal Asbestos removal. Replacement of damaged floorboards to first floor. Install loft hatch & drop down ladder.	Officer	03.03.26			02.04.26	Approval with Conditions (Delegated)	
16.02.26	2026/0421	Householder	Mrs Heather babb	9 Hawk Crescent Diss Norfolk IP22 4PQ	Front porch extension.	Officer	09.03.26			10.04.26	Approval with Conditions (Delegated)	
23.02.26	2026/0422	Listed Building Consent	L& C White Residential Ltd	44 Mere Street Diss Norfolk IP22 4AG	Partial removal of fireplace at first floor. Sub-division of front room to first floor to create en suite and study with new timber stud partition clad in plasterboard with wool to cavity. Panelled doors, skirting and architrave to match existing / approved. Sub-division of room to ground floor entrance to create Utility and WC, using timber stud partition clad in plasterboard with wool to cavity. Panelled doors, skirting and architrave to match existing/approved.	Officer	16.03.26			10.04.26	Approval with Conditions (Delegated)	
04.03.26	2026/0451	Approval of Condition Details		2 Church Street Diss Norfolk IP22 4DD	Details of condition 3 of 2025/3554 - window details					08.04.26	Approval of details - Approved	
04.03.26	2026/0486	Approval of Condition Details		32 Victoria Road Diss Norfolk IP22 4HW	Details reserved by section 1 of condition 17 of 2024/1457 - ground contamination					11.03.26	Approved	
11.03.26	2026/0493	Approval of Condition Details		32 Victoria Road Diss Norfolk IP22 4HW	Details of condition 5 of 2024/1457 - on-site parking for construction workers					18.03.36	Approval of details - Approved (Delegated)	
11.03.26	2026/0578	Non Material Amendment		Land To The East Of 4 Grigg Close Diss Norfolk	Non-material amendment of 2023/2663 - change hipped roof to half hip and change brick type							
11.03.26	2026/0565	Removal/Variation of Condition (S73 / S19)	Mr Tim Spinks	The Oaks Jarretts Yard Church Street Diss Norfolk IP22 4DD	Variation of condition 6 - Adults required to accompany children to the pool so 10 people will not be enough, pool use to allow 20, from existing application 2025/3495 (Proposed alterations, single storey side/front extensions, and change of use from nursery to swimming pool) date of decision 29/01/2026	Officer	01.04.26			03.06.26	Approval with Conditions	
13.03.26	2026/0582	Householder	Mr Carl Wood	27 Louies Lane Diss Norfolk IP22 4LY	Demolition of existing single storey attached garage, proposed 2 storey side extension	Officer	04.04.26			29.04.26	Approval with Conditions	
25.03.26	2026/0624	Approval of Condition Details		32 Victoria Road Diss Norfolk IP22 4HW	Details of condition 10 of 2024/1457 - HMMP							
27.03.26	2025/3866	Full Planning Permission		Land South Of The Mere Park Road Diss Norfolk	Erection of a two-storey building for leisure and community activities (Class E (d) and F2 (b)) with access, parking, landscaping, and drainage.	Committee (Full Council)	08.04.26					
27.03.26	2026/0568	Full Planning Permission	Mr Marcel Pfrang	Police Station Stanley Road Diss Norfolk IP22 4BP	Installation of a new external diesel standby generator with integral fuel storage tank.	Officer	19.04.26			30.04.26	Approval with Conditions	

Date Received	App. No.	Type	Applicant	Location	Details	Delegation Committee	Deadline for comments (3 wks from date received or date written on email)	Recommendation from DTC	DTC recommendation sent to LPA	LPA Decision Date	LPA Final Decision	Conditions
02.04.26	2026/0382	Cert. Lawfulness Proposed		10 De Lucy Close Diss Norfolk IP22 4YL	Lawful development certificate for proposed single storey rear extension					29.04.26	Approval with no Conditions	
02.04.26	2026/0698	Listed Building Consent	Mr G Lebbon	3 St Nicholas Street Diss Norfolk IP22 4LB	Conversion of existing building to 3 residential apartments retaining a commercial shop unit on the ground floor	Officer	25.4.26	"Diss Town Council has considered Listed Building Consent application 2026/0698 and raises no objection in principle. However, the Council strongly recommends that any consent granted is subject to a condition requiring the full repair and reinstatement of the external fabric of the building. Members note that the property is currently in a state of disrepair, and it is considered essential that the external appearance is appropriately restored and maintained, in keeping with the building's listed status and the character of St Nicholas Street."	23.04.2026			
02.04.26	2026/0697	Full Planning Permission	Mr G Lebbon	3 St Nicholas Street Diss Norfolk IP22 4LB	Conversion of existing building to 3 residential apartments retaining a commercial shop unit on the ground floor	Officer	25.4.26	"Diss Town Council has considered Listed Building Consent application 2026/0698 and raises no objection in principle. However, the Council strongly recommends that any consent granted is subject to a condition requiring the full repair and reinstatement of the external fabric of the building. Members note that the property is currently in a state of disrepair, and it is considered essential that the external appearance is appropriately restored and maintained, in keeping with the building's listed status and the character of St Nicholas Street."	23.04.26			
09.04.26	2023/0588	Change of use	Mr Hakan Huylu	The White Elephant 3 Stuston Road Diss Norfolk IP22 4JB	Change of use from Sui Generis to E class (restaurant use). Installation of extraction flue and pergola system at the rear		22.04.26					
16.04.26	2026/0865	Householder	Mr Gavin Brock	1 Maltings Close, Diss, IP22 4YH	1. Proposed Rear extension following demolition of conservatory and bay window. 2. Side extension. 3. Alterations to existing kitchen fenestration (front and rear) including cladding infill as shown on proposed elevations. 4. Alterations to existing porch to replace large glazing screen with with cladding and 1no. smaller window	officer	08.05.26			22.05.26	Approval With Conditions (Delegated)	

Date Received	App. No.	Type	Applicant	Location	Details	Delegation Committee	Deadline for comments (3 wks from date received or date written on email)	Recommendation from DTC	DTC recommendation sent to LPA	LPA Decision Date	LPA Final Decision	Conditions
28.04.26	2026/1026	Householder	Mr and Mrs Young	12 Croft Lane Diss Norfolk IP22 4NA	Front Porch Extension	Officer	20.05.26					
30.04.26	2025/3695	Listed Building Consent	Mr George Webb	13 St Nicholas Street Diss Norfolk IP22 4LB	Conversion of first floor office to flat	Officer	15.05.26					
06.05.26	2026/1170	Householder	Mrs Connie Maris	82J Victoria Road, Diss, IP22 4JG	Existing Extension to be demolished. Erection of single storey rear extension & Associated Landscape Work Application Type: Householder	Officer	28.05.26					
12.05.26	2025/2917	Full Planning Permission	Mrs Ana Vilvelevici	Unit 1 Zone B 17 Victoria Road Diss Norfolk	Change of use from snack bar and garage reception/storage to café including serving of cooked food and bar serving alcohol with new extraction system	Officer	27.5.26					
19.05.26	2026/1300	Householder	Mr & Mrs Edwards	13 Sycamore Way, Diss, Norfolk, IP22 4ZD	Single Storey Extension	Officer	9.6.26.					
15.05.26	2026/1317	Householder	Mr Sebastian and Mrs Kathleen St John-Clarke	16 Sunnyside Diss Norfolk IP22 4DS	Conversion of an outbuilding to form overnight accommodation as ancillary use to the main dwelling	Officer	6.6.26					
19.05.26	2026/1363	Householder	Mr And Mrs M Gills	9 Victoria Road Diss Norfolk IP22 4HE	Single-storey lean-to extension to side/rear following demolition of conservatory, with fenestration alteration and insertion of first-floor window and rooflight to rear and associated alterations.	Officer	10.6.26					
21.05.26	2026/1236	Full Planning Permission	C/o Agent	Petrol Filling Station Morrisons Victoria Road Diss Norfolk	Extension to the existing petrol filling station's sales building for the creation of hot food takeaway, installation of kitchen extraction equipment, new bin store, demolition of the existing jet wash and car wash and associated forecourt works.		12.6.26 Extension requested until 25.06.26					
28.05.26	2026/1460	Householder	Ms. Borg	20 Beehive Yard Diss Norfolk IP22 4LQ	Proposed French Doors installation on first floor	Officer	18.06.26					
01.06.26	2026/1154	Full Planning Permission	Travis Perkins	39 Shelfanger Road Diss Norfolk IP22 4EH	Continued use of the site as a builder's merchant (sui generis), reconfiguration of the site layout including amendment to storage areas, servicing areas and demolition of outbuilding and lean-to	Officer	22.06.26					
09.06.26	2025/3908	Full Planning Permission	Mr Adrian Barber	29 Shelfanger Road Diss Norfolk IP22 4EH	Change of use of the former ATS Tyre Fitting Centre from Class E (Commercial) to Class F1 (Place of Worship and Community Facility)		30.06.26					

App. No.	Type	Location	Details	LPA Decision Date	LPA Decision
2025/3682	Full	Park Flowers Park Road Diss Norfolk IP22 4AS	Change of use from flower shop to small licensed bar/ bottle shop with external seating	18-Feb-26	Approval with Conditions (Delegated)
2025/3683	Listed Building	Park Flowers Park Road Diss Norfolk IP22 4AS	Change of use from flower shop to small licensed bar/ bottle shop with external seating	18-Feb-26	Approval with Conditions (Delegated)
2026/0486	Approval of Condition Details	32 Victoria Road Diss Norfolk IP22 4HW	Details reserved by section 1 of condition 17 of 2024/1457 - ground contamination	11-Mar-26	Approved (Delegated)
2025/3632	Full	19A Mere Street Diss Norfolk IP22 4WR	Replacement of existing timber windows with timber box sash to front elevation and Resigence Rg PVC windows to rear elevation.	16-Mar-26	Approval with Conditions (Delegated)
2026/0271	Full	Waycross 43 Roydon Road Diss Norfolk IP22 4LW	Demolition of existing dwelling and construction of self-build dwelling	19-Mar-26	Approval with Conditions (Delegated)
2026/0493	Approval of Condition Details	32 Victoria Road Diss Norfolk IP22 4HW	Details of condition 5 of 2024/1457 - on-site parking for construction workers	18-Mar-26	Approval of details - Approved (Delegated)
2025/3859	Householder	Teal Cottage 36 Chapel Street Diss Norfolk IP22 4AN	New windows and doors to the front and back of the property	23-Mar-26	Approval with Conditions (Delegated)
2025/3860	Listed Building Consent	Teal Cottage 36 Chapel Street Diss Norfolk IP22 4AN	New windows and doors to the front and back of the property	23-Mar-26	Approval with Conditions (Delegated)

App. No.	Type	Location	Details	LPA Decision Date	LPA Decision
2026/0228	Listed Building	18 Mere Street Diss Norfolk IP22 4AD	Carry out internal structural repairs to high street facade. Replacement dormer window and repairs to dormer. Re-rendering works and paint external render. Replacement of timber fascia's and 4 soffits. Roof repairs and replace rainwater goods. Overhaul 3 first floor timber sash windows. Brickwork repairs. Internal Asbestos removal. Replacement of damaged floorboards to first floor. Install loft hatch & drop down ladder.	02.04.26	Approval with Conditions (Delegated)
2026/0421	Householder	9 Hawk Crescent Diss Norfolk IP22 4PQ	Front porch extension.	10.04.26	Approval with Conditions (Delegated)
2026/0422	Listed Building Consent	44 Mere Street Diss Norfolk IP22 4AG	Partial removal of fireplace at first floor. Sub-division of front room to first floor to create en suite and study with new timber stud partition clad in plasterboard with wool to cavity. Panelled doors, skirting and architrave to match existing / approved. Sub-division of room to ground floor entrance to create Utility and WC, using timber stud partition clad in plasterboard with wool to cavity. Panelled doors, skirting and architrave to match existing/approved.	10.04.26	Approval with Conditions (Delegated)
2026/0451	Approval of Condition Details	2 Church Street Diss Norfolk IP22 4DD	Details of condition 3 of 2025/3554 - window details	08.04.26	Approval with Conditions (Delegated)
2025/2474	Full Planning Permission	Land To The Rear Of 14 Market Hill Diss Norfolk	Erection of dwelling and associated hardstanding	22.04.26	Approval with Conditions (Development Management Committee)
2026/0159	Full Planning Permission	Land Adj Railway Line Frenze Hall Lane Diss Norfolk	Residential development comprising 6 x two-bedroom and 2 x one-bedroom apartments, external cycle and bin store, parking and means of access	15.05.26	Withdrawn (Delegated)
2026/0865	Householder	1 Maltings Close, Diss, IP22 4YH	1. Proposed Rear extension following demolition of conservatory and bay window. 2. Side extension. 3. Alterations to existing kitchen fenestration (front and rear) including cladding infill as shown on proposed elevations. 4. Alterations to existing porch to replace large glazing screen with with cladding and 1no. smaller window	22.05.26	Approval With Conditions (Delegated)
2025/2917	Full Planning Permission	Unit 1 Zone B 17 Victoria Road Diss Norfolk	Change of use from snack bar and garage reception/storage to café including serving of cooked food and bar serving alcohol with new extraction system	28.05.26	Approval With Conditions (Delegated)
2026/0564	Approval of Condition Details	The Oaks Jarretts Yard Church Street Diss Norfolk IP22 4DD	Details of condition 3 and 4 of 2025/3495 - Enxygo Geoenvironmental desk study and preliminary risk assessment	27.05.26	Approved (Delegated)
2025/3042	Full Planning Permission	1 Shelfanger Road Diss Norfolk IP22 4EH	This application seeks retrospective approval for an external flue system providing extraction to the restaurant kitchen	05.06.26	Approval with Conditions (Delegated)
2025/3156	Listed Building	1 Shelfanger Road Diss Norfolk IP22 4EH	This application seeks retrospective approval for an external flue system providing extraction to the restaurant kitchen	05.06.26	Approval with Conditions (Delegated)