

## **BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 24<sup>th</sup> SEPTEMBER 2007**

### **REPORT OF DEVELOPMENT SERVICES MANAGER**

(Author: Nick Moys, Principal Planning Officer (Major Projects))

**MUNDFORD: PROPOSED RESIDENTIAL DEVELOPMENT, SELETAR GARAGE,  
SWAFFHAM ROAD**

**REFERENCE: 3PL/2004/2050/O**

**APPLICANT: BEECHBROOK DEVELOPMENTS**

### **DEFERRED ITEM REPORT**

1. This report concerns an application for outline planning permission for the redevelopment of a former garage site on the edge of Mundford for eight dwellings.
2. This application was approved by Committee on 25<sup>th</sup> July 2005, subject to the completion of a section 106 agreement requiring the construction of a footpath link to the village school and a commuted sum payment towards off-site affordable housing provision. The combined value of the footpath construction (£40,000) and the commuted sum payment (£71,302) would amount to £111,302.
3. The application was subsequently referred to the Council's solicitors, Steeles, for the section 106 agreement to be completed. However, Steeles have been unable to progress this matter due to the failure of the applicant to respond to a number of requests for information. Rather than hold the application in abeyance for an indefinite period, it is recommended that the application is determined as it stands.
4. Whilst the proposed residential development is considered to be acceptable in principle (as detailed in previous committee reports (copies of which are appended)), it is essential to the success of the development and to ensure compliance with Council policy, that contributions towards affordable housing and off-site highway improvements are secured. In the absence of an agreement binding the developer to these contributions, the application is considered to be unacceptable and is recommended for refusal.
5. **RECOMMENDATION:** That outline permission be refused on the grounds that the development does not make an adequate contribution to affordable housing and would fail to provide appropriate pedestrian links with the local school.