

158/05 DEFERRED APPLICATIONS (AGENDA ITEM 11)

a) Mundford: Seletar Garage, Swaffham Road: Proposed residential development: Reference 3PL/2004/2050/O

This item had been deferred from the Development Control Committee meeting held on 13 June 2005 to enable the applicant to contribute a commuted sum towards affordable housing (Minute No. 130/05 (item 2) refers).

Under current Council policy, two units of affordable housing would be required as part of the proposed development. The commuted sum required to enable the two units to be provided off-site had been calculated at £111,302. In response, the applicants had indicated that this contribution was acceptable provided that the cost of the proposed footway link from the development to the school was taken into account. On this basis an offer of £71,302 had been made.

The Principal Planning Officer (Major Projects) felt that as there had been strong local support for a pedestrian link the offer was a reasonable compromise.

A Member felt that the County Council's Highway Authority should be providing the footpath and not at the cost of the housing fund.

In response, the Principal Planning Officer (Major Projects) advised that Norfolk County Council was not obliged to provide a footpath for such a small development. He pointed out there was another footpath adjacent to the development.

The Development Services Manager also put his views forward and reminded Members that both the footpath and the commuted sum would be provided by the applicant to meet a local need requested by the local community.

The Ward Representative, Mrs Steward, spoke in support of the application and felt that all previous issues to the proposal had been satisfied, subject to the Parish Council's request of retaining the existing Leylandii hedge.

Members were concerned that as the proposal was only outline, and that the development would be occupying such a prominent position, a design brief should be submitted. Additionally, the length of the proposed footpath should be provided.

The Development Services Manager advised that Members could request that the full application, including a design brief, come back to the Committee for further consideration. Further to this Members were assured that the length of the footpath would be 150 metres in length.

Following discussion, the Committee

RESOLVED that the application be deferred; however the Development Services Manager be authorised to grant conditional **outline** planning permission upon completion of a Section 106 Agreement requiring the contribution of the commuted sum of £111,302 being made which included:

- 1) £71,302 towards off-site affordable housing; and
- 2) £40,000 for the cost of the footway link from the development to the local school; and subject to
- 3) the reserved matters application being referred back for the Committee's further consideration; and
- 4) that the existing Leylandii hedge be retained.

Development
Services
Manager/Consultant
Solicitor/Principal
Planning Officer