

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 14TH NOVEMBER 2005

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

1. This report concerns an application for outline planning permission for the redevelopment of a former garage site on the edge of Mundford for housing.
2. This application was approved by Committee on 25th July 2005, subject to the completion of a section 106 agreement requiring the construction of 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. During recent negotiations on the terms of the section 106 agreement, an element of uncertainty has arisen relating to the provision of the footpath link. As currently minuted, the Committee resolution could be interpreted as requiring that a commuted sum payment be made to cover the cost of the footpath, rather than requiring the construction of the footpath itself, as originally intended.
4. For the avoidance of doubt and to enable negotiations to continue, Members are asked to confirm that the legal agreement should require the construction of the footpath prior to the occupation of the approved dwellings, and the payment of commuted sum towards affordable housing. Should the construction of the footpath cost less than the £40,000 estimated, any balance would be payable towards affordable housing.