

## **BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE 17th DECEMBER 2007**

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

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

#### **SWAFFHAM: PROPOSED RETIREMENT DEVELOPMENT, REAR OF CONSERVATIVE CLUB**

**APPLICANT: Equity Holding & Investments**

**REFERENCE: 3PL/2007/1341/F**

#### **DEFERRED ITEM**

1. This report concerns a proposal to development 22 retirement dwellings on the former bowling green, on land to the rear of Swaffham Conservative Club. The proposal was considered by Committee on 15 October 2007, when it was resolved to defer the application to enable additional information to be sought relating to precise nature of the development, the provision of affordable housing and access arrangements. Additional information has been submitted in support of the application.
2. In relation to the proposed use, the applicant has confirmed that the development would provide sheltered accommodation for the elderly, with an on-site warden and out of hours alarm call system. The development would be restricted to over 60s.
3. The proposed development does not include affordable housing. Instead the applicant has offered a financial contribution of £50,000 towards the provision of affordable housing elsewhere in the locality. The applicant claims that the provision of affordable housing within the development would render the scheme unviable. A detailed breakdown of anticipated development costs and values has been submitted in support of this claim. Attention is also drawn to the fact that the site was purchased and previous proposal submitted prior to April 2007 when the threshold for qualifying schemes was changed.
4. Access is currently proposed via the existing drive onto Beech Close. Consideration has been given to the possible use of an existing entrance onto London Street adjacent to the Conservative Club. However, this access is not considered to be suitable for increased use given its restricted width and limited visibility, particularly for pedestrians. No other alternative accesses are currently available.
5. **RECOMMENDATION:** A verbal recommendation will be made.