

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 3RD AUGUST 2009

REPORT OF THE DEPUTY CHIEF EXECUTIVE

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

SWAFFHAM: RETIREMENT VILLAGE, STANFIELD HOUSE, LYNN ROAD

Applicant: Mr J Ball

Reference: 3PL/2009/0331/F

DEFERRED ITEM REPORT

This report concerns an application for full planning permission for a retirement village at Stanfield House, Swaffham. The proposal was considered by Committee on 13th July 2009 when it was resolved to defer the application to allow the impact of an existing underground pipeline to be assessed further.

Full details of the location of the pipeline have now been provided by the applicant's agent. The submitted drawings show that the proposed development would not be affected directly by the underground pipeline. The pipeline operator has a 3 metre wayleave to either side of the pipeline. Proposed buildings would be located at least 5 metres from the pipeline. It is understood that the pipeline is currently empty and unused, but has been retained for strategic purposes.

The interests of the pipeline operator are protected under the Land Powers (Defence) Act 1958 which prohibits any development within the wayleave without consent. The Government Pipelines and Storage System Operator raised no objection to the planning application as originally submitted. Further comments have been sought and will be reported verbally.

On the basis of the information currently available, it is not considered that there is any reason to withhold planning permission on the basis of the existence of underground pipeline.

RECOMMENDATION: That planning permission is granted subject to conditions and a section 106 agreement.