

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 23rd NOVEMBER 2009

REPORT OF 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.

Further discussions have subsequently taken place between the applicant and the pipeline operator (the Government Pipelines and Storage System (GPSS)). As a result, minor amendments have been made to the proposed access and parking arrangements. GPSS has confirmed that it has no objection to the application as amended.

Additional site investigation work has also been undertaken, as requested by the Council's Contaminated Land Officer, in the form of ground gas monitoring. On the basis of the test results provided, it is understood that the Contaminated Land Officer has no objection to planning permission being granted subject to a condition requiring further investigation/monitoring.

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