

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
9th December 2014

Agenda item 4

Application ref. 14/00477/FUL

Newcastle Baptist Church, London Road, Newcastle

Since the preparation of the agenda report on this item an **addendum to the original Acoustic Report** has been received which recommends a 1.8m high glass acoustic barrier around the perimeter of the rooftop terrace to respond to the original comments of the Environmental Health Division. Further comments have subsequently been received from the **Environmental Health Division**. They state that the applicant has demonstrated that a suitable 1.8m high barrier would be sufficient to address their concerns relating to the roof top noise levels. They recommend a condition requiring approval of the materials for the acoustic barrier.

Your officer's comments

A glazed screen could be incorporated without any significant adverse impact upon the design of the building. The recommendation remains as per the agenda report but with condition 16 amended to require details of the materials of the acoustic barrier rather than a further noise assessment.

The report anticipated that a Report from the District Valuer setting out their appraisal of the viability of the scheme would be received and have been considered by your Officer by this time. That has however not happened. The District Valuer is still obtaining from the parties information that they require to undertake the appraisal In the circumstances, bearing in mind that the Developer Contributions SPD indicates that decisions on whether to seek less contributions than are "policy compliant" are to be made by the Planning Committee, **your Officer's recommendation is therefore now altered to one of deferral of the determination of the application until the District Valuer's report has been received and considered**. It is hoped that this will mean that the application can be determined at the meeting on the 6th January. Members may wish to note that the applicant has no particular objection to a deferral of the decision provided such deferral is justified which he accepts that is currently the case. The decision is for the Planning Committee to make.