

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
6th January 2015

Agenda item 4

Application ref: **14/00477/FUL**

Newcastle Baptist Church, London Road, Newcastle

Members will recall that the Committee at its meeting on the 9th December resolved that a decision on the application be deferred until the District Valuer's report has been received and considered. It is now known that the District Valuer's final report will not be available until too close to the 6th January Planning Committee (or indeed possibly even after that meeting) for members to be properly advised of the position. **Accordingly your Officer is recommending that a decision on the application again be deferred, until the report has been received and properly taken into account and reported.**

Members are asked to note that agents acting for the applicant have provided comments upon the submission made by Mr Turner. Having expressed their concern about the lateness of the submission of the traffic survey by Mr Turner, they wish to confirm that the advice of the Highway Authority (who did not consider a Traffic Assessment was necessary) has in this case been both sought and taken – most specifically on the number of car parking spaces being provided and the distance from the Vessey Terrace/A34 junction to the entrance to the parking area. They note in particular that the Highway Authority have no objections to the proposal and submit that this should be the key consideration for the Planning Authority. They confirm that the scheme has been designed to ensure that refuse vehicles can collect refuse from the site, and they express the view that Vessey Terrace is inherently a quiet road.

Members will find that the section on highway safety within the Key Issues part of the report has been amended to include the Highway Authority's further comments and that your Officer's view remains that no objection to the development could be sustained on grounds of impact on highway safety.