

### Supplementary Information

The following information will be reported to the Planning Committee at its meeting on 21<sup>st</sup> July 2015

**Agenda Item 4      Application No. 14/00767/FUL**

**Former Woodshutts Inn, Lower Ash Road, Kidsgrove**

Since the main agenda report was published further comments have been received from the **District Valuer (DV)**.

Further information has been provided by the applicant and the DV has considered this. Although he does not accept most of the adjustments suggested, the DV has been persuaded that it is appropriate to adjust the % of construction costs he had set aside for professional fees so as to now cover both internal and external professional costs. This increase in professional fees from 6.75% to 9.25% has had an impact on his calculation of the residual land value (£247,964) and when this is compared to the DV's assessment of site value (£250,000) it leads him to now conclude that the proposed scheme is marginally unviable and therefore unable to provide **any** S106 contributions.

Taking into account the viability case made by the applicant, the independent advice received from the District Valuer, and the merits of the scheme, particularly its contribution to housing availability and the redevelopment of a vacant site, it would not be appropriate to require any contributions towards education or public open space.

**Recommendation A is therefore revised as follows:**

**Subject to the applicant entering into a Section 106 obligation by 21<sup>st</sup> September 2015 securing the review of the financial assessment of the scheme if there is no substantial commencement within a year of the grant of planning permission and contributions then being made to public open space and education on an equal proportion basis, if the scheme is evaluated at that time as able to support such contributions, PERMIT subject to the conditions set out in the main agenda report.**

**Recommendation B is also revised as follows**

**Should the matters referred to above not be secured by the 21st September 2015, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such on obligation there would not be an appropriate mechanism to allow for changed financial circumstances, and in such circumstances the potential provision of policy compliant contributions towards education and public open space; or, if he considers it appropriate, to extend the period of time within which such an obligation can be secured**