

### **Supplementary Information**

The following information was verbally reported to the Planning Committee at its meeting on 5<sup>th</sup> January 2016

**Agenda Item 5** **Application No. 15/00441/DOAHR**  
**Land South of West Avenue, West of Church Street and Congleton Road, and North of Linley Road, Butt Lane**

The District Valuer, appointed by the Borough Council, has been unable to complete his appraisal of the viability of the development, having been engaged in extensive correspondence with the applicant's Cost consultants prior to the holiday period. No appraisal has accordingly been received by your officer. There is no suggestion that the appraisal would not be available in good time before the 2<sup>nd</sup> February Committee meeting.

Your officer has no alternative but to now recommend to the Committee that a decision on this application be deferred. The decision is for the Committee to make but for the Committee to decide otherwise and refuse the application your officers having delayed bringing this application forward for decision so that the advice of the District Valuer could be considered would almost certainly constitute unreasonable behaviour by the Planning Authority and be likely to lead to an award of costs against the Council. Alternatively to determine the application positively without waiting for such advice would be contrary to all guidance on the consideration of such applications.

**Recommendation – That a decision on the application be deferred to await the views of the District Valuer**