

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> August 2017**

**Agenda item 5**

**Application ref. 17/00162/FUL**

**Site previously occupied by Baptist Church London Road, Newcastle**

Due to the short notice given of the request by your Officer and the current holiday period the revised design details have not yet been able to be provided. The applicants expect such revised design details to be available in sufficient time for them to be appropriately considered and reported to the September meeting

Discussions with the applicant have confirmed that they do not wish to be in a position where there will definitely will have to be a viability reappraisal upon substantial commencement of the development being achieved. They have indicated that no funder will proceed on that basis because of the degree of uncertainty that it involves. They would rather proceed with a reappraisal at this time. They recognise that there will still need to be, as there was previously, a Section 106 agreement requiring, in the event of substantial commencement not being achieved within 18 months, a yet further appraisal and, depending upon its results, the payment of appropriate policy compliant contributions. It is however critical to them that the reappraisal, which they consider will come to the same conclusion as did the previous one, takes place now.

Whilst it may not be possible to obtain a reappraisal by the date of the next committee (because of capacity issues in the District Valuers Office), the applicants have requested that a decision on this application be deferred until the next meeting. The decision is one for the Committee to make. Your Officer considers such a request to be a reasonable one in the circumstances of this particular application and accordingly are supportive of it.

**Revised recommendation**

**Defer the decision on this application until the next meeting**