

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th August 2017

Agenda item 10

Application ref. 17/00483/FUL

8 Barford Road, Newcastle

Since the publication of the first supplementary report the applicant has again requested that the application should be deferred until the next available committee meeting to enable them to revise their proposal in a way that they consider would overcome the concerns of the Landscape Development Section and to obtain information on whether the scheme remains viable in the light of the requested contributions.

Officer's comments

The indications now received are that the applicant is seeking a deferral so that they can amend the layout – by altering the position of one of the proposed dwellings, and at the same time revising the Tree Impact Assessment would be amended to indicate their advisers' view that the scots pine could as a consequence be retained. The change being suggested is one which could normally be accepted during the course of the consideration of an application. If a decision on the application were deferred and the revised layout promptly submitted appropriate publicity and consultation could be undertaken in time for the next meeting. Taking all points into account including when the application was submitted and when the views of the Landscape Development Section became known it is considered that it would be unreasonable to reject this request for a deferral

As to the issue of the viability of the scheme whilst it is appreciated that the LDS's request for a financial contribution was received very recently, there is no indication that the applicant are of the view that the scheme would not be viable and that if they are they would be willing to support an independent financial appraisal of that viability (funded by the developer). Such an appraisal if now commissioned would be most unlikely to be available by the next meeting, so if it was to be taken into account, a decision (on the application) would be most unlikely to be able to be made until the October meeting.

RECOMMENDATION

That the application be **DEFERRED** until the next planning committee meeting to give the applicant an opportunity to submit their revised proposal, and for the appropriate publicity and consultation to be undertaken on that revision