

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 4

Application ref. 17/00162/FUL

Site of former Newcastle Baptist Church, London Road, Newcastle

The expected revised elevational details referred to in the report have been received and they are considered to be satisfactory.

Accordingly it is now possible to amend the recommendation so that it reads as follows

Subject to

- a) your Officer having delegated authority to determine, on the basis of a new financial assessment by the DVS, that the development still cannot finance all or part of any policy compliant contributions to offsite affordable housing provision and public open space; and
- b) the applicant entering into a Section 106 obligation by agreement by 30th October, to provide such policy compliant contributions as can be afforded and requiring in the event of substantial commencement of the development (as defined in the previously entered into Section 106 agreement) not being achieved within 18 months of the date of the permission, a financial reappraisal of the scheme to assess its ability at that time to fund full policy compliant contributions to offsite affordable housing provision and public open space, and the making of such contributions as are financially viable

PERMIT subject to conditions relating to

1. The variation of condition 2 to reflect the revised drawings
2. A requirement to provide for approval and implementation a car parking management scheme, and
3. Any other conditions of 14/00477/FUL as continue to apply to the development

B. Failing completion by the above date of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the application on the grounds that without such an obligation there would not be an appropriate review mechanism to allow for changed financial circumstances, and, in such circumstances, the potential financial contributions towards affordable housing provision and public open space; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.