

FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

17th July 2018

Agenda item 13

Application Ref. 18/00148/FUL

Silver Birch PH, 129 -131 Church Street, Silverdale

Since the publication of the main agenda report the financial viability appraisal report has been received from the District Valuer (DVS).

The report has been prepared on the basis that the applicant considers that the public open space (POS) contribution requirements requested by the Council will render the scheme unviable. Presently it is recommended that the development should be refused unless a Section 106 contribution is entered into by the developer for £4,933 for each of the seven additional residential units which amounts to a total contribution of £34,531.

The LDS have indicated that the contribution in this case would be applied to playground facilities at Silverdale Park which is a 320m walk away from the site

The report of the DVS concludes that the scheme is not viable with policy compliant financial contributions, and when asked to confirm what, if any, financial contributions the scheme could support, the DVS has confirmed that the scheme would be unviable if any level of contribution were to be secured.

Officer Response

The conclusions of the DVS is clear and whilst this development cannot support policy compliant contributions there is the undoubted contribution that the development would make to housing availability which is acknowledged to be in short supply.

The application will still need to be the subject of a planning obligation which would secure a financial viability reappraisal mechanism, should a substantial commencement of the development not occur within 12 months of the date of any decision on the application, and then payment of an appropriate contribution, if the scheme were to found capable of financially supporting these features.

Revised Recommendation

A. Subject to the applicant first entering into a Section 106 agreement by 28th August 2018 to secure a review mechanism of the scheme's ability to make a policy compliant contribution to public open space, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution and the provision of such affordable housing if found financially viable, PERMIT the application subject to conditions relating to the following matters:-

1. Standard Time limit for commencement of development
2. Approved Plans

3. Secure weatherproof cycle parking for 8 cycles
4. Construction hours
5. Design measures to secure internal noise levels

B. Should the matters referred to above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such an obligation there would not be an appropriate review mechanism to allow for changed financial circumstance, and, in such circumstances, the potential provision of policy compliant financial contribution towards public open space.