

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
17th July 2018

Agenda item 9

Application Ref. 18/00183/FUL

The Orme Centre, Orme Road, Newcastle-under-Lyme

Since the publication of the main agenda report, the draft report of the independent valuer (the District Valuer) referred to in paragraph 5.8 of the agenda report has been received. The draft report concludes that a policy compliant scheme is viable here – on the basis that his calculated “residual land value” of the current scheme is greater than that of the previous scheme which the author advises is the appropriate benchmark against which to determine viability.

Officer Response

It is normal practice to give an applicant the opportunity to comment upon a viability appraisal. This has not been possible here (the report being received only on Monday 16th) and it is considered appropriate to ask the Committee to defer its decision on the 17th to allow additional time both for the applicant to respond to the draft, for the District Valuer to consider any such response, and your officers to consider the appropriate recommendation. Initial indications are that there a number of points upon which the District Valuer and the applicant disagree. It may perhaps be that upon the provision of additional information the District Valuer may wish to reconsider his position on at least some points. The matter requires further consideration and the exchange of information

Revised Recommendation

A decision on this application should be deferred to allow additional time for discussions about the viability of the scheme to be concluded such that that the Committee can be appropriately advised by officers