

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
14th August 2018

Agenda item 6

Application ref : 18/00183/FUL

Former Orme Centre, Orme Road, Newcastle

At the time of writing it has not been possible to yet give the District Valuer further instructions in this case due to delays on your Officer's side and thus to give the District Valuer an opportunity to review further information and case provided by the applicant so providing the District Valuer with an opportunity to consider whether he wishes to maintain the position set out in his draft appraisal report or to amend that report. The applicant has provided reasons in some detail as to why he considers the methodology underpinning the District Valuer's report is mistaken but the District Valuer has not yet been provided with an opportunity to respond to those concerns, and this is considered appropriate. In coming to a recommendation your Officer will also need to take into account new national planning practice guidance on Viability which appears on initial reading to be particularly relevant to this case.

In the circumstances your Officer is not yet in a position to advise the Committee with sufficient confidence as to the financial viability of the scheme that is the subject of the application, and its ability or otherwise to make policy compliant contributions. Accordingly your Officer recommends to the Committee that it defer its decision upon this application. There is a reasonable expectation that by the time of the next meeting on the 11th September such advice should be able to be given, provided the applicant continues to cooperate with the Council as it seeks advice from the District Valuer. Members may wish to note that the applicant has already agreed to extend the statutory period to the 21st September so the application would still be capable of being determined "in time" if it were to be determined by the 11th September Planning Committee (albeit if the Committee do accept the applicant's position there would still be a need for a new Section 106 agreement that might not be able to be completed by the 21st September, and the applicant's agreement to a further extension of time would be required). It is expected such agreement would be likely to be forthcoming in that scenario.

Revised recommendation – that a decision on this application be again deferred to enable your Officer to obtain and consider a final report from the District Valuer on the financial ability or otherwise of the scheme to make policy compliant contributions, and to then advise the committee of the position in the light of such a report

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