

## **PLANNING APPLICATIONS COMMITTEE**

**1<sup>st</sup> July 2014**

### **ADDENDUM**

Item:

1. AMEND letters of objection to read:  
Letters from 15 Langdale Drive and 242 Weddington Road.
2. ADD to neighbours notified:  
15 Kings Meadow
3. AMEND Recommendation to:

On completion of a Section 106 agreement relating to a financial contribution towards the provision and maintenance of open space and play facilities in the area and a financial contribution towards library provision, the Head of Development Control be given delegated authority to grant planning permission.

ADD to Consultation Representations:  
NBBC Land and Property Manager

1. Comment as follows:
  - a. Requested financial contributions towards the provision and maintenance of open space and play facilities, library provision and education facilities and provision total £92,353.
  - b. Agent's initial viability assessment has been revised to take account of Council's suggested figures.
  - c. The Council's own assessment indicates a net developer's profit of 10% if no developer contributions are required and this figure is the minimum amount that is required to make the development viable.
  - d. Viability assessments therefore show that requiring all of the requested financial contributions (totalling £92,353) would make the scheme unviable.
  - e. Acknowledge site is difficult to develop given the steepness and presence of a watercourse to the western boundary.
  - f. Suggest scheme could accommodate some of the requested contributions but not all of them.
5. AMEND recommendation  
The period of consultation expires on 22<sup>nd</sup> July 2014. Subject to no new issues being raised at the end of this period, the Head of Development Control be given delegated authority to grant planning permission.

ADD:

Neighbours Notified

1-14 (Inc) Leaf Walk, 39, 40-48 (even) Beechwood Road

AMEND Condition 2 in part to read as follows:

C-H35902-Elevations	C-H35915-101-01 28th April 2014
C-H35902-Floor plans	C-H35915-101-02 28th April 2014
D-H24743-Elevations	D-H24743-101-01 28th April 2014
D-H24743-Floor plans	D-H24743-101-02 28th April 2014

6. Amend applicant to read:  
Applicant: Mr James