

## Planning Applications Committee: 11 August 2016

### Updates to reports

#### **Application 15/01928/F, St Peter's Methodist Church, Park Lane Item 4(a) Page 15**

##### Further representation (relating to viability):

- A letter of objection has been received from Magma Properties Limited stating the opinion that the viability assessment for affordable housing summarised in the report is incorrect. The letter goes on to estimate the value and cost of the development and concludes that the proposed extension and reduced S106 [affordable housing commuted sum] are unjustified.
- An additional letter from Councillor Boswell references the letter above and highlights the discrepancies between the conclusions of Magma Properties Limited and those of the District Valuer Services (DVS), which are summarised under Main Issue 5 of the committee report. Councillor Boswell suggests that the Chair of the committee should defer the item to allow public witnesses and planning members, the time needed to inspect the results of the viability assessment to understand both sides of the argument.

##### Response:

- The viability assessment has been produced by the applicant and reviewed independently by the DVS, who have produced a report which analyses the viability information and concludes that the maximum reasonable amount of affordable housing that can be provided is 3 units or a commuted sum of £84,107. The report produced by the DVS has been further reviewed by the council's senior housing development officer who considers that their advice is sound. As such the recommendations of the committee report with regard to affordable housing viability are considered reasonable.
- The assessment submitted by Magma Properties Limited uses estimated figures that differ substantially from those used by the applicant and the DVS. For example, the Magma Properties assessment assumes significantly higher sales values and significantly lower costs. In doing so the, the estimated developer's profit (and therefore scope to provide more affordable housing) is much higher than that cited in the applicant's assessment, and the conclusions of the DVS.
- The council has no reason to believe that the recommendations of the DVS report are not accurate and it is not therefore considered necessary to defer the application on grounds that time should be made available for members to view the assessment. However, if members take a different view, the application could be deferred to enable a redacted version of the applicants viability assessment and DVS report to be made available for members and members of the public to view.

Further representation (all other issues):

- Nine other letters of objection have been received but the issues raised are already addressed in the committee report.

Correction in report:

- Para.116.Whilst the majority of units do satisfy national space standards and provide generously sized living units, three units in the Church Hall building fall short of satisfying national spaces standard. Two of these units fall only marginally short by 2 sq.metres and the remaining unit (CH10), falls short by 7 sq.metres. Given that this shortfall applies to only three units and that the majority of units in the development satisfy space standards, the scheme is considered to offer a satisfactory standard of amenity to future occupants.

Revised Plan:

- Following the identification of an error with the plan, the proposed elevation drawing for the Boys Brigade Building has been amended (6079 132 Rev.C). The plan has been attached to the case and included within the presentation to be shown at planning committee. Recommendation is unchanged.
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