

From: Withers, Simon
Sent: 04 December 2014 14:07
To: Wilcox, Brian (Cllr)
Cc: Nenadich, Nick (Cllr)
Subject: FW: Redirection Meeting - P142934/F - Elmhurst Care Home, Venns Lane

Dear Cllr Wilcox,

Further to your redirection request, please see below the outcome of the redirection meeting held earlier today. Your request is essentially on hold until the outcome of further negotiations in relation to neighbours has been established and also to consider scheme viability.

I have met with Cllr Nenadich separately and so copy him in for completeness.

The applicant will be meeting again with Mr and Mrs Strong to discuss possible revisions to the proposal and as such it seems likely that there will be a further round of consultation and it may take some time to review the viability appraisal but I will keep you both informed as this develops.

Yours sincerely

Simon Withers

Development Manager | Development Management

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From: Willimont, Marc
Sent: 04 December 2014 13:43
To: Withers, Simon
Cc: Cutter, Phillip (Cllr)
Subject: Redirection Meeting - P142934/F - Elmhurst Care Home, Venns Lane

Simon,

Further to our meeting with Cllr Cutter, I confirm that we decided not to make a decision at this point as I understood there to be two unresolved matters that still may have an influence on this application and re-direction request:

- Potential negotiation between developer and objectors about a possible land swap offer that might lead to objections being withdrawn,
- Receipt of an independent assessment on the business case for the new block in relation to the existing business and the unbuilt development already benefiting from consent. This would have to be reviewed, probably by our District Valuer.

Once the outcome from the above is known, I shall meet with Cllr Cutter again and review this re-direction request.

However I reaffirm that, in accordance with our constitution, the areas that I would need to be convinced on are:

4.8.4.5 (a) the application raises unusual or sensitive planning issues which would benefit from the consideration of the Committee – from our discussion today this did not appear to be the case.

4.8.4.5 (b) that the application has attracted an unusually high level of public interest. The 5 currently received would not normally constitute this in a city community. Likewise all 5 are objecting which concurs with a probable officer determination, meaning referral to committee in the public's interest would potentially waste committee time.

Additionally, I must consider 4.8.8.1 (b) of the constitution which states that a redirection should not be made where there is more likelihood of a grant of planning permission if the application is referred to the Committee for a decision.

I hope this confirms our meeting and look forward to the outcome of bullet points 1 and 2 above.

Marc

Marc Willimont

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