

**Tabled Update - 19/501921/FULL – Land at Belgrave Road, Halfway (Planning Working Group)**

As Members will be aware, the applicant is now proposing that the site could be accessed by construction traffic using an existing farm track that connects the western side of the application site to Queenborough Road, immediately to the west of the group of buildings at Neats Court Farm. The applicant is also proposing a construction compound adjoining the western side of the application site.

Such minor works to the farm track as required to allow it to serve this purpose, and the provision of the construction compound, could be carried out as permitted development, under Class A, Part 4 of Schedule 2 of the General Permitted Development Order.

The use of this route for construction vehicles could be secured under condition (11) as set out in the report to the November Committee, though it would need to be amended to include full details of the construction compound, including its siting. There would also need to be a requirement that the construction route was returned to its existing state following completion of the works.

Members should note, however, that even once the applicant has agreed the route for construction traffic, this would not provide the Council with an enforceable mechanism for dealing with any construction vehicles that might drive to the site via Belgrave Road instead.

FIVE further representations have been received from 3rd parties since the writing of the Committee report, the majority of the points raised have already been considered in the committee report. However, there is a fresh issue raised which relates to the marketing of the proposed properties on an online platform. Members should note that marketing of the properties, regardless of the fact that they do not benefit from planning permission, is not a material planning consideration and as such no weight should be given to this.

In conclusion, the proposed development is in compliance with the Local Plan allocation for this site, providing 153 dwellings. There have been no unacceptable impacts identified and as such I am of the view that planning permission should be granted.

JW – 3/12/2019