



EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

Date: Wednesday 20 January 2016

Time: 18.30 – 20.18

PRESENT: David Lock (Chairman)
Katie Perrior (Vice-Chairman)
Councillor D E Hunnisett
Councillor R Theobald
Councillor M Balfour
Chris Hall
Penny Marsh

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Louise Hardy.

2. DECLARATIONS OF INTEREST

Cllr Balfour (representative from Kent County Council) has declared connections to Kent County Council Officers.

Cllr Theobald (representative from Gravesham Borough Council) has declared connections to Gravesham Borough Council Officers.

3. URGENT ITEMS

There were no urgent items.

4. RECORD OF MEETING

The minutes from the Planning Committee Meeting held on 21 October 2015 were approved.

5. DA/15/01218/ECREM

Persimmon, Part Phase 2, Castle Hill, Eastern Quarry

The Committee considered a report on an application relating to the submission of reserved matters pursuant to conditions 2 & 25 of planning permission DA/12/10451/EQVAR for the erection of 170 two, three and four bedroom market dwellings together with details relating to noise and fibre-optic connections.

The Committee considered and discussed the application, expressing worries over the lack of parking available, in particular for vans. Whilst understanding that the site had a number of limitations with regards to vehicular access, it was conveyed that the volume of van spaces would not be accepted on future developments. There were also questions over the proportion of dwellings that do not meet National Space Standards and the lack of homes built to a lifetime homes standard. All members appreciated that the developers are faced with a number of constraints on the site and so have made compromises but will not accept such poor quality in the future. It was made clear by all members that Ebbsfleet Garden City is a “flagship development” and will only accept the highest quality design on all future applications.

DECISION

Application DA/12/01218/ECREM is approved subject to conditions set out in the report.

6. DA/15/01229/ECREM

Circle Homes, Part Phase 2, Castle Hill, Eastern Quarry

The Committee considered a report on an application relating to the submission of reserved matters pursuant to conditions 2 of planning permission DA/12/01451/EQVAR for the application for erection of 125 dwellings (comprising 60 houses and 65 flats), access, layout, appearance, landscaping and scale including the part discharge of condition 25 and full discharge of condition 28.

The Committee considered and discussed the application, noting a lack of homes built to the lifetime homes standards and a lack of van parking spaces provided. It was requested that the application be subject to an informative, to clarify the requirement for Lifetime Homes Standard housing across the wider Eastern Quarry site. There was a discussion about the controls on satellite dishes and clarification from the officer that none can be installed without permission from the Local Planning Authority.

DECISION

Application DA/15/01229/ECREM is approved subject to conditions set out in the report and an informative clarifying the required amount of housing to be built to accord with the lifetime homes standard across Eastern Quarry.

7. DA/15/01001/ECREM

Northfleet West Grid Sub Station, Southfleet Road, Swanscombe, Kent

The Committee considered a report on an application relating to the submission of reserved matters of siting, design, external appearance and landscaping pursuant to conditions 2, 19, 20, 21, 22, 26 and 42 of outline planning permission DA/05/00308/OUT for phase 1 development of 180 residential units.



The Committee was addressed by Mr Banfield from Redrow Homes who spoke in support of the application.

The Committee queried some of the responses made to the application by Utility Companies, however, it was clarified by the officer that there are no outstanding objections raised by these companies to the application. The Committee raised a question over the number of parking spaces, it was explained that there is an over provision of parking on the site through the delivery of on-plot parking. Concerns were raised over whether the developer had achieved their mission statement of delivering a distinctive, high quality development at Ebbsfleet, as the design of the housing appears to be generic.

DECISION

Application DA/15/01001/ECREM is approved subject to conditions set out in the report and the supplementary agenda.

ITEMS FOR INFORMATION IN PUBLIC

8. Decisions taken under delegated powers

Members received, for information, a report on the decisions taken by Officers under delegated powers since 21 October 2015.

RESOLVED

That the report be noted.

The following officers were in attendance at the meeting:

Ms Tracey Coleman – Chief Planning Officer
Mr Mark Pullin – Strategic Planning Manager
Mr Nick Lloyd-Davies – Planning Officer (Major Projects)
Mr Paul Roberts – Interim Principal Planning Officer
Miss Hannah Coster – Planning Committee Secretary
Mr Haroon Khan – Legal Advisor