

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

Date: Wednesday 21 September 2016

Time: 18.30 – 19:17

PRESENT: David Lock (Chairman)
David Holt (Acting Vice-Chairman)
Councillor D E Hunnisett
Councillor R Theobald
Rev. Penny Marsh

1. APOLOGIES FOR ABSENCE

The Chairman announced that Cllr Matthew Balfour and Chris Hall were unable to attend. The Chairman also announced that Katie Perrior has resigned from her position as a member of the planning committee, as she has accepted the position of Head of Communications based at 10 Downing Street. In the Interim period David Holt, Vice Chairman of the Board and Bob Lane, Board Member have agreed to share the responsibility of Acting Vice Chairman.

2. DECLARATIONS OF INTEREST

The chairman reported that David Holt wished to declare that he is a board member for the Planning Inspectorate in Bristol.

3. URGENT ITEMS

The Chairman reported there were no urgent items to consider.

4. RECORD OF MEETING

The minutes from the Planning Committee Meeting held on 16 March 2016 were approved.

5. EDC/16/0045

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

The Committee was advised that due to the withdrawal of the variation of condition 17 by the applicant, the matter could be dealt with by delegated powers, therefore the item was withdrawn from the agenda. This was moved and seconded by Committee Members.

6. EDC/16/0071

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

The Committee considered a report on an application relating to the erection of a standalone two storey office development comprising 1,093 sq. m Use Class B1a Floor Space and 50 car parking spaces with associated landscaping and public realm enhancements. The officer outlined the proposal and explained that the building will be used as the regional headquarters by Redrow. The design of the windows was raised in observation, and a request for an informative to be added was made by Committee Members to ensure there is a liaison between management and the best use of parking will be utilised.

Application EDC/16/0071 is approved subject to conditions set out in the report together with the additional informative.

7. EDC/16/0079

Eastern Quarry, Swanscombe - LDO Site B Proposal

The Committee considered an application for Prior notification for residential development for 69 dwellings, together with associated access, car parking, landscaping, infrastructure and earthworks. The application is for land subject to a Local Development Order (LDO) which grants planning permission for the type of development specified in the order, and by doing so removes the need for a planning application. As the principal of development has already been agreed in 2014 by Dartford Borough Council, the prior notification is to ensure compliance and is not an assessment of the merits of the application, since the principal of development has already been considered in the serving of the LDO. 28 days after the prior notification has been served this would be deemed consent. There was concern raised by Committee members over the amount of available parking, and the EDC confirmed that the LDO has its own parking strategy, previously approved by Dartford Borough Council prior to any EDC involvement and therefore any concerns regarding parking would be out of the EDC's control.

Application EDC/16/0079 is agreed subject to the Informatives set out in the officer report and details in the supplementary information relating to the amended plans.

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 March 2016.

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
Miss Caroline Barker – Principal Planning Delivery Officer
Miss Claire Smith – Planning Committee Secretary
Miss Anastasia Bernard – Senior Planning Officer
Mr Andrew Thomas – Legal Advisor