

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

Date: Wednesday 18 January 2017

Time: 18.00 – 19:53

PRESENT: David Lock (Chairman)
Michael Cassidy (Chairman)
Bob Lane (Acting Vice-Chairman)
Councillor D E Hunnisett
Councillor R Theobald
Chris Hall
Rev. Penny Marsh

1. APOLOGIES FOR ABSENCE

The Chairman announced that Cllr Matthew Balfour was unable to attend and had no acting substitute.

2. DECLARATIONS OF INTEREST

The chairman, David Lock, advised that the first planning application to be considered (reference EDC/16/0004 – Northfleet Embankment West) would be chaired by Michael Cassidy (Chairman of the Ebbsfleet Development Corporation Board) as David Lock Associates are acting as the planning agent for that application, and therefore represents a conflict of interest. David Lock would leave the room for this part of the meeting then resume and chair the remaining agenda items.

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 November 2016 were approved, and it was noted that points raised regarding the deferred Redrow planning application EDC/16/0083 had been resolved. It was advised that, following the committee meeting, officers engaged with Redrow and revised plans were submitted relocating parking on the western side into a layby and provision of 8no. additional spaces on the site. Revised plans were subject to further consultation but no additional responses were received. The decision will be issued as soon as possible.

5. EDC/16/0004

Land at Former Cement Works, The Shore, Northfleet, Kent

The Committee considered an application relating to an outline application with all matters reserved for up to 532 residential dwellings, up to 46,000sq m employment floor space with mixed use, a mixed use neighbourhood centre adjacent to the existing Hive local centre to provide up to 850sq m floor space, a community centre and some additional retail units, up to 500sq m of food and drink uses including pubs and cafes on the riverfront, providing a network of at least 3.5 hectares of open space, incorporating an east to west Fastrack route through the site and a new pedestrian footbridge linking the site to the nearby primary school. The Officer presented the application.

Points were raised by members relating to the import of material for land raising, provision of affordable housing, providing river views, support for maintaining parking standards and schooling provision. It was noted the development would support a local youth centre and provision of support for the elderly through funding outreach services. Access points were discussed and noise issues were raised in support of local businesses. The Officer spoke in response.

Representations were made by Mr Conrad Broadley in support of the scheme, in particular the heritage park, but sought to ensure development provides access to the River and does not prejudice aspirations to restore Northfleet Harbour. Mr Phil Cosey (agent for the application) spoke in response to Mr Broadley.

Application EDC/16/0004 is approved subject to:

- (i) Imposition of the planning conditions and informatives set out in Appendix 1 of the main report (including amendment to condition 9(b) set out in the supplementary report) with delegated authority to the Chief Planning Officer to make minor changes to the wording; and**
- (ii) Completion of a s.106 Agreement in substantial accordance with the draft schedule of Heads of Terms included in Appendix 2 of the main report within 3 months of the date of the EDC planning committee resolution.**

6. EDC/16/0117

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

The Committee considered an application relating to the submission of reserved matters pursuant to conditions 2, 19, 21, 26 and 35 of outline planning permission DA/05/00308/OUT. The Officer presented the application and explained that the conditions related to details of siting, design, external appearance and landscaping.

Representations were made by Jenny Hill (agent for the application) and noted details

regarding the children's play area, design and lighting and noted the parking requirements, having managed to justify an exception to the Dartford parking standards.

Points were raised by Members regarding comments by KCC Archaeology and landscaping including tree species, and requirement to improve quality of materials used, particularly roof tiles. It was recognised that the supporting documents set out a satisfactory case for the parking levels proposed. It was noted that the implementation of the children's play area would be an asset.

Application EDC/16/0117 is approved subject to conditions and informatives set out in the main report and amended conditions and informatives set out in the supplementary report (with delegated authority to the Chief Planning Officer to make minor changes to the wording) and subject to the matters listed in the main report being decided.

7. EDC/16/0088

Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet, Kent

The Committee considered an application for reserved matters seeking approval to amend part of the existing approved Phase 1B of Springhead Park, comprising plot numbers 119-140. The application proposes 13 houses and 10 apartments in place of the existing approved scheme for 13 houses and 9 apartments. The proposals include design amendments to the 13 houses, plots 119-122 and 132-140 of the existing approved scheme, and an additional apartment, plot 140A.

Points were raised by Members that there were improvements to the previous scheme and they fully supported the revisions made.

Application EDC/16/0088 is approved subject to the conditions and informatives set out in the main report, with delegated authority to the Chief Planning Officer to make minor changes to the wording.

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 from 01 November 2016 – 31 December 2016.

RESOLVED

That the report be noted.

The following officers were in attendance at the meeting:

Mr Mark Pullin – Acting Chief Planning Officer
Mr Michael Jessop – Principal Planning Delivery Officer
Miss Anastasia Bernard – Senior Planning Officer
Mr Michael Fishpool – Planning Officer
Miss Claire Smith – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor