

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

Date: Wednesday 17 May 2017

Time: 18.00 – 19:06

PRESENT: David Lock (Chairman)
Bob Lane (Acting Vice-Chairman)
Councillor H Craske
Chris Hall
Rev. Penny Marsh
Councillor M Balfour
Councillor D E Hunnisett

1. APOLOGIES FOR ABSENCE

Louise Hardy was unfortunately unable to attend, therefore Bob Lane attended in her place. Cllr Craske attended as substitute for Cllr Theobald

2. DECLARATIONS OF INTEREST

The Chairman reported there were no declarations of interest.

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 19 April 2017 were approved.

5. EDC/17/0022

Northfleet Embankment East (Employment Site), Crete Hall Road, Northfleet, Kent

The Committee considered an outline planning application for up to 21,500m employment floor space comprising mixed use offices and retail space. The officer presented the application and explained that the Committee were being asked to consider the principles of development including vehicular access.

Points were raised by members regarding the footpath along the eastern boundary and it was explained by the officer that would be considered within the application for the

residential led scheme to the east. Members enquired about the Parameters plan, and requested grey areas on the plan to contain a key showing the strategic landscaping. Members also highlighted the fundamental key element of fastrack, essential archaeological and heritage investigations and the key factor of good design. The officer responded raising condition 10 and the need for implementation of an archaeological evaluation, and condition 5 in accordance with parameter plans and illustrative masterplan and principles of quality that are contained within the design and access statement, with details in condition 8 which incorporate a landscaping strategy. It was agreed that an informative could be put in place and future reserved matters relating to these points be brought to future committee dates to be overseen by the Committee.

Mark Pullin also spoke in response to those questions raised by Members regarding Fastrack.

Application EDC/17/0022 is approved subject to the conditions and heads of terms as set out in the papers with delegated authority to the Chief Planning Officer to make minor changes to the wording; and any further reserved matters relating to this outline application to be considered by Committee.

6. EDC/17/0025

(South Eastern Lake Edge) Eastern Quarry, Watling Street, Swanscombe, Kent

The Committee considered an application relating to the submission of reserved matters, pursuant to outline application 12/01451/EQVAR. The Officer presented the application and explained that the conditions related to details of access, appearance, landscaping, layout and scale for proposed development of 138 units.

Members discussed the roof scape of the development and the appearance of the scheme when viewed from surrounding higher ground, there was disappointment that the visual material did not show this information. Queries were also raised with regards the parts of the scheme where roads are to be adopted by Kent County Council. Members also highlighted the possible areas of improvements to the design, which the officer noted. The officer responded explaining cross section drawings have been submitted with the application which should give a clear view of the roof forms. Members views were mixed, as it was noted that the street scene was disappointing, however it was also acknowledged that there were improvements on previous schemes and the attractive wetlands edge design was supported. Members noted that red tarmac used within the scheme to show the areas adopted by Kent County Council could be problematic in future maintenance issues. The officer responded and explained that most standards have been met therefore no further amendments would be expected, but further phases would be brought in by the developer so these points

can be conveyed when considering later development.

Application EDC/17/0025 is approved subject to 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

7. Decisions taken under delegated powers

Members received, for information, a report on the decisions taken by Officers under delegated powers from 01 April 2017 – 30 April 2017.

RESOLVED

That the report be noted.

The following officers were in attendance at the meeting:

Mr Mark Pullin – Chief Planning Officer
Miss Caroline Barker – Principal Planning Delivery Officer
Mr Michael Jessop – Principal Planning Delivery Officer
Miss Claire Smith – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor