

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

Date: Monday 25 September 2017

Time: 18.00 – 19:57

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

1. APOLOGIES FOR ABSENCE

No Apologies.

2. DECLARATIONS OF INTEREST

Councillor Balfour declared himself a Kent County Council cabinet member for transport. The Chairman, David Lock also welcomed the new Committee Secretary Jennine Andrew.

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 August 2017 were approved.

5. EDC/17/0038

Northfleet Embankment East, Crete Hall Road, Northfleet, Kent

The Committee considered an application relating to the submission of a Hybrid planning application for the erection of 598 residential dwellings including affordable housing with associated works, and provision of a two form entry primary school. The Officer presented the application.

Three members of the public spoke against the application. Martin Johansen representing Stema raised issues relating to hours of operation, environmental noise and dust, and possible future neighbour complaints. Bilal Hanson from Gravesend Futures raised issues regarding the historic buildings, where Councillor Broadley also raised issues relating to historical assets including the covered grade 2 Bear Pitt, the Rosherville Gardens, cliff top entrance, WW2 tunnels and the proposed demolition of the rear of the Henley Building.

Members asked a variety of questions about these issues to each speaker, who went onto respond.

Ben Bailey and Andrew Wilford, representations of Keepmoat, spoke in favour of the application responding to comments made by the previous speakers.

Points were raised by members regarding the report made on the Bear Pitt by the archaeology expert used by the EDC, Wessex Archaeology, who expressed concerns about opening up the asset, and the cost to restore and maintain the asset. Members also raised points on the demolition of the rear and the workable use of the Henley Building, along with the overall community use. The Chairman mentioned the tunnels and the access to these via the staircase down the cliff face; members noted the contribution offered by the developer to the EDC to explore the options of access to this in the future. The Chairman also raised issues regarding the Pier and Wharf archway and voiced concerns regarding the maintenance of this area. Other areas of concern included the environmental problems raised by the Stema site, the lack of private space for residents in Block A, general amenity areas and the use of mechanical ventilation.

The Officer spoke in response to members questions.

Chief Planning Officer, Mark Pullin, asked the Committee to consider the application on its own merit remembering that the surrounding site did not form part of this application and therefore was out of the control of the applicants.

Committee Members then took a vote due to a split decision. The final vote showed four Members in favour, one Member against and two Members abstained from the vote.

ITEMS FOR INFORMATION IN PUBLIC

6. Decisions taken under delegated powers

Members received, for information, a report on the decisions taken by Officers under delegated powers from 01 August 2017 – 31 August 2017.

RESOLVED

That the report be noted.

The following officers were in attendance at the meeting:

Mr Mark Pullin – Chief Planning Officer
Mr Michael Jessop – Principal Planning Delivery Officer
Miss Claire Smith – Development Monitoring Officer
Mrs Jennine Andrew – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor