

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

**SUBJECT TO APPROVAL AS AN ACCURATE RECORD AT THE NEXT MEETING OF  
THE COMMITTEE**

Date: Wednesday 18 April 2018

Time: 18.00 – 18:59

**PRESENT:** Sandra Fryer (Chairman)  
Bob Lane (Vice-Chairman)  
Chris Hall  
Rev. Penny Marsh  
Councillor M Payne  
Councillor D E Hunnisett  
Councillor R Theobald

**1. APOLOGIES FOR ABSENCE**

David Lock was unable to attend; therefore, Sandra Fryer chaired the meeting.

**2. DECLARATIONS OF INTEREST**

The Chairman reported that 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 24 January 2018 were approved.

## **5. EDC/17/0135**

### **Former Northfleet West Substation Site, Southfleet Road, Swanscombe, Kent**

The Committee considered an application relating to the submission of a reserved matters application for the erection of 205 residential units (C3) and including details of streets, buildings and structures, materials, open space, landscaping, car parking, noise and drainage.

The Officer presented the application and drew members' attention to the supplementary agenda, to note the additional comments and conditions from Kent County Council following the submission of additional drainage details, the amendments to paragraphs 7.6, 7.23, 7.44 within the Officer's report, and the number of revised drawings and documents submitted by the applicant to address errors and officer comments.

One member of the public spoke against the application in relation to van parking. Ashley Johnson representing Bean Residents Association raised issues on van parking, and findings from their recent parking survey carried out in January 2018.

Roland Brass from GL Hearn and Brendan Weaver from WSP, spoke on behalf of the applicant in favour of the application and responded to comments made by the previous speaker. A counter argument was made in relation to the van parking surveys carried out by WSP, the number of parking allocated for the scheme and guidance within Dartford Borough Councils parking standards. Mr Brass also highlighted various key elements of the proposal.

Points were raised by members regarding the Parking Standards and on the importance of understanding the future demand for parking as well as the current need. Members also raised points on the maintenance of the noise attenuation fence situated on the A2 at the western and southern boundaries to the site, and the play facilities & open space available within the development.

Points of clarification were sought by members on the number of allocated parking spaces provided for the affordable homes, and the overall delivery of affordable housing numbers at Ebbsfleet Green due to the shortfall of 20 affordable homes within phase 3. Members also raised concerns on the integration and distribution of affordable homes within the scheme. The officer responded explaining that the affordable housing provision is secured by way of condition within the outline planning permission and the

applicants have a requirement to meet the condition and the overall quantum of affordable homes.

Members commended the application on the available cycle stores, environmental energy management measures, and the officer on pushing the design quality of the development, however members raised concerns on the overall designs of the house types. Although house design types were previously approved in earlier phases of the scheme, members wanted their disappointment noted on the continuous lack of imagination in terms of housing design quality, and are keen to see more variety and contemporary designs as the scheme goes forward, along with future schemes for the Garden City.

Mark Pullin, Chief Planning Officer, also spoke in response to those questions raised by Members regarding Affordable Housing, and assured members that this is the first phase within the scheme to have a shortfall, and that the distribution and overall number of Affordable Housing in the remaining 2 phases of the scheme will be monitored.

**Application EDC/17/0135 is approved subject to the conditions set out in the main report (including updates provided in the supplementary report) and completion of a Unilateral Undertaking, with delegated authority to the Chief Planning Officer to make minor changes to the wording.**

## **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 January 2018 – 31 March 2018.

#### **RESOLVED**

**That the report be noted.**

### **7. Planning Activity Report**

Members were presented by the Chief Planning Officer, a Planning Activity Report which shows the Planning department's statistics comparable to National indicators for the last quarter and the year. It was reported that planning are exceeding their targets for the quarter and for the year.

**RESOLVED**

**That the report be noted. Members also wanted to congratulate the team on their overall performance for the year.**

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**The following officers were in attendance at the meeting:**

Mr Mark Pullin – Chief Planning Officer  
Miss Anastasia Bernard – Senior Planning Officer  
Mrs Jennine Andrew – Planning Committee Secretary  
Mr Tim Sharp – Legal Advisor