

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 20 June 2018

Time: 18.08 – 19:07

PRESENT: David Lock (Chairman)
Sandra Fryer (Vice-Chairman)
Chris Hall
Rev. Penny Marsh
Councillor D E Hunnisett
Councillor R Theobald

1. APOLOGIES FOR ABSENCE

The Chairman apologised for the Committee starting eight minutes late, which was due to a pre-meeting overrunning.

Councillor Michael Payne was unable to attend.

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 18 April 2018 were approved.

5. EDC/17/0155

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

The Chairman informed the committee that there were no public speakers for this application.

The Committee considered an application relating to the submission of a condition discharge application for the approval of the revised Quarter Masterplan for Springhead Quarter.

Points were raised by committee members regarding the Community Car Park being relocated 300 to 400 metres from the Eastgate Community Centre and the potential overflow of parking due to the increased use of the centre and school traffic at peak periods. Points of clarification were also sought by members on the overall management of the car park and the dual use of the school facilities & car park for the local community.

The officer confirmed that the applicant intends for Eastgate to manage the car park and that a condition is recommended to ensure a Car Park Management Plan is approved by EDC. This plan will outline the requirements for the use of the parking area. There is also an expectation within the planning permission for the school that the school provider explores the use of the school parking area by other community uses. This will be outlined in their parking management plan.

Points of clarification were sought by members on the link road to the station and the traffic calming measures to be put in place. Points of concern were also raised by members on the odour impact to the site caused by the Wastewater Treatment works. Queries were also raised on the delivery of the Health Centre and the Employment floorspace which are now both identified as being elsewhere within Ebbsfleet Central.

Mark Pullin, Chief Planning Officer, spoke in response to those questions raised by Members regarding the Health Centre, odour issues and the commercial development. The Chief Planning Officer gave committee an update on the Healthy New Towns Programme where EDC are currently working with the CCG for Dartford, Gravesham and Swanley to secure a health hub in the central area. The Chief Planning Officer also assured members that EDC have a utilities project looking at wastewater and is working with Southern Water for an appropriate provision across the Garden City. EDC are also liaising with the landowner around the constraints to the central area, which is a key part of the EDC vision, and key drive for board members.

Application EDC/17/0155 is approved subject to the informatives set out in the main report, with delegated authority to the Chief Planning Officer to make minor changes to the wording.

6. EDC/18/0009

Land West of Springhead Road (Springhead Park Phase 3), Springhead Road, Northfleet, Gravesend, Kent

The Chairman informed the committee that there were no public speakers for this application.

The Committee considered an application relating to the submission of a reserved matters application for the erection of 172 dwellings, linear park phase 2, allotments, and community car park.

The Officer presented the application and drew members' attention to the supplementary agenda which contained comments and discussions on public rights of ways and building for life.

Members thanked officers on the comprehensive report. Points of clarification were sought by members on the acoustic fence to the boundary of the site. Members raised concerns on the low number of accessible homes provided and disappointment that no disabled parking spaces had been allocated however noted that there is no requirement stated within the outline permission. The officer responded explaining that there is no Gravesham policy, which requires any accessible homes and that the outline permission was revised which removed the requirement from the outline provision.

Mark Pullin, Chief Planning Officer, also spoke in response to those questions raised by Members regarding accessible homes and disabled parking, and advised members that the EDC are working to old policies and permissions granted prior to the establishment of the EDC. Although a small number of lifetime homes have been provided the developer has gone over and above the requirement. The Chief Planning Officer assured members that the officers will continue to push the accessibility levels and the provision of wheelchair parking spaces through general negotiations, and will be addressed and looked into as part of the car parking management plan negotiations.

Application EDC/18/0009 is approved subject to the conditions and informatives set out in the main report and completion a Unilateral Undertaking, 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 January 2018 – 31 March 2018.

RESOLVED

That the report be noted.

The following officers were in attendance at the meeting:

Mr Mark Pullin – Chief Planning Officer
Mr Michael Fishpool – Planning Officer
Mr Michael Jessop – Principal Planning Delivery Officer
Mrs Jennine Andrew – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor