

<b>Title of Paper</b>	<b>Applications Determined Under Delegated Powers 1 June 2018 to 30 September 2018</b>
<b>Presented by</b>	<b>Mark Pullin, Chief Planning Officer</b>
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<b>Purpose of Paper and Executive Summary</b>	
This report is presented to planning committee informing members on planning applications determined under delegated powers during 1 June 2018 to 30 September 2018.	
<b>EDC Business Plan and KPIs</b>	Planning and delivery performance is one of the priority areas for the EDC in relation to the Business Plan which align with National Performance Requirements for the delivery of planning applications.
<b>Recommendation</b>	<b>FOR INFORMATION</b>  The Committee is invited to <b>NOTE</b> the information
<b>Annexes</b>	Not applicable
<b>Delegation</b>	Not applicable

## LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Period for Report: 1 June 2018 to 30 September 2018

### EASTERN QUARRY:

Application Reference: EDC/18/0031                      Decision Date: 22 June 2018

Location: Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Henley Camland

Proposal: Application for the part-approval of condition 34 (Parts 1, 2 & 3 only) of planning permission reference EDC/170048 relating to contaminated land in respect of a desk study, site investigation and site investigation report for the Western & Central Villages of Eastern Quarry (areas A and B as identified in the application only).

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/17/0125                      Decision Date: 11 July 2018

Location: Village Green, Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Land Securities (Eastern Quarry) Limited

Proposal: Application for approval of conditions 3, 4, 5, 6 and 7 attached to planning permission reference no. EDC/16/0097 relating to details of surface water drainage system, materials, details of lighting scheme, planting specification, and landscape details.

Ward: Greenhithe

Decision: Conditions Discharged

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Application Reference: EDC/17/0148                      Decision Date: 13 July 2018

Location: Parcel L – Land at Parcel 5 Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Clarion Housing Group

Proposal: Reserved matters application (details relating to success, appearance, landscaping, layout and scale) for the construction of 27 dwellings together with

associated landscaping and infrastructure and Broadband Action Plan, being pursuant to conditions 2, 25 & 30 of outline 12/01451/EQVAR.

Ward: Greenhithe

Decision: Approved Subject to Conditions

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Application Reference: EDC/18/0013

Decision Date: 20 July 2018

Location: Parcel A, Phase 2, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Taylor Wimpey UK Ltd.

Proposal: Application for a non-material amendment to Reserved Matters permission reference no. EDC/17/0025 to allow a change to the car parking layouts for Blocks A and B, materials for 6no. garages, landscaping and minor layout changes to the cycle store, road alignment, garages, the provision of a pedestrian access, and to allow substitution of relevant drawings.

Ward: Greenhithe

Decision: Approved Subject to Conditions

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Application Reference: EDC/18/0055

Decision Date: 20 July 2018

Location: 16 Forrest Shaw, Castle Hill, Ebbsfleet Valley, Kent

Applicant: Mr & Mrs Allen

Proposal: Erection of a white PVCu framed conservatory to rear.

Ward: Greenhithe

Decision: Approved Subject to Conditions

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Application Reference: EDC/17/0120

Decision Date: 24 July 2018

Location: Parcel A, Phase 2 Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Taylor Wimpey UK Ltd.

Proposal: Application for approval of conditions 3 and 4 attached to planning permission reference no. EDC/17/0025 relating to details of retaining walls to support the highway and surface water drainage system.

Ward: Greenhithe

Decision: Conditions Discharged

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Application Reference: EDC/17/0162

Decision Date: 24 July 2018

Location: Parcel A, Phase 2 Castle Hill, Eastern Quarry, Watling Street,  
Swanscombe, Kent

Applicant: Taylor Wimpey UK Ltd.

Proposal: Application for approval of conditions 5, 6 and 10 attached to planning permission reference no. EDC/17/0025 relating to details of materials, landscaping, and external lighting.

Ward: Greenhithe

Decision: Conditions Discharged

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Application Reference: EDC/18/0063

Decision Date: 31 July 2018

Location: Plot B 'The Triangle', Castle Hill, Eastern Quarry, Watling Street,  
Swanscombe, Kent

Applicant: Taylor Wimpey UK Ltd.

Proposal: Prior notification for residential development for 69 dwellings, together with associated access, car parking, landscaping, infrastructure and earthworks (alternative scheme to EDC/16/0079).

Ward: Greenhithe

Decision: Prior Notification Agreed

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Application Reference: EDC/17/0031

Decision Date: 1 August 2018

Location: Phase 3A, Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: BDW Kent

Proposal: Application for part approval of condition 4(i) attached to planning permission reference no. 15/01881/ECREM relating to external materials for external surfaces of the dwellings

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/18/0026

Decision Date: 23 August 2018

Location: 37 Cherry Orchard, Castle Hill, Ebbsfleet Valley, Kent

Applicant: Mr Steven Pease.

Proposal: Erection of a single storey extension to rear.

Ward: Greenhithe

Decision: Approved Subject to Conditions

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Application Reference: EDC/18/0043

Decision Date: 23 August 2018

Location: Village Green, Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Land Securities (Eastern Quarry) Limited.

Proposal: Application for approval of condition 8 attached to reserved matters planning permission reference no. EDC/16/0097 relating to details of a Management Strategy.

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/17/0150

Decision Date: 29 August 2018

Location: Western boundary of Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Land Securities (Eastern Quarry) Ltd.

Proposal: Reserved Matters application for the creation of the 'Central Green Zone North' together with associated landscaping details pursuant to Conditions 2 and 25 of extant outline planning permission.

Ward: Greenhithe

Decision: Approved Subject to Conditions.

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Application Reference: EDC/18/0074

Decision Date: 10 September 2018

Location: The Observatory, Southfleet Road, Swanscombe, Kent

Applicant: Eastern Quarry Ltd.

Proposal: Permanent change of use of building from Sui Generis Management & Marketing Use Class B1(a) Office and Management & marketing Use (Sui Generis), and the erection of a second floor extension to form additional office space, along with formation of 8 additional car parking spaces, associated landscaping and infrastructure.

Ward: Greenhithe

Decision: Approved Subject to Conditions

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**EBBSFLEET GREEN:**

Application Reference: EDC/18/0044

Decision Date: 12 June 2018

Location: Former Northfleet West Sub Station, Southfleet Road, Swanscombe, Kent

Applicant: Redrow Homes Ltd

Proposal: Application for approval of condition 32 attached to planning permission reference no. EDC/16/0045 relating to details of an interim landscape scheme for the school site.

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/16/0031

Decision Date: 13 June 2018

Location: Former Northfleet West Sub Station, Southfleet Road, Swanscombe, Kent

Applicant: Redrow Homes Ltd

Proposal: Application for approval of condition 5 attached to reserved matters planning permission reference no. EDC/17/0003 relating to a revised sustainability statement.

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/18/0054

Decision Date: 14 June 2018

Location: Former Northfleet West Sub Station, Southfleet Road, Swanscombe, Kent

Applicant: Redrow Homes Ltd

Proposal: Application for approval of condition 18 attached to outline planning permission reference no. EDC/16/0045 relating to an Affordable Housing Strategy for Phase 2A.

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/17/0102

Decision Date: 13 July 2018

Location: Former Northfleet West Sub Station, Southfleet Road, Swanscombe, Kent

Applicant: Redrow Homes Ltd

Proposal: Application for the variation of condition 2 in respect of landscape drawings (and subsequent amendment of condition 6) attached to planning permission reference no. EDC/17/0003 (Variation of planning permission reference no. 15/01001/ECREM for submission of reserved matters of siting, design, external appearance and landscaping pursuant to conditions 2, 19, 20, 21, 22, 26 and 43 of outline planning permission DA/05/00308/OUT for phase 1 development of 180 residential units including details of streets, buildings and structures, car parking areas, open spaces, materials, noise mitigation and drainage).

Ward: Greenhithe

Decision: Approved Subject to Conditions

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Application Reference: EDC/18/0089

Decision Date: 12 September 2018

Location: Former Northfleet West Sub Station, Southfleet Road, Swanscombe, Kent

Applicant: Redrow Homes Ltd

Proposal: Submission of a Marketing Strategy for the convenience retail floorspace on the Ebbsfleet Green Site.

Ward: Greenhithe

Decision: Approved

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**NORTHFLEET EAST:**

Application Reference: EDC/18/0102

Decision Date: 27 September 2018

Location: Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend, Kent

Applicant: Berkeley Modular Ltd

Proposal: Application for a non-material amendment to condition 13 of outline planning permission reference no. EDC/17/0123 to allow changes to the timescale for submission of the 'operational' phase Local Employment & Training Plan.

Ward: Northfleet North

Decision: Approved

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**SPRINGHEAD PARK:**

Application Reference: EDC/18/0008

Decision Date: 29 June 2018

Location: Land West of Springhead Road (Springhead Park Phase 2B), Springhead Road, Northfleet, Gravesend, Kent

Applicant: Countryside Properties (Springhead) Ltd

Proposal: Application for approval of conditions 5 attached to reserved matters planning permission reference no. EDC/17/0049 relating to submission of detail and samples of all external materials.

Ward: Northfleet South

Decision: Condition Discharged

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Application Reference: EDC/18/0064

Decision Date: 25 July 2018

Location: Eastgate, 141 Springhead Parkway, Northfleet, Gravesend, Kent

Applicant: Mrs Elizabeth Smallwood

Proposal: Application for variation of condition 1 attached to planning permission reference no. EDC/16/0010 (for retention of a temporary cabin unit to be used ancillary to the main community centre) to extend the time period of its retention to 31 July 2020.

Ward: Northfleet South

Decision: Approved Subject to Conditions



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Application Reference: EDC/17/0115

Decision Date: 8 August 2018

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

Applicant: Countryside Properties (Springhead) Ltd

Proposal: Application for part approval of condition H6 attached to planning permission reference no. 20150155 relating to hard surfacing material details for Phase 2B of Springhead Quarter only.

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/17/0160

Decision Date: 11 September 2018

Location: Land West of Springhead Road – Phase 2B, Springhead Road, Northfleet, Gravesend, Kent

Applicant: Countryside Properties (Springhead) Ltd.

Proposal: Application for approval of condition 8 attached to reserved matters planning permission reference no. EDC/17/0049 relating to external lighting.

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/18/0078

Decision Date: 26 September 2018

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

Applicant: Countryside Properties (Springhead) Ltd.

Proposal: Application for approval of condition 3 attached to planning permission reference no. EDC/18/0009 relating to an updated Construction Environment Management Plan (CEMP) to cover the earthworks phase of development.

Ward: Greenhithe

Decision: Condition Discharged

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## **SWANSCOMBE PENINSULA:**

Application Reference: EDC/18/0052

Decision Date: 9 July 2018

Location: Tunnels Under London Road and Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Limited (Thames Gateway) and East Horndon Developments Limited

Proposal: Infilling and complete sealing-up of two tunnels; one tunnel passing under London Road and one tunnel passing under Craylands Lane.

Ward: Greenhithe

Decision: Approved Subject to Conditions

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Application Reference: EDC/18/0061

Decision Date: 18 July 2018

Location: Land at London Road and Craylands Lane, Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Limited (Thames Gateway).

Proposal: Application pursuant to condition 7 of planning permission reference EDC/17/0146 relating to a reptile survey and reptile mitigation strategy.

Ward: Greenhithe

Decision: Condition Discharged

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Application Reference: EDC/18/0085

Decision Date: 28 September 2018

Location: Land at London Road and West of Craylands Lane, Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Limited (Thames Gateway) and East Horndon Developments Limited

Proposal: Formation of development platform and installation of rockfall meshing system.

Ward: Greenhithe

Decision: Approved Subject to Conditions

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