

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 17 October 2018

Time: 18.04 – 19:46

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

1. APOLOGIES FOR ABSENCE

The Chairman opened the meeting and noted there were no apologies for absence.

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 or other matters arising.

4. RECORD OF MEETING

The minutes from the Planning Committee Meeting held on 20 June 2018 were approved.

5. EDC/17/0107 & 6. EDC/18/0108 - Eastern Quarry , Watling Street, Swanscombe, Kent

EDC/17/0107 - The Committee considered an application relating to reserved matters for the construction of 332 dwellings and parking along with associated landscaping, infrastructure and earthworks.

EDC/18/0108 - The Committee considered an application relating to reserved matters for the construction of 163 dwellings and parking along with associated landscaping, infrastructure and earthworks.

The Chairman confirmed with the Committee that they had received and read the officer's reports prior to the meeting and advised that there was one public speaker for both applications: Kate Holland, Barton Willmore, agent for both developers.

The officer opened the presentation by explaining that both applications are located in Eastern Quarry and the two developers seeking permission are Taylor Wimpey for 332 dwellings and Clarion for 163 affordable housing dwellings. This is the final phase within the first village within Eastern Quarry, covering an area of 12 hectares combined. Both developers have held combined all meetings, worked with the same agents and designers. The area masterplan and location was highlighted to the Committee together with the following items: character areas, landmarks, housing design, parking, crime prevention, improvements, accessibility and compliance to national and local policy. There are conditions recommended to be attached to both applications to ensure that the quality of the developments is delivered and maintained.

Kate Holland addressed the Committee, speaking on behalf of both applicants. She explained that there were representatives from both developers present at the meeting and referred the Committee to the developer briefing pack.

Both developers employed a joint design team to provide a co-ordinated, single approach to place-making and architectural design and have worked together to deliver a fully integrated scheme. Following feedback received from the Committee and an analysis of local context at proposal stage, detailed design work had been carried out resulting in enhanced features such as parapets and bespoke brickwork and several improvements have been made with increased parking on larger plots, amended landscaping on the Fastrack corridor and bespoke units on the habitat edge. EDC officers have carried out a Building for Life assessment awarding a positive green light demonstrating design quality.

The parcels are sited within the larger strategic landscaping to be delivered by Henley Camland and the developers will deliver landscaping within the parcels, designed to reflect the architectural character areas. The landscape maintenance and management of the front gardens will be transferred to a management company by both developers.

Points were raised by committee members regarding the employment of a management company with potentially no resident representation or involvement, no co-ordination, concerns on the long-term stewardship, ownership of front gardens and service charges. Representative from Taylor Wimpey confirm residents are represented within other developments and Clarion would encourage involvement from residents. The use of a management company for the maintenance of the landscape would be to preserve the character of the surroundings and ownership of the front garden is transferred to the management company. Buyers would be told of the ownership by the management company and this point had not affected property sales.

Disappointment was expressed that some areas were not developed as desired. The poor layout of to the rear of Fastrack was not explored and comments were sought from the developer, Taylor Wimpey. The design was fully discussed with the EDC officers and it was acknowledged to be a difficult area to design due to the different level constraints and no direct access onto Fastrack. Different house types had been suggested to the developer as a way forward and several designs for this area had been produced. However, the layout for the area used existing house types and has been redesigned to eliminate the private drives that fronted onto Fastrack and the mews street “flipped” to the back with the addition of flats over garages for increased overlooking.

Points of clarification were sought by members on the potential under use of triple tandem parking. Triple tandem occurs when two tandem spaces next to a house and a garage. This option used for larger plots to provide two parking spaces and garage is counted as 0.5 space (note: although 0.5 garage space is not counted towards parking totals for triple tandem). This ensures that the Dartford standard of providing two parking spaces for a larger plot is met and expectations of potential homeowners of a garage with a larger unit.

There followed discussions on apartment block parking, access and surveillance, pedestrian routes and links throughout the site.

Points were raised by committee members to the officer regarding led street lighting compliance. KCC Street Lighting team have been consulted and although there has been no sign off, there are conditions to secure the design and location of lighting columns.

Clarification was sought on how the developer’s would work together to ensure a unified delivery rate for infrastructure and parking. It was raised with the applicants and suggested that the applications could be tied together by condition or legal agreement. The developers were not comfortable to undertake an agreement.

Consideration to an agreement was given when looking at different parking scenarios but when looking at the entire site, generally the parking totals stack up and if not developed at the same rate, each would have the ability to access their parcels. The numbers that are double counted are on street parking delivered by Henley Camland, this, together with the parking on plot would meet expectations.

The developers are delivering two different products, market and affordable housing and there are triggers and hooks in the legal agreement about the way in which delivery will take place and if necessary, can be implemented in their own right what is contained within boundary.

Concern was expressed on the use of conditions to address important details at this stage of the process and the impact on the delivery percentage of accessible units due to potential challenging access levels on site.

There followed discussion on potential dwelling types and numbers, colour pallet and brick types and design.

Concern was raised regarding the ownership of dwelling gardens and potential management charges and whether it would be possible to build in protection for future residents. There will be an agreed management and maintenance plan for planting, replacement and cutting built into the planning process but it was recognised that the Committee and officers have no ability to prescribe or contain the management arrangements. It was suggested that a condition or informative is implemented to provide the opportunity for residents' to represent their interests to the relevant management company.

It was agreed that an informative is included on the permission that the applicants be informed that discussion with the corporation would be welcome regarding the long term stewardship arrangements.

Application EDC/17/0107 is approved subject to conditions and informative.

Application EDC/18/0108 is approved subject to conditions and informative.

ITEMS FOR INFORMATION

7. S106 Contributions Report

Members received, for information, a report on the amount of developer contributions received and where funds will be spent in accordance with S106 agreements from 1 April 2016 to 30 September 2018.

Resolution

Report noted. Members welcome further information on spend in the local area.

Planning Activity Report

Members received, for information, a report on planning delivery and performance from 01 April 2018 – 30 September 2018.

Resolution

Report noted. Members also wanted to acknowledge and thank the team on their overall performance.

8. Decision taken under delegated powers

Members received, for information, a report on the decisions taken by Officers under delegated powers from 01 June 2018 – 30 September 2018.

Resolution

Report noted.

Meeting concluded at 19.46

The following officers were in attendance at the meeting:

Mr Mark Pullin – Chief Planning Officer
Ms Caroline Barker – Principal Planning Delivery Officer
Mrs Linda Willbourne – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor