

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 19 December 2018

Time: 18.00 – 19:12

PRESENT: Sandra Fryer (Chairman)  
Bob Lane (Vice-Chairman)  
Chris Hall  
Rev. Penny Marsh  
Councillor Derek Hunnisett  
Councillor Robin Theobald  
Councillor Michael 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 17 October 2018 were approved.

**5. EDC/18/0027 &**

**6. EDC/18/0033 - Land at London Road and West of Craylands Lane, Craylands Lane, Swanscombe, Kent**

EDC/18/0027 - The committee considered an application to vary condition 2 attached to planning permission no. EDC/17/0146 to allow revisions to the parameter plans.

EDC/18/0033 – The committee considered a reserved matters application for the construction of 100 dwellings and parking along with associated landscaping, infrastructure and earthworks.

The officer presented both applications to the committee including drawing attention to the supplementary agenda provided at the meeting.

Gregory Evans addressed the Committee, speaking for both applications. He explained that he was joined by Peter Harris the Senior Land Manager at Bellway Homes. MR Evans and Mr Harris spoke in support of the applications.

Members questioned the lack of a lift shaft in the affordable housing segment of flats and questioned that they would not be disadvantaged from this. The officer highlighted that there would be no external difference between the affordable housing flats and the non-affordable housing flats due to the lack of a lift shaft, but it would mean it does not meet the accessibility standards M42. Members also queried who would own and manage the front and back gardens and how long the open space management contract would last for. Peter Harris from Bellway explained that the management for the site would be ongoing and done via a management agent that covers the whole site, the officer also confirmed that an informative has been placed on this application to seek involvement of EDC in the management of the Open spaces. Members asked for clarification that the parts of the highway not adopted by KCC will be maintained by the management company and how representatives of the residents would get involved in the management of the site. The applicant explained that if any residents wished to join the management board of the site then Bellway members would resign to make way for the residents and Bellway would continue as board members if no residents wish to join. Resident will also be made aware that they will be able to join this board for the management of site. The front and rear gardens will be transferred to the owner of the plots upon sale and is up to them to maintain. Members queried the tightness of some of the parking and the officer confirmed that for an estate size car some of the parking is doable but still very tight.

Members asked if there would be benefit to the inclusion of gable features included to improve aesthetic and design. The officer stated that there is room for more features but advised against gables and advised something lower key, possibly the inclusion of some brick features on corners of the buildings. The officer warned of upsetting the balance in appearance between the design of the houses with the flat blocks. Other members stated that they think the design is acceptable and is modern and

contemporary. The recommended conditions were amended to allow for further discussion with the applicant regarding these design issues.

Members expressed positivity for the scheme for providing 100 new homes in a site that faced difficult constraints. Members expressed disappointment at the lack of a lift in the affordable housing flat block but still welcome the scheme.

**Application EDC/18/0027 is approved subject to conditions and informative.**

**Application EDC/18/0033 is approved subject to conditions and informative.**

**7. EDC/18/0084 – Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet**

EDC/18/0084 – The committee considered an outline application for the redevelopment to provide industrial units for B1c and/or B2 use together with associated parking and access road, including details relating to access, layout and scale.

The officer presented the application to the committee.

The committee was then addressed by the agent of the application Mr Daniel Rose who spoke in support of the application.

Members asked if existing tenants of the site would have the opportunity to relocate back to the site once the scheme is completed. The applicant explained that they have been aiding the existing tenants to relocate and if they are suitable, they will be welcomed back to the site. Members also asked if the NSIP status of the peninsula would affect the speed of implementation for this scheme, the applicant explained that the intention was to move ahead with the works as soon as possible.

Members requested more information regarding the market research that was carried out for this scheme, specifically the type of companies that would be occupying these industrial units. The Applicant explained that the main businesses would be small businesses that have been forced out of London and would be a mix of B1c and B2. The applicant addressed members concerns about design of the site by confirming that the applicant will work with officers on matters of the design and appearance. Members also expressed agreement with condition 13 which ensures the employments and skills package and members hope it is monitored. The agent expresses that the applicant agrees with the pre-commencement conditions and that they are entirely agreeable.

Members expressed that they welcome the scheme and especially the inclusion of charging points, they also expressed that they wish the cycling parking points to be maintained along with the rest of the site. The inclusion of HGV parking was also welcomed by members of the committee. A Member expressed displeasure at the

removal of the permitted development rights for the site and expressed that they should not be removed lightly. Members requested that the management of the landscaping condition be extended to be an overall management plan that covers the whole site.

**Application EDC/18/0084 is approved subject to conditions and informative.**

### **ITEMS FOR INFORMATION**

#### **8. Design for Ebbsfleet Design Guidance document.**

The Head of Design gave the committee an update on the Design for Ebbsfleet document. The committee were reminded that the document was presented to them in October and following this it underwent public engagement for four weeks including workshops with the local authorities. The document was presented to EDC board in November where the updates were acknowledged and it was agreed to adopt the design guide. It is therefore a material planning consideration in future decisions.

#### **9. Decision taken under delegated powers**

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

##### **Resolution**

Report noted.

**Meeting concluded at 19.12**

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

Mr Mark Pullin – Chief Planning Officer  
Mr Michael Fishpool – Planning Officer  
Ms Caroline Barker – Principal Planning Delivery Officer  
Mr Adam Skinner – Planning Committee Secretary  
Mr Simon Harrison – Head of design  
Mr Tim Sharp – Legal Advisor