

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 19 June 2019

Time: 18.00 – 19:11

PRESENT: Sandra Fryer (Chairman)  
Michael Cassidy CBE (Vice-Chairman)  
Chris Hall  
Rev. Penny Marsh  
Councillor Derek Hunnisett  
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/18/0195 Alkerden (Central Village) Eastern Quarry, Watling Street, Swanscombe, Kent &**

**6. EDC/18/0196 – Ashmere (Western Village), Eastern Quarry, Watling Street, Swanscombe, Kent**

EDC/18/0195 - The committee considered an application to discharge conditions 19 & 20 attached to planning permission no. EDC/17/0048 relating to submission of an area masterplan and area design code for the Alkerden village.

EDC/18/0196 – The committee considered an application to discharge conditions 19, 20 & 21 attached to planning permission no. EDC/17/0048 relating to submission of an area masterplan, area design code and air quality monitoring for the Ashmere village.

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

Ashley Johnson of the Bean Residents Association addressed the Committee, commenting on both applications and the parking provision referencing the Alkerden and Ashmere parking standards and the fact there is a reduction of 20% in parking spaces and an increase in cycle spaces. Mr Johnson commented that this ignores the Dartford Parking standards to maximise dwellings in the development. He also commented on use of garage parking and noted that delegated decisions were made for applications to convert garages to extra rooms. Comments were made in relation to the external junctions to access Ashmere and the lack of details.

Peter Nelson of Henley Camland addressed the committee for EDC/18/0195. Mr Nelson spoke in support of the application.

Members questioned the delivery expected for the two developments and Mr Nelson stated a target of 300 - 400 units a year. Members questioned the supposed appearance of the market centre of the Alkerden, Mr Nelson stated that the square should be anchored by a centre that houses civil uses to create community activity. Mr Nelson listed a selection of business which would draw people to centre and mentioned the park space located in the central village. Mr Nelson also mentioned possibly producing a mini masterplan for this area.

James Bush addressed the committee for EDC/18/0196. Mr Bush spoke in support of the application.

Members asked about the delivery of the village centre, the school and the phasing. Mr Bush responded by explaining that the education campus should be delivered by the time the first homes are built in Alkerden and Ashmere and the primary school in Ashmere will be delivered around phase 5 & 6. Temporary community buildings can be arranged to service early residents. Members clarified that a community centre is still expected for centre of Ashmere, this was confirmed to be true.

Members asked the officer what happens if the parking is deemed insufficient in the parking management review. The officer explained that the parking plan is scoped to

adjust to the demand of parking with a review mechanism. Members queried the heights of the two developments and the synergy between the sites. The officer responded that a minimum of 3 storey buildings are along the Fastrack and explained the arrangement of maximum height across the two villages. Members questioned how visible the 8 story buildings will be and the officer stated that the height was in accordance with the assessments carried out for the outline application. Members questioned the timing of the delivery of the Fastrack and the officer stated it will correspond with the opening of the school, currently planned for 2021.

**Application EDC/18/0195 – condition is discharged subject to informative.**

**Application EDC/18/0196 – condition is discharged subject to informative.**

**ITEMS FOR INFORMATION**

**7. Section 106 Contributions Report**

**Report Noted**

**8. Planning Activity Report April 2018 - March 2019.**

**Report Noted**

**9. Decision taken under delegated powers**

**Report Noted**

**Meeting concluded at 19.11**

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

Mr Mark Pullin – Chief Planning Officer  
Ms Caroline Barker – Principal Planning Delivery Officer  
Mr Adam Skinner – Planning Committee Secretary  
Mr Tim Sharp – Legal Advisor  
Ms Angela Coull – KCC Highways