

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 18 December 2019

Time: 18.00 – 19:08

PRESENT: Sandra Fryer (Chairman)
Bob Lane (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 19 June 2019 were approved.

5. EDC/19/0137 - Castle Hill Local Centre, Cherry Orchard, Castle Hill, Ebbsfleet Valley, Kent

EDC/19/0137 - The committee considered a Reserved Matters Application (details relating to layout, scale, appearance, means of access and landscaping) for the construction of a public house including an ancillary hotel, restaurant, function hall, associated residential accommodation, car parking, and landscaping, being pursuant to conditions 2, 25 and 28 (noise assessment) of outline planning permission DA/12/01451/EQVAR.

The officer presented the application to the committee and noted that there was no supplementary agenda but reported that the applicants had confirmed that there will be approximately 22-25 full time equivalent employees. All draft conditions had been agreed with applicant.

Chris Palmer of Lee Evans Architects and Martin Godden of Shepherd Neame addressed the committee who both spoke in favour of the application.

Members questioned the size of the proposed function room and the applicant advised that it would have a capacity of 80 people with a separate bar. Members also questioned the schemes landscaping and lighting for the proposed rear car park. The applicants explained that the entrances would be well lit and clearly visible as well as there being plenty of landscaping, specifically trees, in the car park. Members also queried if there was a children's play area provided within the scheme and the applicants confirmed that there would be a children play area but clarified that there will not be specific play equipment due to the close proximity of the local park.

Members then asked the reasoning for the hours of operation that were requested and potential risk of noise on the surrounding properties and what controls were proposed for managing the noise of the outside eating and drinking areas. The applicants explained that the hours of operation chosen were their standard hours for all Shepherd Neame establishments. In terms of noise, it would be closely managed due to the possible negative impact on the hotel part of the scheme. Members also asked if they have experience in running hotels within a village centre in which the applicants explained that they have other hotels within villages and that none of those examples had shorter operation hours then the ones proposed. The applicant also explained that conditions limiting outside drinking is normally handled via the license.

Members questioned the need to include a condition restricting operation hours if it was already handled by the license and the case officer explained that the operation hours were different from that in the license as to allow for a drinking up period before closure and to set when the premises could open doors. Mark Pullin stated that a condition on operation hours for pub applications was common practice. Members also queried whether the undeveloped land adjacent to the scheme was under different ownership in which the case officer confirmed that it was. Members also asked if any public consultation comments had been made and the case officer confirmed that no comments had been made.

Members asked that if the parking is later to be found inadequate is there a means within the travel plan to address and resolve the issue, the case officer explained that the travel plan would be agreed with KCC and that it will be enforceable. Members asked if the current proposed disabled parking spaces meets the parking standards or is a reduced figure proposed due to the reduced number of total parking spaces, electric charging points were also queried. The case officer confirmed that the disabled parking spaces meets the required amount stated in the parking standards and that there will be two electrical charging points provided. Members acknowledged the challenge of the site and credits the applicant with handling this to a good standard and the scheme is very architecturally pleasing.

Members discussed and voted on changes to draft condition 17 in relation to restricting the use of the outside space after 2200.

Amendment to Condition 17 passed

Application EDC/19/0137 – Application granted subject to Conditions and informatives

ITEMS FOR INFORMATION

6. Public Realm strategy Update by Simon Harrison of EDC

Update Noted

7. Planning Activity Report April 2019 - September 2019

Report Noted

8. Decision taken under delegated powers

Report Noted

Meeting concluded at 19:08

The following officers were in attendance at the meeting:

Mr Mark Pullin – Chief Planning Officer
Mrs Che Eade – Senior Planning Officer
Mr Adam Skinner – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor