

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 22 January 2020

Time: 18.00 – 18:48

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 18 December 2019 were approved.

**5. EDC/19/0125 - Former Northfleet West Substation Site, Southfleet Road, Swanscombe**

- The committee considered an application for Reserved Matters of siting, design, external appearance and landscaping, pursuant to Conditions 2, 19, 26, 36 and 43 of outline planning permission EDC/16/0045 for Phase 4 development of 133 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage.

The officer presented the application to the committee including drawing attention to the supplementary agenda with further information on the affordable housing provision.

Members noted that some of the front curtilage parking is still not satisfactory and the case officer explained that attempts to remove as much front curtilage parking had been attempted including the reduction in number of units solve the issue. The case officer also explained that Kent County Council Highways had raised concerns with original scheme so there was reductions to mitigate of parking the impact of the spine road parking. Members also queried the provision of electric charging points and whether enough are being provided in which the case officer explained that majority of properties have access to electric charging points. Members also point out that the recreation area in this phase has no provision for older children in which the case officer pointed out that there is provision around the greater site area for a wider range of ages.

Members asked whether all apartment blocks will have lift access and the case officer confirmed that they will. Members noted that representations for this application raised the issue of a lack of healthcare provision in which the case officer explained that the original outline application did not include any healthcare provision but Ebbsfleet development corporation are working on the healthcare provision issue for Ebbsfleet garden city.

Members asked about the carbon reduction of the scheme and the case officer confirmed that the scheme will achieve a 19% Carbon reduction. The case officer also stated that there will be 51 electric charging points along with 1 totem charging point for each apartment building which covers a significant portion of the development. Members asked about the management of the totem charging poles and the case officer explained this would be controlled via condition. Members highlighted that there was a parking space too close to a junction and the case officer confirmed that there is a pre-commencement condition to rectify this. Members queried the affordable housing and the case officer stated that an affordable housing provider had not yet been selected but the applicant will need to submit an affordable housing strategy which will include details of the provider, Dartford housing team will also be consulted on this strategy.

**Application EDC/19/0125 – Application granted subject to conditions and informatives**

## **ITEMS FOR INFORMATION**

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

**Report Noted**

**Meeting concluded at 18:48**

---

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

Mr Mark Pullin – Chief Planning Officer  
Ms Anastasia Bernard – Senior Planning Officer  
Mr Adam Skinner – Planning Committee Secretary  
Mr Tim Sharp – Legal Advisor