

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 19 February 2020

Time: 18.00 – 18:48

PRESENT: Sandra Fryer (Chairman)  
Michael Cassidy (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 22 January 2020 were approved.

**5. EDC/19/0161 - Former Croxton and Garry Site adjacent to London Road and Tiltman Avenue, Swanscombe.**

The committee considered an application for minor-material amendment to outline planning permission reference EDC/17/0110, as amended by EDC/20/0008, (for residential development of up to 221 dwellings including new vehicular access to Tiltman Avenue, creation of a development platform and associated works) to allow for (i) a substitute drawing for Site Access and Visibility Splays under condition 3 and (ii) a substitute Development Framework Plan under condition 3.

**6. EDC/19/0159 – Former Croxton and Garry Site adjacent to London Road and Tiltman Avenue, Swanscombe.**

The Committee considered an application for the approval of Reserved Matters (matters relating to layout, scale, appearance and landscaping) pursuant to outline planning permission reference EDC/17/0110 as varied by EDC/19/0161 for the erection of 221 dwellings together with associated infrastructure including details of a surface water drainage scheme, finished site and floor levels, noise attenuation and mitigation measures, ecological enhancement and heritage interpretation.

The officer presented both applications to the committee together.

Gregory Evans from Savills and Jamie McArthur from Bellway Homes both spoke in favour of the applications.

Members questioned why the ‘Flat over Garage’ property type were used and how they work environmentally. It was explained that they are a popular building type and can act as a good starter home for new buyers and it was explained that all property types are insulated and are well ventilated. Members also asked how many of the tunnels on the site are remaining and what is going to happen to them. It was then explained that there were two tunnels both of which need closing and infilling as part of the land raising works. Members also asked whether the junction servicing the site will contain raised tables to slow traffic in which it was confirmed that there will be raised tables.

Members expressed their appreciation for the scheme and applauded the improvements to the scheme and were happy that the developer listened to the committees feedback that was given when the scheme was initially presented to them in the previous year.

**Application EDC/19/0161 – Application granted subject to conditions and informatives**

**Application EDC/19/0159 – Application granted subject to conditions and informatives and subject to approval of application EDC/19/0161**

**ITEMS FOR INFORMATION**

**6. Activity Report for Quarter 3**

**Report Noted**

**8. 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  
Mr Michael Jessop – Principal Planning Officer  
Mr Adam Skinner – Planning Committee Secretary  
Mr Tim Sharp – Legal Advisor