

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 15 April 2020

Time: 18.00 – 19:16

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 February 2020 were approved.

**5. EDC/19/0145 - Corner Site Junction Of High Street / Lawn Road, Northfleet, Kent**

The committee considered an application for full planning permission for the development of a three-story residential accommodation building, providing 6 apartments (Four of 2-bedroom flats and Two one-bedroom flats).

Councillor Lauren Sullivan of Gravesham Borough Council (Ward Councillor) spoke against this application. Cllr Sullivan stated that the proposed development was not sympathetic to the area and was not appropriate in the location. Attention was drawn to

the previous applications that were refused on overdevelopment grounds and that this application should have the same decision. In addition to the scheme being out of keeping with the area, the Cllr felt that the scheme would result in a loss of amenity space, an impact on residential amenity caused by the roof garden and risk possible antisocial behaviour.

The applicant Mr Khaled Khalil of Arch Space Architecture Ltd spoke in favour of the application. Mr Khalil highlighted that the height of the adjacent properties and the proposed material pallet. Mr Khalil expressed a view that the materials to be used would be of high quality and special attention had been paid to mitigate the risks of erosion to the cliff that the site is situated upon.

Members of the committee questioned Mr Khalil on how much work on the stabilisation of the cliff has already been done in which Mr Kahlil stated that he has been in conversation with structural engineers since day one of the application process and explains that due to piling there will be no load on the cliff and any surface water will be dealt with so as to not damage the cliff.

Members of the committee asked the case officer about the state of the tree cover on the edge of the cliff, in which the officer replied that there would be a 20% reduction in vegetation on the site and that the existing trees do not offer a high quality habitat for bats. Members highlighted the lack of a footpath along the western boundary and the case officer explained that the applicant declined to provide one as the road is primarily a vehicle access but the proposals do include an amended curb instead to assist pedestrian visibility when crossing the road.

Members discussed the density of the development and the issue of potential overdevelopment, citing the highway and parking considerations together with the lack of pedestrian footpath on the western boundary. Members also highlighted that the scale of the development is most likely the only financially option due to the difficulties of the site. The amount of electric charging points was also raised as a concern and the amendment to condition 10 was suggested to increase the provision to every space. Members discussed the loss of the veteran tree on the site but the case officer highlighted that the arboriculture report highlights that the tree is not of great quality and only has 10+ years left in its lifespan.

**Application EDC/19/0145 – Application granted subject to conditions (including amended condition 10) and informatives**

**ITEMS FOR INFORMATION**

**6. Annual Activity Report for April 2019 – March 2020**

Report Noted

**7. Decision taken under delegated powers**

Report Noted

**Meeting concluded at 19:16**

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

Mr Mark Pullin – Chief Planning Officer  
Mr Michael Fishpool – Planning Officer  
Mr Adam Skinner – Planning Committee Secretary  
Mr Tim Sharp – Legal Advisor