



EBBSFLEET DEVELOPMENT CORPORATION Planning Committee

Lord Moylan (Chair)
Bob Lane OBE (Vice Chairman)

Councillor Derek Hunnisett
Councillor Michael Payne
Chris Hall
Penny Marsh

Also in Attendance: Councillor Lauren Sullivan

A meeting of the above Committee will be held on Wednesday 16 December 2020 at
6:00pm on Microsoft Teams.



PLANNING COMMITTEE AGENDA

Wednesday 16 December 2020

Update

1. **Apologies for Absence**
2. **Declarations of Interest**
To receive declarations of interest from Members
3. **Urgent Items**
4. **Record of Meeting**
To approve the record of the meeting held on 15 July 2020.

ITEMS FOR CONSIDERATION IN PUBLIC

5. **EDC/20/0078 – Land at former Northfleet Cement Works, The Shore, Northfleet.**

Proposal

Application for non-material amendment to outline planning permission reference EDC/16/0004 to amend the wording of condition 4 to replace the Building Heights Parameter Plan to allow for an increase in the maximum height of buildings in one location within the residential part of the site from 3 storeys to 4 storeys.

Recommendation

Approval subject to conditions and informatives.

6. **EDC/20/0075 - Land at former Northfleet Cement Works, The Shore, Northfleet.**

Proposal

Application for non-material amendment to outline planning permission reference EDC/16/0004 to alter the wording of condition 40 in respect of the College Road flint wall.

Recommendation

Approval subject to conditions and informatives.

7. **EDC/20/0077 - Land at former Northfleet Cement Works, The Shore, Northfleet.**

Proposal

Application for non-material amendment to outline planning permission reference EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.

Recommendation

Approval subject to conditions and informatives.

8. EDC/20/0080 - Land at Former Northfleet Cement Works, The Shore, Northfleet.

Proposal

Application for the partial discharge of condition 8 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.

Recommendation

Partial discharge of condition 8 in respect of approval of the residential masterplan, subject to the following:

- (i) Approval of s.96A application reference EDC/20/0078 (building heights); and
- (ii) Approval of s.96A application reference EDC/20/0075 (condition 40 re-wording – College Road flint wall); and
- (iii) Approval of s.96A application reference EDC/20/0077 (relocation of community building); and
- (iv) Informatives.

9. Activity Report for Q2 July – September 2020

10. Delegated Items Report July – November 2020