

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 15 July 2020

Time: 18.00 – 18:49

PRESENT: Sandra Fryer (Chair)
Bob Lane (Vice-Chair)
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

Cllr Lauren Sullivan (Gravesham Borough Council) highlighted that Cllr Sullivan has still not been confirmed as a member of the EDC planning committee and therefore Gravesham Borough Council are not being represented on the Committee.

4. RECORD OF MEETING

The minutes from the Planning Committee Meeting held on 15 April 2020 were approved.

5. EDC/20/0051 – Ebbsfleet Green Primary School, Ackers Drive, Weldon, Ebbsfleet Valley, Kent, DA10 1AL

The committee considered an application for Reserved Matters approval reference EDC/20/0051 for the development of a Primary School within the Ebbsfleet Green development.

Susan Matheson of The Maritime Academy and Matthew Blythin of DHA Planning spoke in favour of the application. They advised the committee that The Maritime Academy Trust have previous experience in running schools in the Kent area and that the Trust is very keen to open a school in Ebbsfleet Green as they believe their goals align with those of the Ebbsfleet Garden City. They highlighted that the Trust has already run a range of events to engage with the local community. The importance of sustainable travel for the school was emphasised and also highlighted that the Trust understands the community use that the school could provide.

Members of the committee asked the applicants how the proposed number of electric charging points was reached. The applicants responded to advise that the number was based on the electrical supply available to the site with hope in the future to be able to provide future charging points if the demand is required. Members queried the provision for cycle lock up and storage and the applicant confirmed that there would be cycle space and lock up availability and the amount proposed was reached following discussions with KCC. Members asked about the lack of details on site biodiversity in which the applicant highlighted that further details would be provided via a recommended condition. Members also asked whether the planned date of opening for the school is September 2021 and the applicants confirmed that this is still the target date and that they are still on track to meet this date.

Members highlighted to the case officer their concerns over the proposed number of electric vehicle charging points and suggested imposing a condition to increase the number of charging points to be provided. Members also asked the case officer whether adequate provision of cycle spaces has been provided by the scheme. The case officer and EDC Head of Design advised that the provision would be appropriate.

Members discussed amending recommended condition 8 which secured electric vehicle charging provision. The Chief Planning Officer suggested amending the wording to require the provision to be 'maximised' which the committee agreed.

The content of the supplementary agenda was highlighted.

Application EDC/20/0051 – Application granted subject to conditions (including amended conditions 8 and 17) and informatives

ITEMS FOR INFORMATION

6. Activity Report for Quarter 1 - April 2020 – June 2020

Report Noted

7. Decision taken under delegated powers

Report Noted

Meeting concluded at 18:49

The following officers were in attendance at the meeting:

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