



# **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 27 January 2021 at  
6:00pm on Microsoft Teams.

## **PLANNING COMMITTEE AGENDA**

Wednesday 27 January 2021

### **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 16 December 2020.
5. **Delegated Items Report - December 2020**

### **ITEMS FOR CONSIDERATION IN PUBLIC**

6. **EDC/20/0002 – Education Hub, Alkerden, Eastern Quarry, Watling Street, Swanscombe, Kent.**

#### Proposal

Details of Reserved Matters (access, appearance, landscaping, layout and scale) for the construction of an 8 Form Entry Secondary School, 2 Form Entry Primary School, Dual Use Sports Centre and Sport Pitches and associated infrastructure, together with associated hard and soft landscaping, play areas, car and cycle parking, and ancillary works pursuant to Conditions 2, 25, 28 and 32 of planning permission EDC/17/0048

#### **Recommendation**

Approve planning permission subject to the following:

- (i) imposition of the planning conditions and informatives as set out below with delegated authority to the Chief Planning Officer to make minor changes to the wording;
- (ii) completion of a deed of planning obligation under s106 of the Town and Country Planning Act 1990 (as amended) within 3 months of the date of the EDC planning committee resolution (unless an extended period is agreed in writing by the Chief Planning Officer) to secure off-site parking provision as detailed in the application.

7. **EDC/18/0170 - Northfleet West Sub Station, Southfleet Road, Swanscombe, Kent.**

Proposal

Submission of Reserved Matters of siting, design, external appearance and landscaping pursuant to Conditions 2, 19, 20, 26, 36 and 43 of the outline planning permission EDC/16/0045 for Phase 2C development of 126 residential units (C3) and including details of streets, buildings, structures, materials, open space, landscaping, car parking, noise and drainage.

**Recommendation**

Approval, subject to the following:

- (i) The applicant entering a deed of planning obligation under s106 of the Town and Country Planning Act 1990 (as amended) to make a £2,102.94 financial contribution (£16.69 per dwelling) to the Strategic Access Management and Monitoring Strategy (SAMMS);
- (ii) Approval of the Phase 2c Affordable Housing Strategy; and
- (iii) Imposition of the following planning conditions and informatives with delegated authority to the Chief Planning Officer to make minor changes to the wording.