

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 16 December 2020

Time: 18.00 – 20:09

PRESENT: Lord Moylan (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**

There were no Urgent Items.

**4. RECORD OF MEETING**

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

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

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

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

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

The committee were presented and debated all 4 applications together. The applications covered three non-materials amendments to allow for changes to wording of conditions of the outliner permission (EDC/16/0004) and also a condition discharge application for a detailed masterplan of the residential area.

The Case Officer presented the 4 submissions. Members of the committee asked the officer questions on the non-safeguarded wharf situated near the site and the impact on the housing numbers as a result of moving the Community centre. The case officer responded that the non-safeguarded wharf was owned by a company called NWM Properties who also own the adjacent employment land and that the wharf was not in a usable condition. The case officer advised that the relocation of the community centre would not affect the housing numbers on site. Members asked for more information on retail provision as it was identified in the outline permission. The officer explained that the retail provision was not mandatory and the outline permission defined the amount a scheme could provide. The applicant has chosen not to provide retail space.

Councillor Lauren Sullivan of Gravesham Borough Council spoke against applications EDC/20/0075, EDC/20/0077 and EDC/20/0080 and highlighted that these applications are within the Gravesham Borough but there is still no Gravesham Borough Council representation on the EDC Committee. Cllr Sullivan expressed disappointment at the relocation of the community centre and shared worries of the community centre not being viewed as a an option for all residents rather than just for the use of the new development due to its new proposed location. Cllr Sullivan also noted concerns over the standards of the children's play parks and highlighted the value in them being co-produced with children to increase the quality of the play parks. Cllr Sullivan expressed a wish that the Flint wall on College Road be repurposed or reused in the new development. Cllr Sullivan questioned the affordable housing provision and asked if the cost of the homes are affordable for the current residents of Northfleet and not a gentrification of the area. Cllr Sullivan also expressed a wish for a condition to require local labour in the construction of the development. The level of front loaded infrastructure to cope with the increase in residents into the area was also questioned.

Gregory Evans of Savills and Jamie Macarthur of Bellway both spoke in favour of all of the applications. Mr Macarthur addressed points made by Cllr Sullivan specifically that there is planned use of local labour in the development of the scheme and that the proposed housing is within the local price limits. Members noted that there was no mention of reusing the Flint wall in the applicants speech and requested confirmation that the materials of the wall would be reused or repurposed. The applicant confirmed that they will be reusing the wall but the exact option is still finalised.

Members noted that the existing wharf has been labelled as a viewing platform and the applicant confirmed that this was a possible plan and that they are in talks with the owner of the wharf. Members asked when the applicant is expected to begin the residential development and when can the last unit be expected to be sold. The applicant could not give an exact date for the last unit sold but estimated that it would be an 8 year project and that the earthworks would start next spring and take 6 months bringing the expected start date of the residential development around the end of 2021 which is subject to reserved matters approval, applicants also expressed that this is subject to change due to the ongoing pandemic. Members asked if there would be any allocated parking for community centre. The applicant advised that details of parking allocation have not been finalised but explained that it is likely that there would be some provision for the community centre. Members queried when the Fasttrack route would be delivered and the applicant advised that it will come forward in Phase 3 of the development which is roughly halfway. Members asked if the pedestrian/cycle bridge would be provided at the cost of the developer at which it was confirmed that it was.

Members asked the applicant if local residents would be included in the design process of the children's park. The applicant confirmed that they would seek to include local community groups and schools in the design of the parks and stated that they tried to create a community liaison group with the local community but unfortunately had no volunteers. Members asked what commitments the developer has to the training, recruitment and employment of local people during the construction phase. The applicant explained that there is an existing planning condition which requires the agreement a local employment strategy with EDC, they advised that in their other schemes they operate at 30% training. Members asked what assessment was carried out on affordability of the private sector homes for the local people. The applicant explained that the affordable homes pricing must be agreed with Gravesham Borough Council and the private sector housing has not been assessed as of yet due to the early nature of the development process. Finally, members queried what the developer has done towards social integration for the scheme. The applicants stated that they believe the relocation of the community centre will act as a means of increasing social integration.

Members expressed contentment with the answers given in regards to the reuse of the flint wall but highlighted that the EDC Committee will have to make sure that this is shown in future reserved matters applications. Members debated the proposed relocated community facility identifying advantages of either position but recognising that it will take a lot of work for the social integration of this site - as has been evidenced on other schemes that it takes time and work for the new to integrate with the old and so good community engagement is important. Some members felt that the new location of the community centre was an improvement due to its potential contribution to the waterfront area and that the new walkable distance to the facility is not long enough to deter use from outside residents. Members discussed the physical integration of the scheme and the positive elements of Fastrack and walking/cycling routes.

Members asked the officer if the conditioning of the application could be strengthened in order to ensure that there is a strong engagement with the existing community in the running of the community facility. The officer explained that there is no current conditioning for this but a future condition can be added that covers this.

Members unanimously voted in favour of EDC/20/0075 and EDC/20/0078.

Members voted in favour of application EDC/20/0078 subject to the wording of the condition regarding the previously discussed community engagement be strengthened. One member chose to abstain from voting on this application.

Members voted in favour of EDC/20/0080 on the basis that informatives be added in regards to social integration, local labour and future access to the safeguarded wharf that is outside the scheme boundary.

**Application EDC/20/0075 – Application granted subject to conditions**

**Application EDC/20/0077 – Application granted subject to conditions**

**Application EDC/20/0078 – Application granted subject to conditions**

**Application EDC/20/0080 – Application granted subject to conditions**

**ITEMS FOR INFORMATION**

**9. Activity Report for Quarter 2 - July 2020 – September 2020**

**Report Noted**

**10. Decisions taken under delegated powers July – November 2020**

**Report Noted**

**Meeting closed at 20:09**

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

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