



EBBSFLEET DEVELOPMENT CORPORATION

Planning Committee

David Lock CBE (Chairman)
Katie Perrior (Vice-Chairman)

Louise Hardy
Councillor D E Hunnisett
Councillor R Theobald
Councillor M Balfour
Chris Hall
Penny Marsh

Councillor H Craske (Substitute)
Councillor B E Read (Substitute)
Councillor J Davies (Substitute)

A meeting of the above Committee will be held on Wednesday 20 January 2016 at
6:30pm at Eastgate Community Centre.



PLANNING COMMITTEE

AGENDA

Wednesday 20 January 2016

Update

1. **Apologies for Absence**
2. **Declarations of Interest**
To receive declarations of interest from Members.
3. **Urgent Items**

ITEMS FOR CONSIDERATION IN PUBLIC

4. **DA/15/01218/ECREM**
Part Phase 2, Castle Hill, Eastern Quarry

Proposal

Submission of reserved matters pursuant to conditions 2 & 25 of planning permission DA/12/01451/EQVAR for the erection of 170 two, three and four bedroom market dwellings, and submission of details relating to noise (condition 28) and fibre-optic connections (condition 30) pursuant to permission DA/12/01451/EQVAR.

Recommendation

It is considered that the proposed development of 170 houses complies with the framework of the Eastern Quarry outline planning permission, the approved Area Master Plan for Castle Hill and also follows the design rules set out in the Castle Hill North Design Code. In the context of the consents and the adopted planning policy framework, this proposal represents development which will provide a high quality living environment for future occupiers and provides a positive and important step in the evolution of development at Eastern Quarry. This application is considered acceptable with regards the aforementioned development plan policies and is accordingly recommended for approval.

5. **DA/15/01229/ECREM**
Part Phase 2, Castle Hill, Eastern Quarry

Proposal

Submission of reserved matters pursuant to conditions 2 of planning permission DA/12/01451/EQVAR for the application for erection of 125 dwellings (comprising 60 houses and 65 flats), access, layout, appearance,



landscaping and scale including the part discharge of condition 25 and full discharge of condition 28.

Recommendation

It is considered that the proposed development of 125 residential units complies with the framework of the Eastern Quarry outline planning permission and the approved Area Master Plan for Castle Hill and also follows the design rules set out in the Area Design Code. In the context of the existing planning policy framework, the proposal represents an acceptable development which will provide a high quality living environment for future occupiers and provides a positive and important step in the evolution of development at Eastern Quarry. This application is considered acceptable with regards the aforementioned development plan policies and is accordingly recommended for approval.

**6. DA/15/01001/ECREM
Northfleet West Grid Sub Station, Southfleet Road, Swanscombe, Kent**

Proposal

Submission of reserved matters of siting, design, external appearance and landscaping pursuant to conditions 2, 19, 20, 21, 22, 26 and 43 of outline planning permission DA/05/00308/OUT for Phase 1 development of 180 residential units including details of streets, buildings and structures, car parking areas, open spaces, materials, noise mitigation and drainage (Amended description)(Amended plans)

Recommendation

Overall, the proposed reserved matters are considered to be in broad accordance with the approved site masterplan and that the current design and layout in particular has been significantly improved since first submission in late 2014. The scheme now accord with the aforementioned development plan policies and subject to the additional actions, conditions and informatives set out, the application is recommended for approval.

ITEMS FOR INFORMATION IN PUBLIC

7. Decisions taken under delegated powers