



EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

Date: Wednesday 21 October

Time: 18.30 – 19.43pm

PRESENT: David Lock (Chairman)
Katie Perrior (Vice-Chairman)
Councillor D E Hunnisett
Councillor R Theobald
Councillor M Balfour
Chris Hall
Penny Marsh

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Louise Hardy.

2. DECLARATIONS OF INTEREST

There were no declarations of interest received.

3. URGENT ITEMS

There were no urgent items.

4. DA/14/01520/ECCDNA

Northfleet West Grid Sub Station, Southfleet Road, Swanscombe, Kent

The Committee considered a report on an application relating to the submission of the Masterplan pursuant to condition 12 of outline planning permission DA/05/00308/OUT.

The Members' attention was drawn to the addendum circulated.

The Committee was addressed by Mr Colin Pullan of Nathaniel Litchfield and Partners who spoke in support of the application. A request was made from the public gallery to speak against the application. The Chairman declined the request as the request had not been made in compliance with the Ebbsfleet Development Corporation's adopted Protocol for Public Speaking at Planning Committee.

The Committee considered and discussed the application and expressed the importance of the development emphasising, that a number of matters should be noted in the preparation of detailed design applications to deliver high quality development:

- That design and layout details and external materials should be distinctive for this place and its context, well thought through and of high quality appropriate to the Government's flagship Ebbsfleet project;
 - That a standard ' "Kent Wealden vernacular" approach is not an appropriate design response to this location;
 - That the proposed hotel would be located in a prominent position and would act as a landmark as indicated by the Masterplan. It was important that the building should be architecturally distinctive from all public viewpoints;
 - That active frontages should be achieved throughout the development; and
 - That the provision of car parking should be treated in a varied and creative ways such that it does not dominate the street scene in all locations.

RESOLVED

That application DA/14/01520/ECCDNA be DELEGATED to the Interim Chief Planning Officer (or if on or after 2 November 2015 to the Chief Planning Officer) subject to:

- i) The discharge of conditions 10a (in part) and 11 (Archaeology) of outline planning permission DA/05/00308/OUT**

The satisfactory receipt of details and/or amended plans with respect to:

- a) Amendments to ensure the provision for the 1,000 sqm Neighbourhood Equipped Area for Play (NEAP) is separated from the additional required 465 sqm Multi Use Games Area (MUGA), with express commitment to provide for 16 pieces of play equipment;**
- b) Extension of internal footway link to NW corner of the site, to facilitate future footpath and Eastern Quarry connection;**
- c) The Masterplan to be further amended on page 39 to correctly list the areas of high, medium and low archaeological potential."**
- d) Submission of further details relating to 'interim' landscaping proposals**

ITEMS FOR INFORMATION IN PUBLIC

5. Decisions taken under delegated powers



Members received, for information, a report on the decisions taken by Officers under delegated powers to date.

RESOLVED

That the report be noted.

6. Ms Nicola Linihan

Thanks were given to Ms Nicola Linihan for her work to date, as Interim Chief Planning Officer, since the establishment of the Ebbsfleet Development Corporation.

The following officers were in attendance at the meeting:

Ms Nicola Linihan – Interim Chief Planning Officer
Mr N Lloyd-Davies – Planning Officer
Mr Paul Roberts – Interim Principal Planning Officer
Ms Hannah Coster – Planning Committee Secretary
Ms Ifath Nawaz – Legal Advisor