

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 27 January 2021

Time: 18.00 – 20:09

PRESENT: Lord Moylan (Chair)
Bob Lane OBE (Vice-Chair)
Chris Hall
Councillor Derek Hunnisett
Rev. Penny Marsh
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 16 December 2020 were approved.

5. Delegated Items Report – December 2020

Report Noted.

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

The application sought approval of reserved matters application for a 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.

The Case Officer presented the application and members asked various questions. Members queried whether a swimming pool was proposed to which the officer confirmed that there was not. Members asked if any changes had been made to the scheme in respect to the events of the past year such as measures to minimise grouping of students. The case officer explained that the square area outside the main entranceway (due to be included in another application) is envisaged to be an open square so as not to funnel the students and several different access points for pedestrians are proposed so as to reduce grouping. The case officer explained that the scheme is very large with plenty of separate circulation spaces. Members of the committee questioned whether there is risk of a breach of the Section 106 agreement for the delivery of the community pitches and also queried the expected level of demand for the dual use pitches stated at 13 people. The case officer explained that the housing trigger that would breach the Section 106 has not yet been reached. The case officer clarified that the report should state a demand figure of 132 and not 13 people. Members asked the officer whether it was the intention that the sub-committee to be set up to decide community use had no representation by community members. The officer advised that the arrangements for the committee had not been finalised and they would be agreed through a recommended condition.

Ashley Johnson of the Bean Residents Association spoke against the application stating that the Residents Association welcome the education hub but believe approval should be conditional on 6 matters being in place before opening. These matters being Fastrack, a road connection to the Hedge Place Roundabout, a road connection to Watling Street, a connection to Alkerden Lane being only for Bus and non-motorised traffic, confirmation that the new water provider IWNL can provide the necessary water infrastructure required and finally confirmation of who has responsibility for the sewage treatment of the Education Hub.

Peter Nelson of Henley Camland spoke in favour of the application and highlighted the high quality of the proposal and confirmed their commitment to provide the sports pavilion. Steven Carey of Alethia Anglican Academies Trust also spoke giving a brief overview of the trust and highlighted their management goals for the scheme. Members asked the applicants where they expect the children of this school to learn to swim in which the applicant explained that they hope that future developments within the garden city will provide a suitable place but in the meantime there are swimming pools at other schools managed by the trust that can be used alongside public pools available in Northfleet. The applicants then addressed some of the objectors points specifically the redirection of the foul water to go to Northfleet treatment works and also that they have had confirmation that there will be sufficient supply of water for the scheme. Members asked the Mr Carey if they have experience in managing such a large continuous community asset that the dual use pitches represent in which Mr Carey

responded that they do not currently operate anything that is at the level of this proposed scheme but that they do have experience in providing community use facilities for extended periods of time such as the swimming pool situated at another of their school sites and all weather floodlighted pitches.

Members were supportive of the application and voted unanimously for the approval of application EDC/20/0002.

Application EDC/20/0002 – Application granted subject to conditions and deed of planning obligation to secure off-site parking provision.

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

The application sought reserved matters approval for a development of 126 residential units and including details of streets, buildings, structures, materials, open space, landscaping, car parking, noise and drainage.

The case officer presented the application and members asked various questions. Members asked for clarification that the area outlined in red to the north of the development is a MUGA. The case officer confirmed that it was and it would be accessible from the car park to the north of Phase 2C and a footpath linking it to other phases. The case officer clarified that it borders the school boundary but does not belong to the school and is provision for the entire Ebbsfleet Green development. Committee members asked for clarification on the level of SAMMS contribution and the case officer highlighted where in the report the figure was stated. Members asked the case officer where the developers currently are in regards to the triggers mentioned in the report and the officer clarified that the development is approaching 530 occupied dwellings. Members queried that some of the parking areas do not provide one space per flat and asked if flats would be marketed without a space provided or if there will be no individual allocation. The officer confirmed that all private flats and 5 of the affordable housing flats would be allocated 1 space each and the rest of the affordable housing flats would share parking spaces.

Christopher Tennant of GL Hearn representing the applicant Redrow Homes spoke in favour of the application and confirmed that for members that the current occupied dwellings figure is 530 homes.

Some members expressed concern at the low number of van car parking spaces and also expressed disappointment at the quality of the design of the scheme but accept that it meets policy demands and that there are no material planning reasons for refusal.

Members voted unanimously to approve the application EDC/18/0170.

Application EDC/18/0170 – Approved subject to conditions, approval of the 2C affordable housing strategy and entering into a deed of planning obligation to secure a SAMMS contribution.

Meeting closed at 20:09

The following officers were in attendance at the meeting:

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