



EBBSFLEET DEVELOPMENT CORPORATION Planning Committee

Neil Cameron QC (Chair)
Lord Moylan (Vice Chairman)

Chris Hall
Councillor Derek Hunnisett
Penny Marsh
Councillor Jordan Meade
Councillor Dr Lauren Sullivan

A meeting of the above Committee will be held on
Wednesday 17 November 2021 at 6:00pm
at The Observatory, Castle Hill Drive, Castle Hill, Ebbsfleet, Kent, DA10 1EE.



PLANNING COMMITTEE AGENDA

Wednesday 21 July 2021

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 21 July 2021.

ITEMS FOR CONSIDERATION

5. **EDC/21/0081 – Land North of Hive Lane, Northfleet Embankment West, The Shore, Northfleet, Gravesend, Kent, DA11 9AN.**

Proposal

Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north of Hive Lane (Phase 1B) comprising the erection of 121no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).

Recommendation

Approval subject to:

(i) imposition of the following planning conditions with delegated authority to the Chief Planning Officer to make minor changes to the wording; and

(ii) one of the following two options:

- Option 1 - Approval of the site-wide Phasing and Implementation Plan pursuant to condition 7 of outline planning permission reference EDC/16/0004; or



- Option 2 – Completion of an appropriate deed under s106 to secure triggers for delivery of infrastructure (as set out in this report) and approval of a s.96A non-material amendment application to amend the wording of condition 7 of outline planning permission reference EDC/16/0004 to allow approval of this Phase 1B reserved matters application in advance of approving the site-wide Phasing and Implementation Plan.

6. **EDC Activity Report - July 2021 to September 2021**

For noting

7. **Delegated Items Report - July 2021 to October 2021**

For noting