

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 21 July 2021

Time: 18.00 – 19:10

PRESENT: Neil Cameron QC (Chair)
Lord Moylan (Vice-Chair)
Chris Hall
Councillor Derek Hunnisett
Rev. Penny Marsh

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 19 May 2021 were approved.

5. EDC/21/0056 – Alkerden Gateway (Parcel 7), Alkerden Village, Eastern Quarry, Watling Street, Swanscombe, Kent

The application sought the approval of reserved matters (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 2 and 25 of outline planning permission EDC/17/0048 for the erection of 67 dwellings and associated car parking, infrastructure, landscaping and associated works.

Julian Moat of Westerhill Homes and Chris Bath of BPTW both spoke in favour of the application on behalf of the applicant. The members of the committee asked the

speakers about the zero parking option and whether their marketing team had received feedback that there are people interested in the option. Mr Moat advised that there appears to be a positive appetite for parking space choice and Westerhill Homes hope for interest in all the possible options which includes zero parking. Members asked whether consideration had been given to any motorcycle parking in the scheme to which Mr Moat responded that on street parking was not considered due to the provision of garage parking and car ports. Members asked about the variance in cost across the development. Mr Moat confirmed that there would be no cost difference for external material choices but there would be for more specific things such as PV panels or internal layout variations and other things that cause additional costs in a development.

Members asked the officer to clarify the size of the footpaths and whether they would be sufficient for pushchairs. The officer clarified that the footpaths are expected to be safe for all uses due to the expected low volume of traffic expected in the development. Members and officers discussed whether the proposed condition that covers details of cycle storage is flexible enough to include motorcycle specific parking and the chair concluded that it was.

Members then unanimously voted to approved the application.

Application EDC/21/0056 – Approved subject to conditions

6. EDC/21/0079 – Ashmere (Phase 2) Eastern Quarry, Watling Street, Swanscombe, Kent

The application sought the approval of reserved matters (relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 of outline planning permission EDC/17/0048 for 235 dwellings and associated infrastructure including roads and surface water attenuation together with the creation of a neighbourhood green.

Lucy Aspden from Savills, representing the applicant, spoke in favour of the application. Members of the committee asked the speaker whether the applicant will be providing motorcycle parking as part of the scheme to which the speaker confirmed that there will be a total of seven motorcycle parking spaces provided within the scheme as required by the parking management plan. Members also asked for clarification on what the “feet pods” that were mentioned in the proposal would consist of and Ms Aspden advised they would be formal areas of seating and play for the residents. Members asked about electric charging points for the flats and why the developers have chosen to only meet the necessary compliance number rather than go beyond when demand is likely to be higher than what is provided. Ms Aspden advised that future demand would be handled by the management company that will take over the development when it is built but

the developers will have installed the necessary infrastructure for the future provision of more charging points.

Members expressed positivity at the design of the scheme and the level of thought that had gone into certain aspects such as the neighbourhood green and also highlighted the design of one of the flat blocks and its representation of Ebbsfleet design guide.

Members voted unanimously in favour of approving the application.

Application EDC/21/0079 – Approved subject to conditions

7. EDC Activity Report – April 2021 to June 2021

Report noted.

8. Delegated Items Report – May - June 2021

Report noted.

Meeting closed at 19:10

The following officers were in attendance at the meeting:

Mr Mark Pullin – Chief Planning Officer
Ms Caroline Barker – Senior Planning Manager
Ms Kate Holland – Invicta Planning (on behalf of EDC)
Mr Adam Skinner – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor