

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 17 November 2021

Time: 18.03 – 19:14

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

**1. APOLOGIES FOR ABSENCE**

The Chairman opened the meeting and noted there were no apologies for absence.

**2. DECLARATIONS OF INTEREST**

Councillor Lauren Sullivan declared that she is a trustee of Northfleet Central which has had dealings with the applicant but she herself was not present at these meetings and has only ever dealt with Bellway in the capacity of her role as Northfleet North Councillor.

Neil Cameron declared that he has had past instructions from Bellway in his role as a barrister but does not currently have any relationship with them.

Lord Moylan declared that he is the chairman of Ebbsfleet Garden City Trust and that he has received clearance from the planning departments solicitors that he is able to participate in this committee meeting.

**3. URGENT ITEMS**

There were no urgent items.

**4. RECORD OF MEETING**

The minutes from the Planning Committee meeting held on 21 July 2021 were approved.

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

The application sought the approval of a 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).

Gregory Evans from Savills and Jamie MacArthur from Bellway both spoke in favour of the application. Members asked the speakers why the affordable flats were grouped together rather than being distributed across the site and whether the properties would be built with the potential for alterations in case of future accessibility needs. Members also raised concerns about parking congestion as the area in question already suffers from congestion. The speakers responded by advising that although the phase proposes affordable housing grouped together, future phases with affordable housing will provide a distribution across the wider site. The speakers confirmed that the application meets and exceeds the accessibility requirements that are expected of them in this phase. The speakers advised that the number of parking spaces proposed in this application exceeds the estimated parking need which is based on the future Fastrack bus route serving the site, as this is not in place parking has been overprovided. Members asked whether residents would be incentivised to use the bus service via discounts or other promotions to which the speakers confirmed that those options will be looked into when doing the travel plan for this site.

Members asked the speakers about possible training and apprenticeship opportunities for the construction for this development. The speakers confirmed that there is a planning condition attached to the outline consent that requires local employment and training and the developer has already hired some local people along with working with local community groups. Members queried the approach to heating in the properties and whether gas boilers would be used. The speakers advised that parts of the scheme had been future proofed to change to alternative heating options. Members asked about the site levels and whether there is the possibility of a path to enable easier access between the site and the existing area to the South. The speakers advised that the levels and access to the site have been proposed due to the desire to retain some mature trees along the southern boundary but the layout would not preclude a connection if the opportunity arose in the future. Members asked what consideration was given for the provision of health facilities. The speakers confirmed that in the section 106 a contribution towards health services is required and the provision of

health facilities was not mandated by the existing outline permission. Members asked what heritage plans there were for the development. The speakers stated that Beavan's Park will be the main heritage focus along with a heritage trail around the park.

Members then expressed their approval of the quality of the design of the development along with the thought put into sustainability. Members then voted to approve the application in which all members agreed apart from one who abstained from voting.

**Application EDC/21/0081 – 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**

Report noted.

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

Report noted.

**Meeting closed at 19:04**

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**The following officers were in attendance at the meeting:**



Mr Mark Pullin – Chief Planning Officer  
Mr Michael Fishpool – Senior Planning Officer  
Mr Adam Skinner – Planning Committee Secretary  
Mr Tim Sharp – Legal Advisor