



EBBSFLEET DEVELOPMENT CORPORATION Planning Committee

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

Councillor Derek Hunnisett
Chris Hall
Penny Marsh

A meeting of the above Committee will be held on Wednesday 19 May 2021 at 6:00pm on Microsoft Teams.



PLANNING COMMITTEE AGENDA

Wednesday 19 May 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 27 January 2021.

ITEMS FOR CONSIDERATION

5. **EDC/21/0034 – Cable Wharf, Northfleet Embankment East, Crete Hall Road**

Proposal

Discharge of condition 34 (Bear Pit Public Art) pursuant to hybrid planning permission reference no. EDC/19/0049.

Recommendation

Approve planning permission subject to informatives

6. **EDC Annual Activity Report - April 2020 to March 2021**

For noting

7. **Delegated Items Report - January to April 2021**

For noting

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

Reference: EDC/21/0034

Site Address: Cable Wharf, Northfleet Embankment East, Crete Hall Road.

Proposal: Discharge of condition 34 (Bear Pit Public Art) pursuant to hybrid planning permission reference no. EDC/19/0049.

Applicant: Keepmoat Homes Ltd

Ward: Northfleet North

SUMMARY

This application seeks approval of the public art (and associated public realm details) to be installed within the Italian Gardens public open space that forms part of the Cable Wharf development in Northfleet. Installation of the public art is required by the 100th residential occupation.

Cable Wharf is a residential led development currently under construction by Keepmoat Homes that includes various public open spaces including a play park, riverside promenade and the more formal Italian Gardens. Part of the site comprises the former Rosherville Pleasure Gardens, including a Grade II Listed bear pit which is buried beneath the site. The approved scheme retained the bear pit in situ beneath the ground and located the Italian Gardens public open space above it. As part of the consideration of that planning application the requirement for the development to protect, acknowledge and interpret the bear pit was agreed to be provided through a physical piece of public art to complement the site-wide heritage interpretation measures. This requirement was imposed through a planning condition and this application seeks approval of that planning condition (condition 34).

The proposed public art piece follows a thorough artist commissioning process led by the developer's landscape architect and some limited post-appointment public engagement by the selected artist, the latter impacted by Covid-19 restrictions. The proposed concept is to express the archaeological shape of the original bear pit structure above ground in a form that allows the public to physically engage with it, and would include feature lighting to add visual interest. Heritage interpretation would be provided by an information board. The function and usability of the bear pit area as a public space would be reinforced by provision of furniture and hard surfacing whilst safety and security would be adequately addressed by natural surveillance provided by the adjacent properties and external lighting that accords with Secured by Design requirements. Long term maintenance of the public art would be undertaken by the appointed management company.

The proposal, in terms of the commissioning process and final scheme, accords with the requirements of the condition and would provide an interesting and engaging piece of public art that combines heritage interpretation and function. Accordingly the details submitted are sufficient to recommended full discharge of condition 34.

RECOMMENDATION: Approve, subject to the following informatives:

Informatives

1. DETAILS APPROVED PURSUANT TO CONDITION 34

The application is approved in accordance with drawings and details included in the following approved document:

- Born to be Wild Design Statement (v6) – by NEON dated 26th April 2021

The application was accompanied by the following supporting documents, for information purposes:

- Statement of Community Engagement – by NEON dated 25th March 2021
- Update on Public Art Commission and Procurement process – by ARC dated 17th March 2021
- Outdoor Lighting Report – by MMA Lighting Consultancy dated 20th April 2021
- Drawing No. 924-SITE-A134LA22 Rev.P11 – Hard Landscape Strategy

2. EXTERNAL PRIVATE LIGHTING

The external lighting scheme for all private (non-adoptable) areas of the site, including the open spaces, was approved pursuant to condition 20 of hybrid planning permission reference EDC/19/0049 by decision notice dated 8th December 2020 (reference EDC/19/0123).

As advised by the applicant's lighting consultant, to ensure appropriate lighting levels at the bear pit public open space that is subject to this decision notice, the position of two previously approved lighting columns require slight adjustment. Accordingly, as agreed between parties, the final position of lighting columns P39 and P40 shall be installed in the locations identified in the amended lighting scheme entitled "Outdoor Lighting Report" by MMA Lighting Consultancy dated 20th April 2021.

3. POSITIVE AND CREATIVE APPROACH TO DECISION MAKING

In accordance with paragraph 38 of the National Planning Policy Framework, Ebbsfleet Development Corporation, as local planning authority, has taken a positive and creative approach to the proposed development, focusing on finding solutions. The applicant was advised of planning issues during the processing of the application and additional information has been submitted to address them.

1.0 PROPOSAL

1.1 This application seeks approval of details pursuant to condition 34 of hybrid planning permission reference EDC/19/0049 that granted consent for the residential led redevelopment at Northfleet Embankment East comprising 598 dwellings, a primary school, realignment of Crete Hall Road, retail floorspace, open space and associated earthworks.

1.2 Condition 34 reads as follows:

- *Prior to installation, details of the proposed bear pit public art indicatively shown on approved Drawing No. A134 LA 11_Rev.B (Italian Gardens and Former Bear Pit), shall be submitted to and approved, in writing, by the Local Planning Authority. Notwithstanding the images and annotations shown on the approved plan, submitted information shall include details of its form, appearance, function and external finishing material, in addition to the process for commissioning it, to be established through the Heritage Management Plan and Interpretation Strategy to be approved pursuant to condition 16. The approved public art shall*

thereafter be installed prior to the relevant part of the Italian Gardens and Bear Pit open space first being brought into use by members of the public.

1.3 The application is accompanied by the following, which includes updated and additional information received post-submission:

- Born to be Wild Design Statement (v6) – by NEON dated 26th April 2021
- Statement of Community Engagement – by NEON dated 25th March 2021
- Update on Public Art Commission and Procurement process – by ARC dated 17th March 2021

1.4 The following was submitted for information purposes only:

- Drawing No. 924-SITE-A134LA22 Rev.P11 – Hard Landscape Strategy
- Outdoor Lighting Report – by MMA Lighting Consultancy dated 20th April 2021

2.0 PUBLICITY AND CONSULTATION

2.1 Due to the nature of this application, and the extent of local interest in the heritage of this site, it was considered appropriate to undertake local advertisement through publication of a press notice and display of a site notice. The application was also publicised in the EDC's weekly list of planning applications and the ward councillors were consulted directly.

2.2 A total of **53no. written representations** were received to the application, all except one objecting to the proposal. This included an objection from local/County councillor Cllr Conrad Broadley. The comments received all principally relate to objections that the proposal does not involve re-opening the listed bear pit that remains buried beneath the site, with some expressing concerns over the form and appearance of the artwork and indicating a lack of understanding of what it is intended to represent. Some comments refer to a lack of meaningful public consultation. The positive response acknowledges the enthusiasm for presenting the history and heritage of the site as part of the development and considers the proposal constitutes a distinctive, interesting and stimulating piece of public art but notes ongoing maintenance will be important.

2.3 In addition, the following organisations were consulted and their comments are summarised as follows:

KCC Heritage - The design is strong and references the below-ground archaeological interest of the site though would need explaining to visitors through an adjacent information board. Like the flowing design and positive idea of releasing bears to play and the structure looks like it could be great fun for children to be able to climb on and around but wonder whether the use of sustainably sourced timber (steamed and bent etc.) rather than stainless steel could be used for the construction.

EDC Officer Comment: The proposal has been amended post-submission to include installation of a heritage interpretation board within the bear pit open space to explain how the artwork relates to the bear pit and to complement the series of boards and heritage trail across the wider Cable Wharf development.

Gravesham Borough Council – The Borough Council note that there was consultation and public engagement although it is unclear what was the extent of the consultation and how this fed into and influenced the overall design.

The Borough Council is aware of the extent of objections and concerns from local residents where the overwhelming responses support the restoration of the pit and whilst noting the preference of Historic England and KCC Heritage to preservation of the bear pit in situ the Borough Council would urge the EDC to ensure that the views of the local community are fully taken into account and that a proper examination has been undertaken as to whether the current proposals represent the most appropriate way to interpret this unique heritage asset in accordance with local and national planning advice.

GBC Supplementary Comment (Conservation Architect) - I agree that the proposal is interesting but without further interpretation on site as to the artists inspiration it will make little sense to the observer. The abstraction of a drawing in plan form referring to the archaeological dig of the bear pit and then interpreted into a three dimensional form is pretty intangible without seeing the plan of the archaeological dig next to it. With a suitable interpretation board this may be overcome. If the sculpture is to be climbed over and played on then sharp edges and hard ground surface would need to be carefully considered. Painting stainless steel is a challenge and ongoing maintenance of the sculpture will need to be built into the maintenance and management of the area.

EDC Officer Comment: The proposal has been amended post-submission to include installation of a heritage interpretation board within the bear pit open space to explain how the artwork relates to the bear pit and to complement the series of boards and heritage trail across the wider Cable Wharf development.

Kent Police – Kent Police acknowledge receipt of additional information regarding showing details of the previously approved outdoor lighting scheme for the development, and confirmation from the applicant's lighting consultant that slight adjustment of columns P39 and P40 would ensure that the bear pit public realm is lit to a safe and acceptable lighting level as required by BS5489-1:2020, in accordance with SBD (Secured By Design) guidance. Accordingly, Kent Police have no objections to the discharge of condition 34, provided columns P39 and P40 are installed in the slightly revised locations.

EDC Officer Comment: It is recommended that the decision notice includes reference to the amended private lighting scheme to ensure the 2no. lighting columns are installed in the slightly revised positions when the scheme is implemented.

EDC Cultural Development Manager - I can confirm that the process and my involvement is as described in the submission. In my opinion the process was a fair and transparent one, which allowed a range of voices, including local representatives to be part of the artist commissioning process. The process was intended to find an artistic solution for the space at ground level where the 'bear pit' is located, and which would to an extent represent the 'bear pit' and Rosherville Gardens as a whole. Preserving the 'bear pit' was not part of the discussion and therefore the planning decision should be based on the applicant going through the process as set out. Public Art is often contentious as the outcome is always subjective. We either like a piece of art, or we don't.

In an ideal world, there would have been more meaningful engagement with local people face to face, giving genuine opportunities to influence the work, however, the

circumstances of the pandemic meant this was not fully possible. The artist did run a workshop for children at Rosherville School and had a couple of other conversations which led to some alterations. The artists took the decision to represent the archaeological drawing of the bear pit in a way that would be exciting and engaging for the public, whilst also respectful of the subject and history. We employ artists to interpret the world around us through their professional creative practice. They are influenced by people, place, heritage, history, landscape, opinion etc. to create a final product. I believe Neon Studio have done that in a positive way.

3.0 PLANNING APPRAISAL

- 3.1 The reason for imposition of condition 34 was in order to contribute towards the creation of a high quality public realm to complement the proposed heritage interpretation strategy for the site, in accordance with adopted Local Plan Core Strategy Policy CS20.
- 3.2 In assessing the proposed public art, including the associated public realm, it is relevant to note that art, by its nature, is subjective and can split opinions. To assist in providing structure and objectivity to this planning appraisal, reference will be made to the 'Ebbsfleet Garden City Public Art Principles' guidance. It is not a planning document and has no weight in the consideration of planning proposals, but provides a helpful guide as it establishes principles, values and priorities for public art commissions in the Garden City. Through early discussion between the developer and EDC, the artists brief for the work was refined to include a commitment to following guidance in this document.
- 3.2 It is evident from representations received from local residents (to this and previous applications) that there is a lot of local interest in the history of the Rosherville Gardens. The over-riding response to this application is objection from local people who wish to see the listed bear pit uncovered and incorporated into the development in a publicly accessible manner. However, this matter was fully explored when the planning application was assessed in 2017 and planning permission was granted on the basis of continued preservation of the bear pit in situ beneath the ground, as per advice from various heritage consultants, with interpretation at ground level through installation of public art.
- 3.3 This application seeks approval of the public art to be installed above the listed bear pit, in accordance with the condition imposed on the planning permission. It is therefore not within the scope of this application to re-visit the principle of an alternative approach as to how the buried bear pit is treated nor to re-visit the pros and cons of retention in situ versus exposing. As such the comments received on this matter are not relevant to the determination of this application.
- 3.4 The setting for the art installation is the central focal space within the Italian Gardens, along the axis of a diagonal pedestrian and cycle route to the riverfront promenade and play park. The space is roughly circular in shape and will be enclosed by traditional black metal railings, hedge planting and trees, to reinforce the sense of this being a separate but inter-connected space within the Italian Gardens. The space includes 2no. access points to allow access to and through it. The style of the Italian Gardens is formal and traditional, drawing on the former Rosherville Pleasure Gardens and these landscape details are already approved. However, through previous discussions with the developer, it was agreed that this public art submission would incorporate public realm features to be incorporated within this enclosed space, such as lighting and furniture, to ensure a holistic approach to its design and

to support the function and usability of the space. In addition to the proposed public artwork, this submission therefore also includes details of surfacing, feature lighting, benches and litter bins.

- 3.5 Planning condition 34 relates to (1) process, (2) design and (3) timescale for designing and installing the public art, discussed in turn below as part of this assessment.

Process

- 3.6 As required by condition 34, the approved Heritage Management Plan (HMP) established the process for commissioning the public art. The HMP acknowledges that the artwork should respond to the historical significance of the Rosherville Gardens and should act as a central focus for this area of open space and is likely to incorporate elements such as seating, paving etc along with interpretative elements that relate to the bear pit.
- 3.7 In addition the HMP committed to following the guidance set out in the 'Ebbsfleet Garden City Public Art Principles', including that commissioned public art should *"Embody and animate the values of Ebbsfleet Garden City through the creative process of artists achieving genuine engagement with local people, and unique contributions to the built and lived environment"*. In considering public art proposals, it states further that a guiding value is to look beyond decoration or embellishment, understanding that process and ideas can be as important as the final outcome, and that the potential for opening up the working processes of artists to communities should be explored where relevant.
- 3.8 In terms of commissioning the artwork the HMP advises that selecting an artist would be based on an initial design approach submitted by a shortlist of between three and five artists to be reviewed by a panel including representatives from local interest groups, KCC, EDC and the developer. Thereafter, the selected artist would be required to undertake a programme of public consultation as part of the commission prior to finalising the final design and submitting for planning approval.
- 3.9 In early 2020 Keepmoat appointed a landscape architect (Arc) to co-ordinate this process. The first step comprised preparing a public art scoping brief and procurement strategy that was undertaken in liaison with EDC's Cultural Development Manager and established the detailed process, including 2-stage artist selection and appointment. A detailed Public Art Brief was subsequently developed by Arc, again in liaison with EDC.
- 3.10 In June 2020, 32 expressions of interest were received and were sifted down to a shortlist of 5 artists, based on factors including originality of approach, public realm and community engagement experience and quality of the submission. The shortlisted artists were interviewed in July 2020 by a selection panel including KCC's Senior Archaeological Officer, EDC's Cultural Development Manager, a local resident/artist and a representative of local group Gravesend Futures. GBC's Arts and Heritage Officer was unable to attend and a local councillor declined the invitation.
- 3.11 The output of this process was that Keepmoat formally appointed NEON to design and procure the artwork, based on the concept that underpins this formal planning submission.

- 3.12 Post-appointment, the opportunity for NEON to undertake genuine community engagement was restricted as a result of the Covid-19 pandemic. Unfortunately initial ideas such as arranging picnics to discuss design ideas with local people and attending local schools were not possible, although a workshop was arranged for children of key workers at Rosherville Primary School in January 2021. Also, following engagement with the Northfleet History Group, NEON had discussions with Lynda Smith (local resident and author of the book “A History of Rosherville Gardens”) who was supportive of the public art proposal and who provided the positive representation to this application.
- 3.13 Whilst ideally there would have been more meaningful engagement with local people face to face, giving genuine opportunities to influence the work, the circumstances of the pandemic meant this was not fully possible. However, as summarised by the EDC’s Cultural Development Manager who was directly involved, the process of artist selection (which was based on the concept scheme now formally presented) was a fair and transparent one which allowed a range of voices, including local representatives, to be part of the process.

Design

- 3.14 Condition 34 requires the submitted information to include details of its form, appearance, function and external finishing material.
- 3.15 In terms of form, appearance and function, a priority identified in the ‘Ebbsfleet Garden City Public Art Principles’ is to pioneer new forms of cultural experience in the public realm. Principles include that art provides imaginative enhancement to urban spaces, parks and landscapes and delivers a high quality artistic experience and/or artistic product, through both temporary process-based art projects and permanent artworks in key public sites. Although the original planning application suggested the artwork could comprise a sculpture of a bear, planning condition 34 was deliberate in allowing flexibility for alternative and less literal forms of interpretation to be considered through the design process.
- 3.16 The following statement was provided by NEON explaining the concept behind the public art proposal entitled “Born to be Wild”:
- *“Born to be Wild” is a sculptural object that when viewed from above takes the form of the archaeological drawings of the historic structure. The form of the artwork gently undulates taking inspiration from tree branch structures - something bears often inhabit and move around. The sculpture invites the public to climb over, under and rest on the structure like bears in the wild. This artwork is designed to act as a provocation that asks us to consider the future relationship between animals and humans.*
- 3.17 The concept of using the archaeological shape of the original bear pit structure, with its associated rooms, is understood and welcomed as a concept. Likewise, the principle of allowing the public to physically engage with the sculpture for play and rest is an interesting element, and it is notable that the ability to play on the structure was welcome feedback received from local school children.
- 3.18 As highlighted by some responses received, including heritage advisors at KCC and GBC, without further interpretation on site it would make little sense to the observer, and in fact may be seen to represent something less positive. In response to this the proposal would include installation of a heritage interpretation board within this space

to explain how the artwork relates to the bear pit and to complement the series of boards and heritage trail across the wider Cable Wharf development.

- 3.19 In terms of usability of the space, the form of the installation would allow people to walk through the space, including allowing sufficient height and width beneath the higher arches to pass through, thus avoiding it being a barrier to movement of people. To accurately represent the size, form and position of the buried bear pit, the proposal includes a modest change to the shape and size of the enclosed central space.
- 3.20 Whilst acknowledging that the sculpture could be fabricated using a number of different materials, such as timber, concrete, stone, metal or fibreglass, the artist proposes that stainless steel would offer the best possibilities in terms of cost, sustainability, durability and weight. It is proposed that the sculpture would be powder coated in pastel blue and green tones, colours chosen by the artist to link to the “wild” theme and sit harmoniously with the surrounding landscape. The use of stainless steel, which is relatively lightweight, would allow for use of shallow concrete pad foundations no greater than 0.5 metres in depth, and thus avoid any potential interference with the listed structure beneath the ground.
- 3.21 The ‘Ebbsfleet Garden City Public Art Principles’ advises that maintenance of artwork should be factored into the commissioning process to ensure full value from permanent projects. The submission includes a maintenance schedule including regular inspections of the artwork itself as well as safety checks of the hard surfacing and furniture and requires repair or replacement of damaged equipment. The document submitted for approval includes the commitment that these regular inspections and any necessary repairs would be the responsibility of the management company to be appointed for the site.
- 3.22 In terms of other components of the public realm within which the public art would sit:
- Hard Surfacing - the surface material finish for the space would comprise silver-grey and silver-blue resin-bound gravel (as per the pathways in the Italian Gardens). This hard surfacing has already been approved as part of the site-wide hard landscaping scheme, but is proposed to be supplemented with a charcoal coloured ‘play surface’ located directly beneath the proposed public art for health and safety purposes. This rubber surface would also help prevent unwelcome use by skateboarders, such use potentially causing damage to the sculpture and also deterring use by other people, and potentially being a source of noise disruption in vicinity of residential properties.
 - Lighting – The applicants lighting consultant has confirmed that the lighting scheme already approved for the wider Italian Gardens open space would, subject to minor adjustment to the lamp positions, provide sufficient illumination to the bear pit public realm space to ensure it is safe, in compliance with the applicable British Standard (BS5489-1:2020). This has been accepted by Kent Police’s Crime Prevention Design Advisor, and it is noted that additional natural surveillance of the open space would be provided by the houses and apartments that directly overlook it. As such, the lighting proposed is solely for the purpose of adding visual interest to the proposed artwork installation and comprises in-ground lighting units that direct light towards the sculpture. This supplementary feature lighting raises no adverse issues in respect of residential amenity or ecology and illumination levels would be dimmed during night time hours consistent with the surrounding private lighting.

- Furniture – to support the use and function of the space, the proposal has been amended post-submission to incorporate 2no. benches (to match those to be installed in the Italian Gardens open space) and 1no. general waste litter bin. As above, an interpretation board would be installed within this space with content focussed on the bear pit.

3.23 In response to a specific comment by a local councillor, listed building consent is not required for the installation of the proposed artwork. As approved by the planning permission, the listed bear pit will remain preserved in situ beneath the ground with above ground interpretation. The proposed artwork, in conjunction with the creation of new public open space, would provide this interpretation. The design of the scheme, including drainage layout, was arranged to avoid any physical conflict with the buried structure and, likewise, the foundation design for the proposed artwork would avoid any interference with it.

Timescale

3.24 Condition 34 states that the approved public art shall be installed prior to the relevant part of the Italian Gardens and Bear Pit open space first being brought into use by members of the public. The s.106 Agreement requires delivery of this open space prior to 100th occupation of the development and, whilst it is not possible to accurately forecast due to dependency on sales rates, it is expected this trigger will be reached by mid to late Summer 2021.

4.0 HUMAN RIGHTS

4.1 The application has been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation, is compatible with the Act.

5.0 PUBLIC SECTOR DUTY

5.1 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to –

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

5.2 It is considered that the application proposals would not conflict with objectives of the Duty.

6.0 SSSI DUTY

6.1 Having regard to its duty under s.28G of the Wildlife and Countryside Act 1981 (as amended) it is not considered that the determination by Ebbsfleet Development Corporation of this application would or is likely to affect the flora, fauna or geological

or physiographical features by reason of which a site of special scientific interest is of special interest.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 In conclusion, in terms of the commissioning process and final scheme, the proposal accords with the requirements of condition 34 and would provide an interesting and engaging piece of public art that combines heritage interpretation and function.
- 7.2 It is therefore recommended that condition 34 is fully discharged.

ANNUAL PLANNING ACTIVITY REPORT – 2020/21

1. Background

- 1.1 The Ebbsfleet Development Corporation, as a Local Planning Authority, has a requirement to collect and submit data to the Ministry of Housing, Communities and Local Government (MHCLG) on the time taken to determine planning applications and the quality of decisions.
- 1.2 In the Planning for the Future White Paper, published in August 2020, the government set out their plan to transform the planning system. Decision making is seen as a central part of this process, with local authority planning departments playing a crucial role in enabling development to deliver home ownership, building homes people can afford to buy and supporting economic growth. The performance of local authorities in deciding applications for planning permission is crucial to achieving this objective.
- 1.3 The existing approach to measuring the performance of authorities was introduced by the Growth and Infrastructure Act 2013 and is based on assessing local planning authorities' performance on the speed and quality of their decisions on applications for major and non-major development. Where an authority is designated as underperforming, applicants have had the option of submitting their applications for major and non-major development (and connected applications) directly to the Planning Inspectorate (who act on behalf of the Secretary of State) for determination.
- 1.4 The latest planning performance thresholds were published in an update to the 'Criteria for Designation' in December 2020. This document outlined two assessment periods but both periods have the same criteria. The current period runs until September 2021 at which time the assessment criteria may change.
- 1.5 The performance thresholds for the period April 2020 – March 2021 are as follows: -
 - Speed Major Developments: to determine 60% of applications within 13 weeks.
 - Speed Non-Major Developments: to determine 70% of applications within 8 weeks.
 - Quality Major Developments: to have no more than 10% of appeals overturned
 - Quality Non-Major Developments: to have no more than 10% of appeals overturned
- 1.6 It should be noted that the quality of decision making in relation to appeals is calculated on the basis of the number of schemes overturned in the context of the overall number of decisions made by an authority during the assessment period.
- 1.7 This paper provides EDC Planning Committee with the statistics for the year 2020/21.

2. Statistics

- 2.1 Annex A contains a series of charts showing data concerning the determination of planning applications.
- 2.2 Figure 1 shows the number of applications received and determined for the year by quarter. During the period 1 April 2020 to 31 March 2021 the Corporation received 39

planning applications which fall within the statutory returns. During this same period, the Corporation determined 32 such planning applications.

- 2.3 Applications can be subject to a bespoke determination timescale which is agreed between the applicant and the local planning authority. These can be in the form of a Planning Performance Agreement (PPA) or a Planning Extension Agreement (PEA).
- 2.4 Figures 2 & 3 show performance against the targets for major and non-major applications set out in para 1.5.

The overall annual performance for the period 1 April 2020 to 31 March 2021 is:

- 'Major application' within time or within time agreed is 100%.
 - 'Non-major applications' within time or within time agreed is 96%.
- 2.5 The EDC has received one planning appeal for a non-major development during this period but no decision has been issued yet. We are therefore unable to report on this criteria.
 - 2.6 No appeals were lodged or decided for major developments.

3. Advice and analysis

- 3.1 This report is submitted for information and enables EDC planning committee to monitor the work of the planning team.
- 3.2 It should be noted that the activity outlined in these performance statistics relates to only those applications which are covered under the statutory reporting process. EDC considers a substantial number of condition discharge applications and non-material amendments which do not get captured in these numbers.

4. Financial and legal implications

- 4.1 Planning income for April 2020 – March 2021 is £98,500.00. Annex B, Figure 1 shows the planning application fees received.

The quarterly breakdown is given as follows:

- Apr - Jun 2020 = £41,097
 - Jul – Sep 2020 = £7,985
 - Oct – Dec 2020 = £17,967
 - Jan – Mar 2021 = £31,451
- 4.2 If the Local Planning Authority is designated as under-performing in one of the categories then applicants would have the choice of submitting applications to the Planning Inspectorate for that category. This would not only take control away from the LPA but would reduce income.
 - 4.3 There are no legal implications arising directly from this report.

5. Recommendations

5.1 This report is submitted for information to assist the committee in monitoring Development Management activity and therefore there are no recommendations for the committee to consider.

Annex A: Applications

Figure 1: Number of applications received and determined 1 April 2020 to 31 March 2021 by quarter

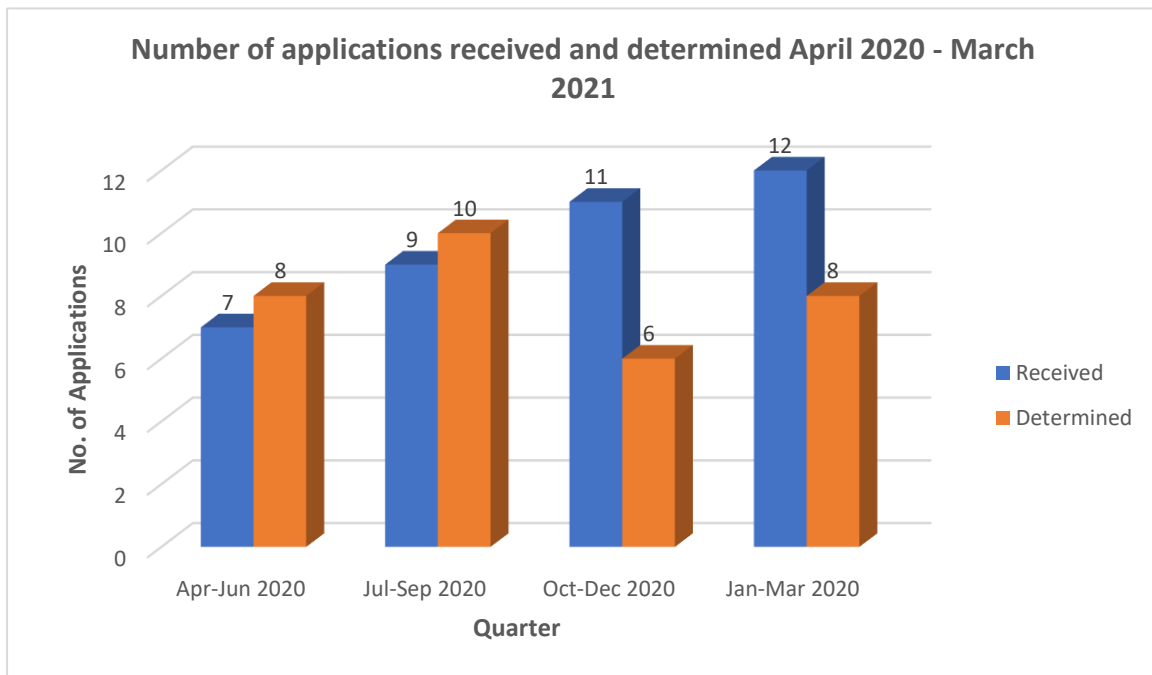


Figure 2: Percentage of major applications determined against performance target 1 April 2020 to 31 March 2021.

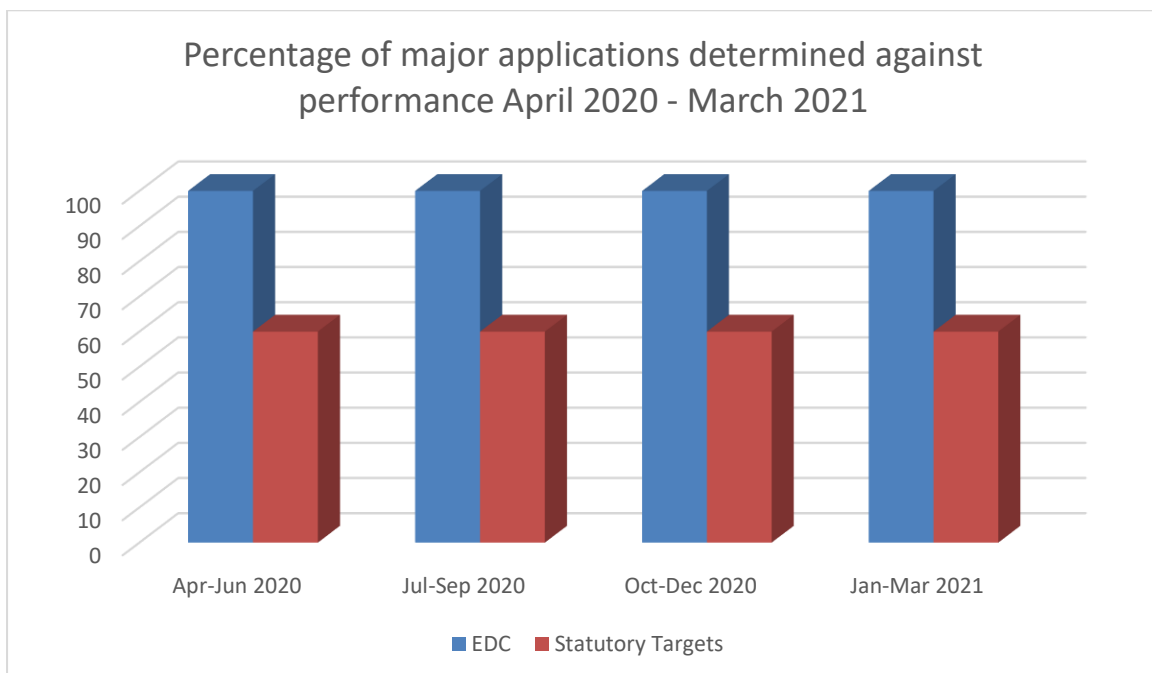
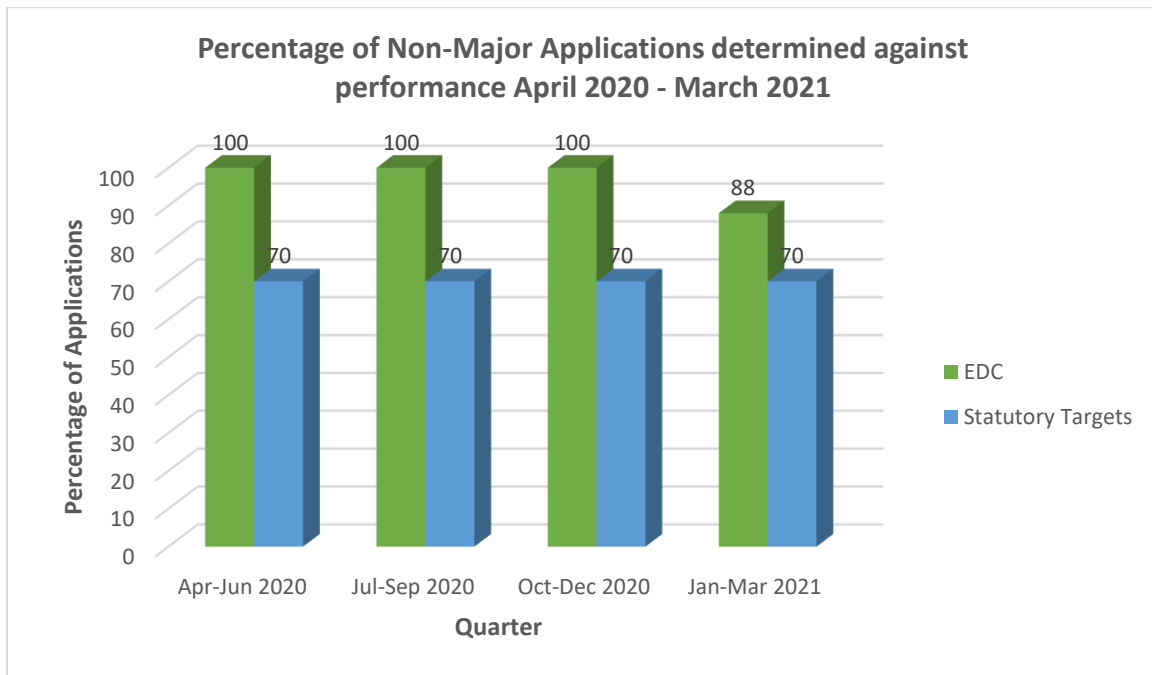
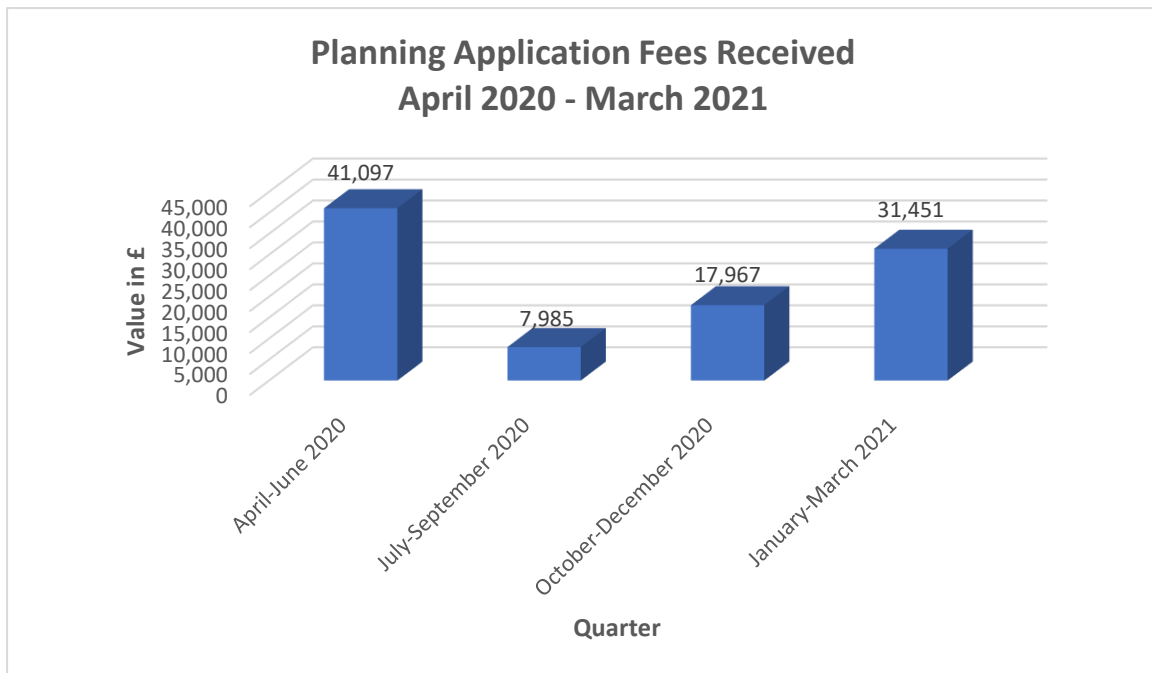


Figure 3: Percentage of non-major applications determined against performance target 1 April 2020 to 31 March 2021.



Annex B: Planning Fees

Figure 1: Planning application fees received 01 April 2020 to 31 March 2021 by quarter.



LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Period for Report: 1 January 2021 – 30 April 2021

EASTERN QUARRY:

Application Reference: EDC/20/0014

Decision Date: 13 January 2021

Location: Parcel B & C Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Taylor Wimpey UK Ltd

Proposal: Application for a non-material amendment to Condition 2 (Approved Plans) of planning permission EDC/19/0090, to allow amendments to the levels, layout and house types within Parcel B only.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0093

Decision Date: 15 January 2021

Location: Ashmere (Western Village), Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Countryside Clarion (Eastern Quarry) LLP

Proposal: Discharge of Condition 4j) and partial discharge of Condition 4a) pursuant to planning permission reference no. EDC/19/0196 in relation to sub-station design and materials.

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/20/0177

Decision Date: 21 January 2021

Location: 11 Motte Lane, Castle Hill, Ebbsfleet Valley, DA10 1AG

Applicant: Mr G Keerty

Proposal: Erection of a single storey rear extension.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0190

Decision Date: 12 February 2021

Location: Hedge Place Roundabout And Southfleet Road, Castle Hill

Applicant: Eastern Quarry Ltd

Proposal: Advertisement consent for installation of 1no. non-illuminated PVC banner sign and 2 no. externally illuminated aluminium post and rail hoarding signs located in two locations on the perimeter of Eastern Quarry (Whitecliffe).

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0163

Decision Date: 15 February 2021

Location: 21 Croucher Avenue, Castle Hill, Ebbsfleet Valley, DA10 1BU

Applicant: Mr Praveen Tyagi

Proposal: Variation of condition 8 of planning permission 15/01881/ECREM, pursuant to planning permission DA/12/01451/EQVAR, to allow for retention of single storey rear extension and enclosure of carport to provide living accommodation.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0187

Decision Date: 18 February 2021

Location: Ashmere (Western Village), Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Countryside Clarion (Eastern Quarry) LLP

Proposal: Non material amendment to reserved matters planning permission reference no. EDC/19/0196 to allow for changes to boundary treatments.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0153

Decision Date: 25 February 2021

Location: Land Off Castle Hill Drive, Ebbsfleet, DA10 1PB

Applicant: Newcrest Ebbsfleet Limited

Proposal: Details of Reserved Matters (access, appearance, landscaping, layout and scale) for the erection of 4 dwellings, together with associated parking and amenity space pursuant to planning permission DA/12/01451/EQVAR.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0072

Decision Date: 25 February 2021

Location: Castle Hill Parcels G, H, J & K, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Clarion Housing Group

Proposal: Application for the discharge of condition 4 attached to planning permission reference no. EDC/19/0104 relating to Building Regulations Part M4(2) compliance details.

Ward: Ebbsfleet

Decision: Condition Discharged

Application Reference: EDC/20/0126

Decision Date: 18 March 2021

Location: Ashmere Phase 2 (Western Village), Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Countryside Properties

Proposal: Reserved matters application (details relating to access, appearance, layout, landscaping and scale) for the erection of two dwellings.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/21/0020

Decision Date: 06 April 2021

Location: 27 Mercer Avenue, Castle Hill, Ebbsfleet Valley, DA10 1BG

Applicant: Mr Damian Wong

Proposal: Installation of gate to existing car port

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/21/0018

Decision Date: 06 April 2021

Location: 5 Merriall Close, Castle Hill, Ebbsfleet Valley, DA10 1BH

Applicant: Mr M Fanstone

Proposal: Erection of a rear conservatory.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/21/0028

Decision Date: 13 April 2021

Location: 26 Cherry Orchard, Castle Hill, Ebbsfleet Valley, DA10 1AD

Applicant: Mr L Anderson

Proposal: Single storey rear extension and partial demolition and alteration to the garage to allow for the installation of a replacement door.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/21/0037

Decision Date: 27 April 2021

Location: 68 Castle Hill Drive, Castle Hill, Ebbsfleet Valley, DA10 1EN

Applicant: Mr Luke Cross

Proposal: Erection of a fence along the western boundary of rear garden

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0142

Decision Date: 27 April 2021

Location: Ashmere Village, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Countryside Clarion (Eastern Quarry) LLP

Proposal: Discharge of condition 7 (electric vehicle charging) pursuant to reserved matters approval reference no. EDC/19/0196.

Ward: Ebbsfleet

Decision: Condition Discharge

Application Reference: EDC/20/0117

Decision Date: 27 April 2021

Location: Parcels G, H, J & K Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Clarion Housing Group

Proposal: Application for the approval of condition 13 attached to planning permission reference no. EDC/19/0104 relating to visitors cycle parking for apartment blocks.

Ward: Ebbsfleet

Decision: Condition Discharge

Application Reference: EDC/20/0098

Decision Date: 27 April 2021

Location: Parcels G, H, J & K (Phase 4 & 6), Castle Hill, Eastern Quarry, Watling Street, Swanscombe, Kent

Applicant: Clarion Housing Group

Proposal: Application for the discharge of condition 6 attached to planning permission reference no. EDC/19/0104 relating to the refuse storage and collection strategy.

Ward: Ebbsfleet

Decision: Condition Discharge

EBBSFLEET GREEN:

Application Reference: EDC/20/0185

Decision Date: 19 January 2021

Location: 1 Owen Close, Weldon, Ebbsfleet Valley, DA10 1AW

Applicant: Mr Christopher Adeyeri

Proposal: Conversion of detached garage into habitable rooms with storage in roof space above, installation of access hatch to garage front elevation, 1no. sliding door to garage southern side elevation, and 2no. bi-fold obscured glazed windows to garage rear elevation.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0201

Decision Date: 25 February 2021

Location: 11 Ackers Drive, Weldon, Ebbsfleet Valley, DA10 1AL

Applicant: Mr Abiodun Bello

Proposal: Conversion of detached garage into a habitable room with storage in the roof space above, installation of access hatch to garage front elevation and installation of 1 no. set "French" doors and 2 no. windows to garage eastern side elevation.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0175

Decision Date: 25 February 2021

Location: Ebbsfleet Green Primary School, Ackers Drive, Weldon, Ebbsfleet Valley, Kent, DA10 1AL

Applicant: Kier Construction (Southern) Ltd

Proposal: Application for the discharge of condition 13 attached to planning permission reference no. EDC/20/0051 relating to the Parking Management Plan.

Ward: Ebbsfleet

Decision: Condition Discharge

Application Reference: EDC/20/0201

Decision Date: 25 February 2021

Location: 11 Ackers Drive, Weldon, Ebbsfleet Valley, DA10 1AL

Applicant: Mr Abiodun Bello

Proposal: Conversion of detached garage into a habitable room with storage in the roof space above, installation of access hatch to garage front elevation and installation of 1 no. set "French" doors and 2 no. windows to garage eastern side elevation.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/21/0016

Decision Date: 04 March 2021

Location: Ebbsfleet Green Primary School, Ackers Drive, Weldon, Ebbsfleet Valley, Kent, DA10 1AL

Applicant: Kent County Council

Proposal: Application for a non-material amendment to reserved matters approval reference no. EDC/20/0051 to amend the internal floorplan to create a tank room with additional external door for access.

Ward: Ebbsfleet

Decision: Condition Discharge

Application Reference: EDC/21/0001

Decision Date: 10 March 2021

Location: 29 Weldon Road, Castle Hill, Ebbsfleet Valley, Kent, DA10 1BL

Applicant: Mr Tom McLeay

Proposal: Demolition of existing car barn and erection of ground floor rear/side extension.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/21/0017

Decision Date: 06 April 2021

Location: 5 Stopes Avenue, Weldon, Ebbsfleet Valley, DA10 1AQ

Applicant: Dr Seehra

Proposal: Conversion of integral garage to a habitable room including removal of garage door and installation of a window and brickwork to front elevation, and erection of a single storey rear extension.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/20/0170

Decision Date: 19 April 2021

Location: Ebbsfleet Green Primary School, Ackers Drive, Weldon, Ebbsfleet Valley, Kent, DA10 1AL

Applicant: Kier Construction (Southern) Ltd

Proposal: Discharge of condition 14 attached to reserved matters approval reference no. EDC/20/0051 relating to photovoltaic panel details.

Ward: Ebbsfleet

Decision: Condition Discharge

NORTHFLEET EAST:

Application Reference: EDC/19/0123

Decision Date: 22 January 2021

Location: Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend, DA11 9AA

Applicant: Keepmoat Homes Ltd

Proposal: Application for partial discharge of condition 15 attached to planning permission reference no. EDC/19/0049 relating to external brick type for buildings in Phases 2, 3 and 4 of the development (excluding riverfront apartment Blocks A, B, C, D, F and G).

Ward: Northfleet North

Decision: Condition Discharged

Application Reference: EDC/21/0035

Decision Date: 10 March 2021

Location: Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend, DA11 9AA

Applicant: Keepmoat Homes Ltd

Proposal: Application for the re-discharge of condition 17 attached to planning permission reference no. EDC/19/0049 relating to hard surface treatments and boundary enclosures.

Ward: Northfleet North

Decision: Condition Discharged

Application Reference: EDC/20/0184

Decision Date: 10 March 2021

Location: Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend, DA11 9AA

Applicant: Keepmoat Homes Ltd

Proposal: Application for partial discharge of condition 15 attached to planning permission reference no. EDC/19/0049 relating to external facing materials for the buildings (excluding riverfront apartment blocks A, B, C, D, F and G) in Phase 2, 3 and 4 of the development.

Ward: Northfleet North

Decision: Condition Discharged

Application Reference: EDC/20/0087

Decision Date: 10 March 2021

Location: Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend, DA11 9AA

Applicant: Keepmoat Homes Ltd

Proposal: Application for the discharge of condition 44 attached to planning permission reference no. EDC/19/0049 relating to the details and trigger for installation of the acoustic barrier to the western boundary of site adjacent to Red Lion Public House.

Ward: Northfleet North

Decision: Condition Discharged

Application Reference: EDC/21/0066

Decision Date: 16 April 2021

Location: Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend, DA11 9AA

Applicant: Keepmoat Homes Ltd

Proposal: Discharge of condition 53 (alternative Development Phasing Plan) pursuant to planning permission reference no. EDC/19/0049.

Ward: Northfleet North

Decision: Condition Discharged

Application Reference: EDC/21/0065

Decision Date: 21 April 2021

Location: Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend, DA11 9AA

Applicant: Keepmoat Homes Ltd

Proposal: Application for non-material amendment to condition 2 (list of approved plans) of planning permission reference EDC/19/0049 to substitute the approved Development Phasing Plan.

Ward: Northfleet North

Decision: Approved

Northfleet West:

Application Reference: EDC/20/0154

Decision Date: 07 January 2021

Location: Land At Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN

Applicant: Bellway Homes Ltd

Proposal: Application for the discharge of remaining part of condition 6(b) attached to outline planning permission reference no. EDC/16/0004 relating to a reptile mitigation strategy.

Ward: Northfleet North

Decision: Condition Discharge

Application Reference: EDC/21/0021

Decision Date: 16 March 2021

Location: Land At Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN

Applicant: Bellway Homes Ltd

Proposal: Application for non-material amendment to outline planning permission reference no EDC/16/0004 to amend the wording of condition 25 to allow development on land at Factory Road to be commenced and occupied in advance of approval of the detailed structural survey of the road access tunnels and cliffs and any identified corrective measures being carried out.

Ward: Northfleet North

Decision: Approved Subject to Conditions

Application Reference: EDC/21/0019

Decision Date: 29 April 2021

Location: Land At Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN

Applicant: Bellway Homes Ltd

Proposal: Partial discharge of condition 16 (Construction Environmental Management Plan) pursuant to outline planning permission EDC/16/0004, in respect of development on land at Factory Road (Phase 1a) only.

Ward: Northfleet North

Decision: Condition Discharge

Springhead Park:

Application Reference: EDC/20/0127

Decision Date: 18 January 2021

Location: Springhead Park Primary School Springhead Parkway Northfleet Gravesend Kent DA11 8BY

Applicant: Kier Construction (Southern) Ltd

Proposal: Application for the discharge of conditions 8 and 9 attached to planning permission reference no. EDC/17/0111 relating to Verification Report and Maintenance and Management Plan for the foul and surface drainage system.

Ward: Ebbsfleet

Decision: Condition Discharged

SWANSCOMBE PENINSULA:

Application Reference: EDC/20/0192

Decision Date: 22 January 2021

Location: Land At London Road And West Of Craylands Lane, Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Ltd

Proposal: Application for the partial discharge of condition 26 attached to outline planning permission reference no. EDC/18/0027 relating to a contaminated land closure report for plots 28-33 and plots 90-100.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/20/0189

Decision Date: 04 February 2021

Location: Land At London Road And West Of Craylands Lane, Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Ltd

Proposal: Application for the discharge of condition 4 attached to reserved matters approval reference no. EDC/19/0213 relating to the operation and maintenance manual for the surface water drainage.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/20/0169

Decision Date: 05 February 2021

Location: Former Croxton And Garry Site, Tiltman Avenue, Greenhithe, Kent, DA10 0LL

Applicant: Bellway Homes Ltd

Proposal: Application for the discharge of condition 13 attached to outline planning permission reference no. EDC/19/0161 relating to the a contaminated land assessment.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/20/0145

Decision Date: 10 February 2021

Location: Corner Site Junction Of High Street, Lawn Road, Northfleet, Kent

Applicant: Mr Khaled Khalil

Proposal: Application for the discharge of conditions 7 and 8 attached to planning permission reference no. EDC/19/0145 relating to External Facing Materials, Hard Surfacing Materials, and Boundary Treatments.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/20/0149

Decision Date: 11 February 2021

Location: Land At London Road And West Of Craylands Lane, Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Ltd

Proposal: Application for the discharge of condition 14 attached to reserved matters approval reference no. EDC/19/0213 relating to confirmation of compliance with optional building regulations standard M4(2) in respect of adaptable and accessible dwellings.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/20/0097

Decision Date: 12 February 2021

Location: Corner Site Junction Of High Street, Lawn Road, Northfleet, Kent

Applicant: Mr Khaled Khalil

Proposal: Application for the discharge of conditions 9, 10, 11 and 12 attached to planning permission reference no. EDC/19/0145 relating to Soft Landscaping, Cycle and Power Points, External Lighting and Ventilation Systems.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/20/0069

Decision Date: 12 February 2021

Location: Former Croxton And Garry Site Tiltman Avenue, Greenhithe, Kent, DA10 0LL

Applicant: Bellway Homes Ltd

Proposal: Application for the discharge of condition 14 attached to planning permission reference no. EDC/19/0161 relating to details of foul water disposal.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/21/0012

Decision Date: 12 February 2021

Location: Former Croxton And Garry Site, Tiltman Avenue, Greenhithe, Kent, DA10 0LL

Applicant: Bellway Homes Ltd

Proposal: Non-Material Amendment to Outline Planning Permission EDC/19/0161 to allow for an amendment to the description of development to provide a revised total of up to 233 residential dwellings at the site.

Ward: Greenhithe & Knockhall

Decision: Approved

Application Reference: EDC/21/0029

Decision Date: 08 April 2021

Location: Unit R4 Northfleet Industrial Estate, Lower Road, Northfleet, Gravesend, Kent, DA11 9SN

Applicant: St Georges European Ltd

Proposal: Retention of detached single storey yard store.

Ward: Greenhithe & Knockhall

Decision: Approved subject to conditions

Application Reference: EDC/20/0104

Decision Date: 21 April 2021

Location: Land At London Road And West Of Craylands Lane, Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Ltd

Proposal: Discharge of condition 12 attached to reserved matters approval reference no. EDC/18/0033 relating to provision of electric vehicle charging points.

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Application Reference: EDC/21/0062

Decision Date: 28 April 2021

Location: Land At London Road And West Of Craylands Lane, Craylands Lane, Swanscombe, Kent

Applicant: Bellway Homes Ltd

Proposal: Partial discharge of condition 26 (contaminated land closure report) attached to outline planning permission reference no. EDC/18/0027 relating to plots 80 to 89 (inclusive).

Ward: Greenhithe & Knockhall

Decision: Condition Discharged

Supplementary Report

EDC Planning Committee – 19th May 2021

This report provides supplementary information following publication of the main report, for consideration by committee members in determining the applicable application.

Agenda Item 5

Since publication of the main report, an additional written representation has been received in objection to the proposal due to it not involving excavation of the bear pit. As advised in paragraph 3.3 of the main report, comments received on this matter are not relevant to the determination of this application as the principle of preserving the listed bear pit in situ beneath the ground was agreed when detailed planning permission was granted.

This additional representation brings the total received for this application to 54no. comprising 53 objections and 1 support.



**EBBSFLEET
GARDEN CITY**

**Creating a 21st Century
Garden City**

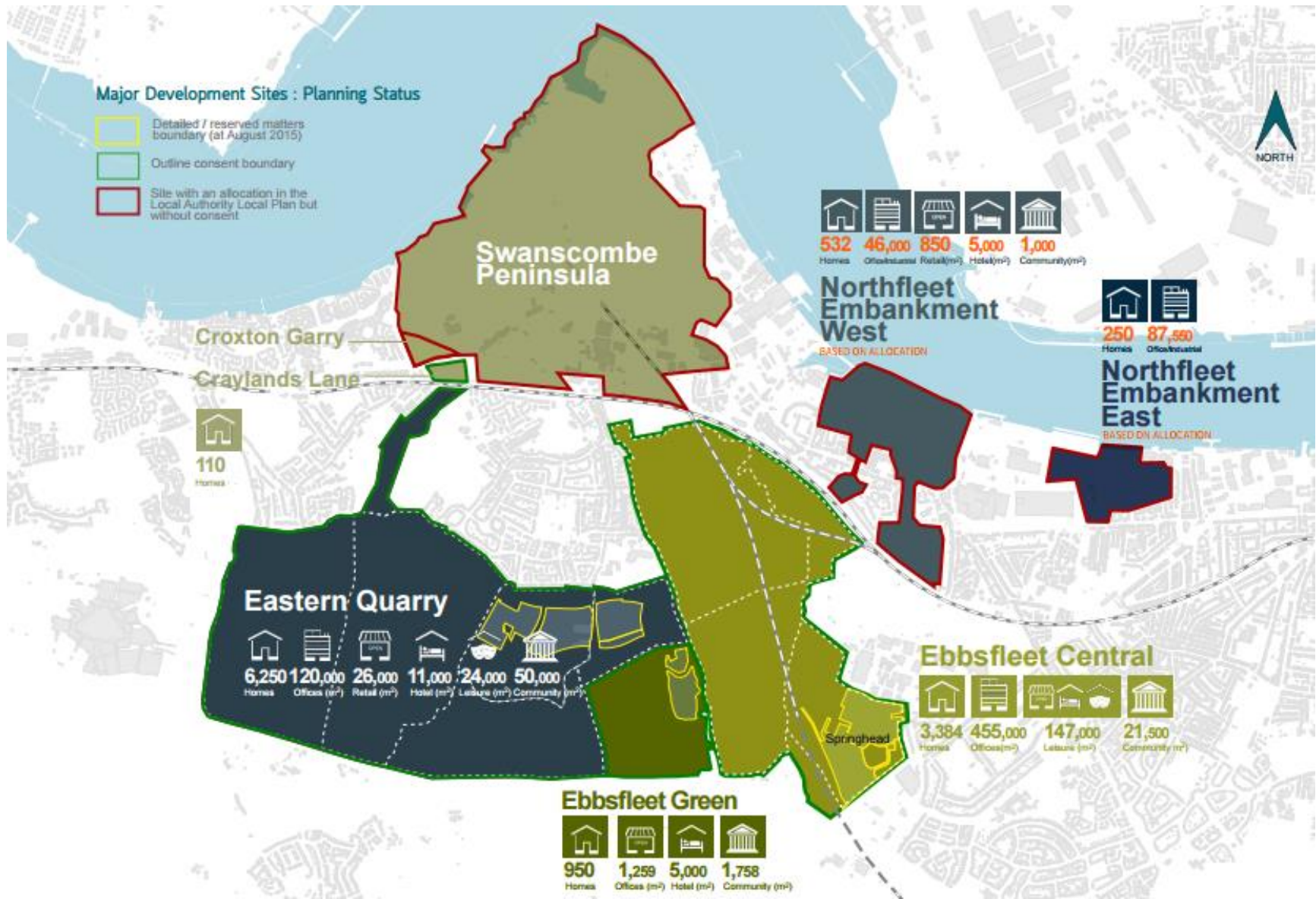
**EDC Planning Committee
19th May 2021**

EDC/21/0034

Cable Wharf, Northfleet Embankment East, Crete Hall Road.

Discharge of condition 34 (Bear Pit Public Art) pursuant to hybrid planning permission reference no. EDC/19/0049.

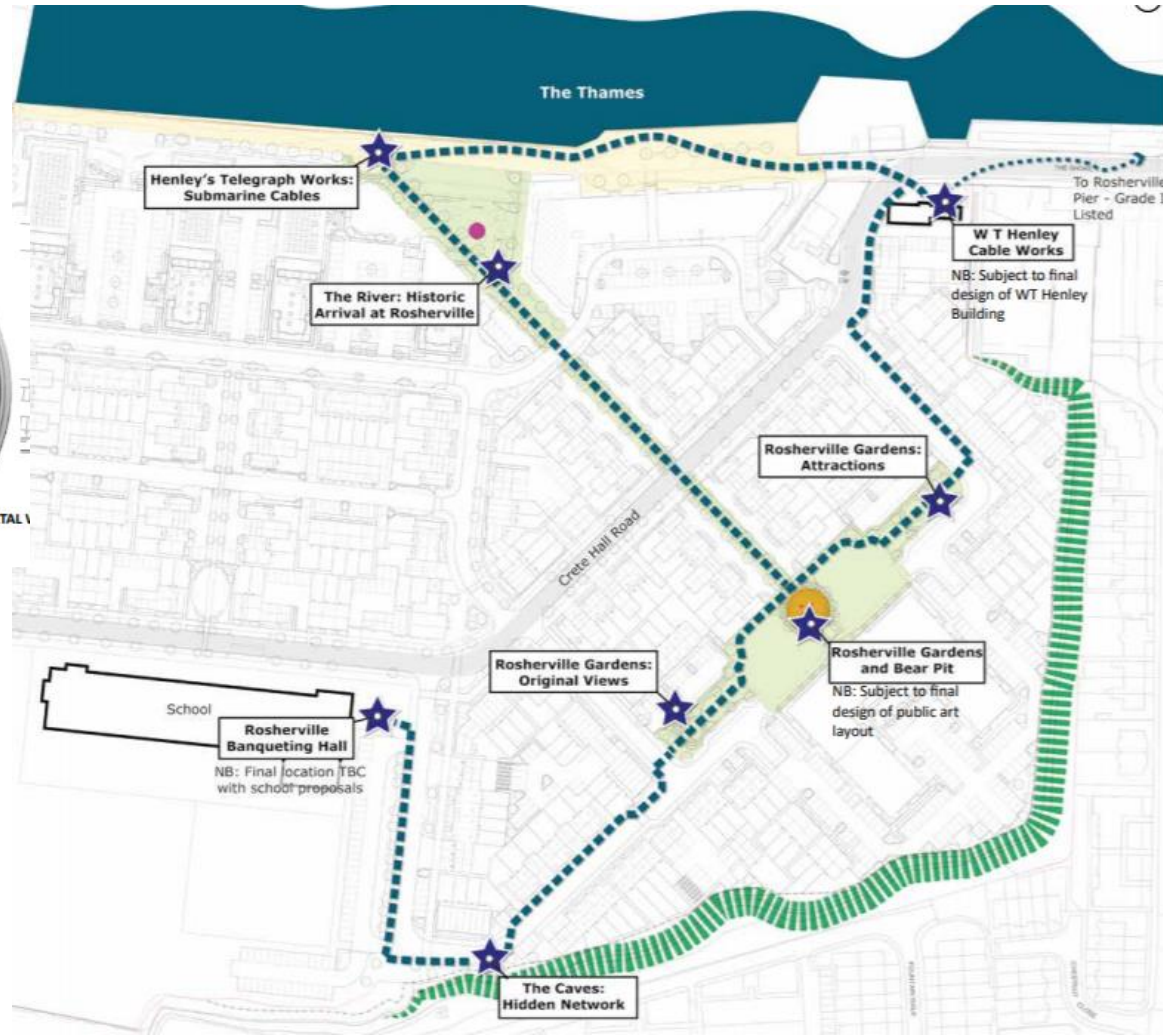
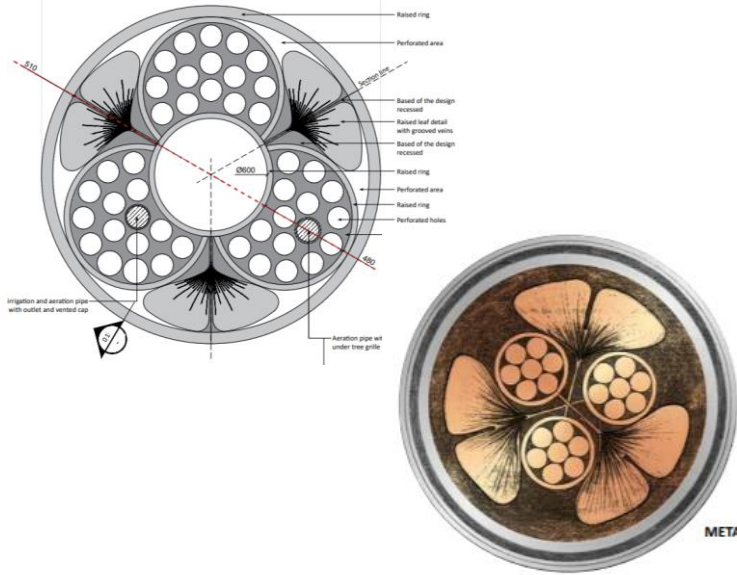
Keepmoat Homes Ltd







Rosherville, The Queen of Gardens, Now Open! Go there to spend a Happy Day!



4 - ART WORK COMMISSIONING STRATEGY

The Bear Pit Public Art work has been commissioned through a 'best practice' approach to commissioning, that included an 'open' invitation, followed by short-listing of 5 artists who were paid a stipend to develop initial ideas. The selection of the artist was by interview with a panel including representatives from the local community. EDC's Cultural Development Manager provided input and support throughout the process which was approved under Condition 16.

STAGE 1 - Selection and appointment of artist

Call for Expressions of Interest - An open call for an initial 'expression of interest'.

Short-listing of Artists – Review applications with client and EDC to draw up a 'short list' of 5 Artists considered suitable for commission.

Short-listed Artists Design Stage - Artists invited to prepare initial ideas demonstrating their approach to the brief.

Selection of Artist/Interviews – Interviews with a panel including
Duncan Grant - local resident and artist from Gravesham
Neege Allen Navarria - Gravesend Futures
Wendy Rodgers - Kent County Council (Heritage and Archaeology)
Laura Bailey - EDC (Cultural Development Manager).

STAGE 2 - Consultation, design & planning

Consultation and Engagement - Selected artist to prepare a Consultation and Engagement Strategy and to undertake engagement throughout the design process.

Detailed Design and Planning Submission - Work with Client team to prepare design drawings for review/approval by Keepmoat and submission of Designs to EDC to clear Condition 34.

STAGE 3 - Detailed design & project coordination

Detailed Design - upon receipt of the planning permission, the artist will prepare any additional design materials (eg fabrication drawings) needed prior to procuring the artwork.

Health and Safety - Matters relating to Health and Safety to be considered throughout the design stages. The Artist to prepare and a Risk Assessment for the Artwork that addresses both the in-use stages as well as fabrication and installation.

Maintenance Schedule - The Artist will be required to prepare a report setting out both short and long term maintenance requirements for the Artwork.

STAGE 4 - Procurement & installation

Installation Method Statement - The Artist to prepare a written Installation Method Statement and to liaise with the ground works contractor on site.

Inspections - an inspection of the Artwork will be undertaken by Keepmoat (and/or their representative) to agree any making good that is required prior to final completion.

Hand over and Unveiling Celebration - Upon completion, the Artwork will be handed over to Keepmoat and a public unveiling celebration with local residents and dignitaries will be held.

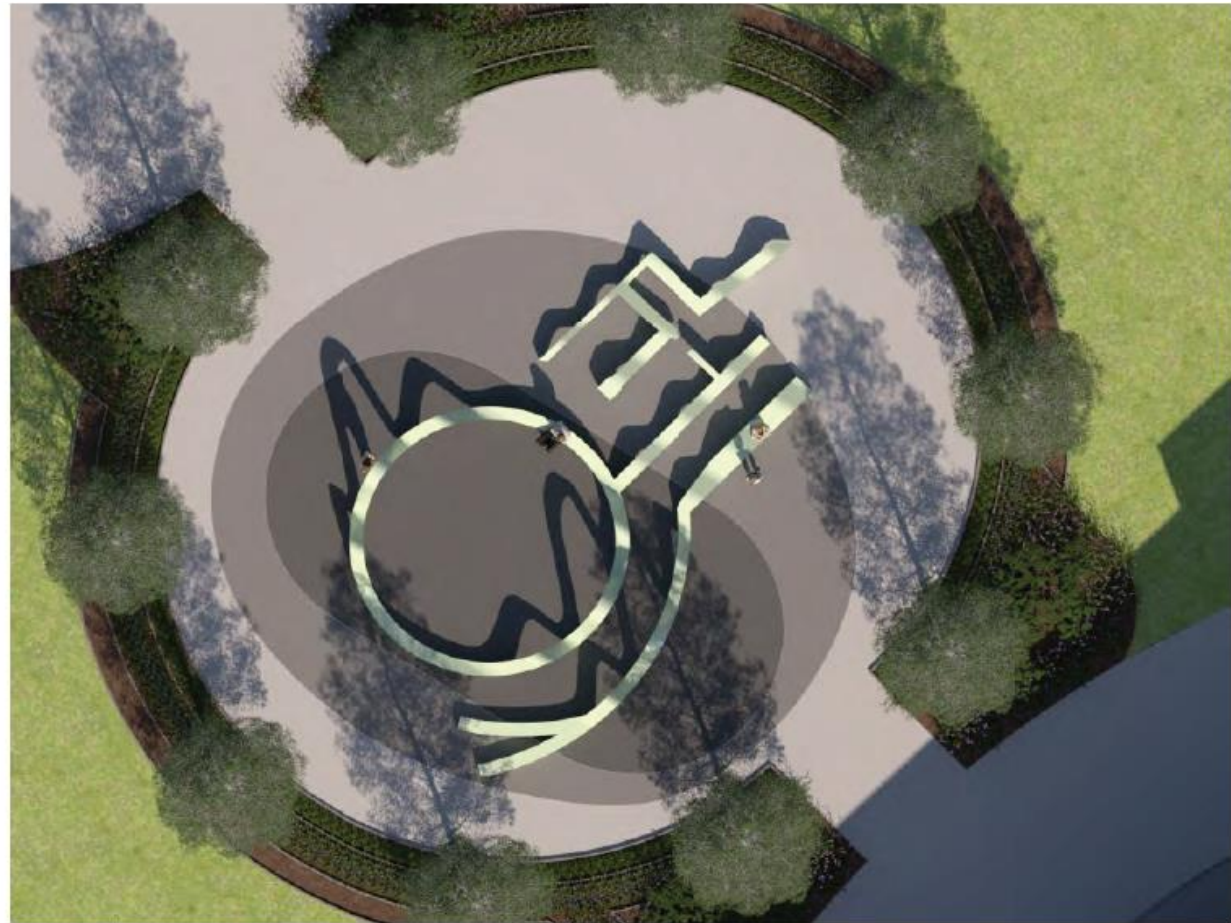


"Born to be wild" is a sculptural object that when viewed from above takes the form of the archaeological drawings of the historic structure. The form of the artwork gently undulates taking inspiration from tree branch structures - something bears often inhabit and move around. The sculpture invites the public to climb over, under and rest on the structure like bears in the wild. This artwork is designed to act as a provocation that asks us to consider the future relationship between animals and humans.

The Artwork will be constructed above the Bear Pit and delivered in sections, of polyester powder coated steel, for installation on site.



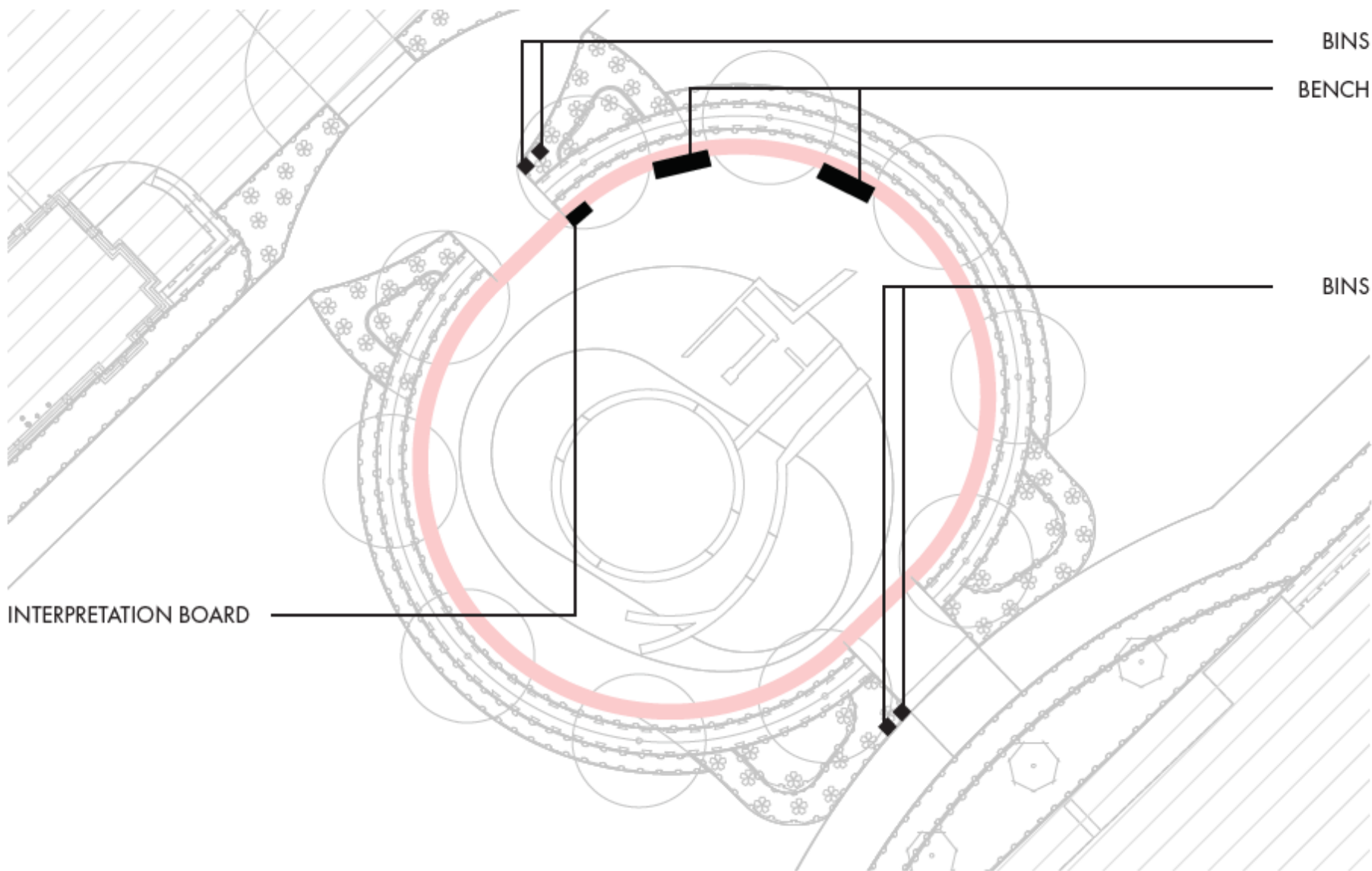
Archaeological Survey Plan - Oxford Archaeology



Proposed plan showing artwork from above (in same location as the Bear Pit)



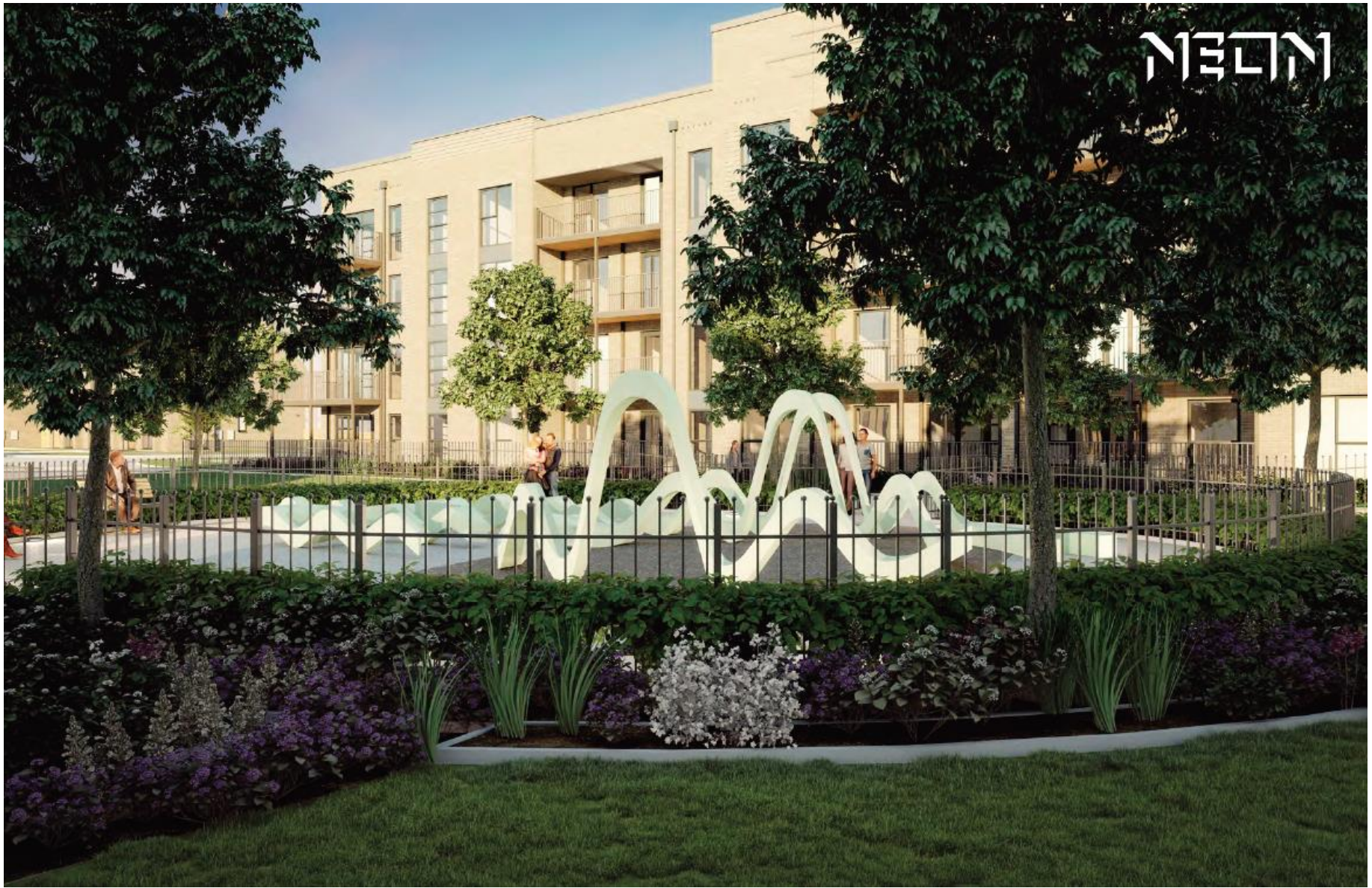
LOCATION OF BENCHES, BINS AND INTERPRETATION



NEON



NEON



NEON



arc

Keepmoat
Homes