

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 13th December 2023
Time: 18:14 - 19:20
PRESENT: Neil Cameron KC (Chair)
Valerie Owen OBE (Vice-Chair)
Rev. Penny Marsh
Councillor David Mote
Councillor Lee Croxton

The Chair opened the meeting and noted that the video would be published on the EDC's website after the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for Absence received from Fred Maroudas

2. DECLARATIONS OF INTEREST

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 26th July 2023 were approved.

5. RECORD OF THANKS

Chair would like to record thanks to Chris Hall, Independent Member of the EDC Planning Committee of 8 years and to Councillor Jordan Meade, KCC representative.

6. EDC/23/0114 – Alkerden (Parcel 5B), Eastern Quarry, Watling Street, Swanscombe, Kent

The application seeks permission of reserved matters for 162 dwellings, comprising 32 x 1- and 2-bedroom apartments and 130 x two, three and four bedroom houses. The application is located in Whitecliffe, formally known as Eastern Quarry. The Case Officer presented the scheme to the Committee, including a masterplan of Whitecliffe, which forms a strategic development site within the EDC area, comprising three villages; Castle Hill, Alkerden and Ashmere, all separated by areas of open space.

The site is located in the North of Alkerden Village, within a walkable distance to the Alkerden Market Centre. This phase follows on from Chartway's first development which comprised custom build dwellings at Alkerden Gateway. The application embeds principals of sustainability in creating walkable neighbourhoods and a Fastrack corridor, running through the centre providing efficient public transport.

The Chair invited the applicant's team to speak in support of their proposal, Julian Moat of Chartway, addressed to the Committee the proposal and Olivia Pfeil of BPTW, discussed through the architecture. The Chair invited members of the Committee to ask their questions.

Cllr Mote began by complimenting the proposal and asked about the sustainability aspect, and regarding EV Charging. The applicant responded and confirmed the EV charging point would be connected into the house and they have looked to incorporate sustainability through the scheme design process. Heating is provided via air source heat pumps and electric heating to the flats. Cllr Mote also asked whether the build type was Timber Frame, to which the applicant confirmed the houses would be and stated that this increases the thermal levels.

Cllr Croxton asked a question on transport links for residents. The applicant cited the site layout and connections to the wider area which in combination provide good pedestrian and cycle permeability. Cllr Mote asked a follow up question with regards to the residential aspect and where the bins are stored. The applicant answered that for houses the dustbins are stored in the garden, effectively a large storage area which can be accessed through pathways and side gates. Bin Stores for the flats are located either within the building or attached to it, which will be separated into general and recycling refuse.

Penny Marsh asked for clarification on whether the vehicular access along the western edge will be to the properties only or provide a through route. This was confirmed as a through route but predominantly for residents, however, it does allow for access through to the Major Urban Park.

Valerie Owen asked a question regarding the housing tenures and whether the scheme would provide for a mixed and balanced community considering the location of the affordable homes. Valerie Owen also enquired about the landscaping and lighting in the large parking courts serving the flats. The applicant answered by advising that the scheme is tenure blind with the affordable housing being in accordance with the s106. In order to provide the higher density development, rear parking courts are needed and the design team have worked to try and alleviate any concerns. Feedback has been received from officers and that a condition requiring further details on the lighting of the parking courts

has been discussed. The Case Officer stated that throughout the course of the application, the landscaping has been looked into detail and improved.

A further parking question was raised regarding how residents access the parking courts. The Committee were advised that the parking would be secure with residents accessing via a rear gate or the main front entrance.

An unresolved issue with highways and the safety of two buses passing was raised. The applicant advised that the points have been addressed with highways officers at KCC and is confident it can be satisfactorily resolved and the recommended condition met. Neil Cameron asked the Case Officer regarding this condition and wanted to confirm the Officer was satisfied that meeting the condition would not disrupt the landscaping scheme. The Case Officer addressed the Committee with plans regarding the road layout and advised that landscaping wouldn't be disrupted in the location in question.

Neil Cameron commented that he thought it was a well-thought-out scheme, in terms of the detail, the architectural form and materials. However, seeks for reassurance on the landscaping points raised, being met, particularly on the parking arrangements. Cllr Mote agreed on the parking court issue, and the need to make sure they are safely designed with appropriate lighting. However, he was pleased with the amount of social housing properties at 25% and impressed with the materials used.

Cllr Croxton was pleased with the village feel of the scheme and with the Fastrack bus route running through is particularly important. Valerie Owen commended certain points on the scheme including the building for healthy life assessment, provision of air source heat pumps, solar panels, and agreed with the 25% affordable housing, along with other Committee Members.

Neil Cameron proposed acceptance of the officer's recommendation, subject to the supplementary report, in particular a supplementary detail of conditions.

Members voted unanimously in favour, which completed consideration of this item and moved to the next agenda item.

7. EDC Validation Checklist Update

Michael Jessop introduced the report explaining that it is seeking approval for updates to the EDC Validation Checklist, which is in place for development management purposes which sets out the information needed for planning applications. The NPPF (National Planning Policy Framework) requires the EDC to publish the document and to keep it updated, EDC Officer's reviewed the Validation Checklist earlier in the year, the changes proposed were mainly presentational changes and no substantial new content being incorporated.

The checklist was sent out for a public consultation, feedback was received mainly from statutory consultee's, comments received were incorporated into the document.

The recommendation is for approval, a revised recommendation set out in the supplementary report and some legislative references which were in the original document, to make them current, to publish the report online and to delegate authority to the Director of Planning and Place to make any future and factual changes prior to the next formal review.

Neil Cameron invited Committee Members to ask questions on this agenda item, Valerie Owen began with a query on not receiving a consultation response from neither Gravesham nor Dartford Council, as much of the validation relates to policies. Michael Jessop clarified the consistency across the documents which each Council produces, and that the local plan references are there to reinforce the requirements.

After a general discussion between Committee members, the Chair proposed to accept the recommendation and thanks the Officer's for contributing to the review of the Checklist.

8. **Planning Activity Report – Q2 July – September 2023/2024**
Noted
9. **Delegated Items Report**
Noted

Meeting closed at 19:34

The following officers were in attendance at the meeting:

Mr Mark Pullin – EDC Director of Planning & Place
Mr Michael Jessop – EDC Head of Development Management
Mrs Che Eade – EDC Senior Planning Officer
Ms Julia Johnson – EDC Planning Committee Secretary