



EBBSFLEET DEVELOPMENT CORPORATION Planning Committee

Neil Cameron KC (Chair)
Valerie Owen OBE (Vice Chair)
Rev Penny Marsh
Fred Maroudas
Cllr David Mote
Cllr Lee Croxton

A meeting of the above Committee will be held on Monday 15th July 2024
at 4:00pm at The Observatory and via Microsoft Teams.



PLANNING COMMITTEE AGENDA

Monday 15th July 2024

1. **Apologies for Absence**
Rev. Penny Marsh
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 8th May 2024

ITEMS FOR CONSIDERATION

5. **EDC/22/0168 - Ebbsfleet Central East**

Proposal

Outline planning application (with all matters reserved) for mixed-use development comprising demolition of the existing car parking, structures and station forecourt and provision of residential dwellings (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Use Class F1); flexible local community uses (Use Class F2); hotel use (Use Class C1); residential institutions (Use Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinemas. Associated works include hard and soft landscaping, a River Park, car parking and multi-storey car parks, pedestrian, cycle and internal vehicular network, and other ancillary infrastructure; and associated crossings, highway accesses, and junction improvements.

Recommendation

Approval, subject to the following:

- (i) Imposition of the planning conditions as set out in Appendix 1 of the report with delegated authority to the Director of Planning and Place to make minor changes to the wording; and
- (ii) Completion to the satisfaction of the Ebbsfleet Development Corporation as Local Planning Authority of deeds of planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended) in general



accordance with the schedule of Draft Heads of Terms as set out in Appendix 2 of the report.

6. **Eastern Quarry – s.106 Agreement Letter**

Proposal

See letter attached in Annex A of the report.

Recommendation

To give delegated authority to the Director of Planning & Place to issue the draft letter attached in Annex B of the report.

7. **Planning Activity Report**

For Noting

8. **Delegated Items Report - May / June 2024**

For Noting