

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 8th May 2024
Time: 17:05 – 18:00

Present: Neil Cameron KC (The Chair)
Valerie Owen OBE (The Vice-Chair)
Councillor David Mote
Councillor Lee Croxton
Rev. Penny Marsh

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 were 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 Wednesday 10th April 2024 were approved.

5. EDC/23/0163 – Land at Rosherville Way and Crete Hall Road, Embankment East, Employment Southern Parcel, Rosherville Way, Northfleet.

The Case Officer, Ms Simpson, introduced the application as a full planning application made by the Ebbfleet Development Corporation for re-development of the site to provide an employment park consisting of 5 buildings with a supporting cafe. The site is situated within the Northfleet riverside strategic development area and Ms Simpson described the site location and explained the key matters to consider including proposed elevations, landscaping and appearance.

Ms Cronin drew attention to a late comment received from KCC Highways prior to the meeting relating to a request for a financial contribution towards improvements to the

existing stepped access ramp from Rosherville to the site. Ms Cronin advised that, at the time of publishing the report, no costings had been provided by KCC so the request was discounted by the Local Planning Authority as per paragraph 7.53 of the officer report. However the comment from KCC formally requested a developer contribution of £50,000, comprising £35,000 for lighting improvements and £15,000 for vegetation clearance. Officers advised that KCC had not quantified that sum, and therefore the policy test for planning obligations had not yet been met. However, it was a formal request that would require formal consideration, to include an opportunity for the applicant to respond. The Chair suggested debating the application and, in the event that the committee resolved to grant permission, to delegate consideration of the KCC request to the Director of Planning and Place to decide whether the request meets the statutory tests after having considered the request and applicant's response.

The applicant was invited to speak in support of their application and Ms Hunt, Director of Development at EDC, addressed the Committee. Ms Hunt explained that the Development Corporation has a statutory responsibility to regenerate the area, to create jobs and homes and to ensure a sustainable community is delivered. It was explained that the scheme must be flexible to respond to changing market demand and that the proposed mixed use units would appeal strongly to new and expanding business and would support the economic growth and prosperity of the local area.

Ms Mitchell of Lee Evans Partnership discussed the proposal on behalf of the applicant and explained the steps of which were undertaken throughout the application process. It was explained that the proposed layout makes efficient and effective use of the land available and would maximise occupation and be attractive to the market in both medium and longer term, as highlighted in the market research undertaken. Ms Mitchell explained that the collection of buildings would create visual interest and that the repeated form would create a cohesive building composition that would sit comfortably within the street scene.

The Chair then invited Committee members to speak.

Cllr Croxton expressed his likeness for the scheme and noted the need for the type of units being proposed within the area, although raised a question on target audience for the employment site. Ms Hunt answered that the idea is to offer the spaces to a variety of different employment users, however there is a significant demand for small businesses starting up and larger units.

Cllr Mote complimented the scheme, and noted that his initial concerns had been addressed through the officer presentation and subsequent discussion.

The Vice Chair raised an air quality concern and asked for clarification on users of the proposed employment site which Ms Simpson and Ms Cronin answered this in detail.

Cllr Croxton asked a question on air quality and cliff maintenance and Ms Hunt clarified that surveys would be undertaken to inform the need for cliff stability works and that

regular maintenance would be carried out. It was also reiterated that the proposed buildings would be set back away from the cliffs

The Chair invited a formal discussion by the committee. Rev. Marsh advised that she liked the design and particularly the improvement of the footpath and access. Cllr Croxton and Cllr Mote supported the scheme, raising comments on encouragement of small start-up businesses and the design and biodiversity net gain aspects. The Vice Chair made comments regarding noise and light pollution.

Prior to voting, The Chair proposed amending the published officer recommendation in light of the KCC request, as follows:

“Authority be delegated to the Director of Planning and Place to approve the application and grant planning permission subject to:

- (i) imposition of the conditions listed in the report and supplementary report and informatives with authority to the Director of Planning and Place to make minor changes to the wording;*
- (ii) completion to the satisfaction of the Ebbsfleet Development Corporation as Local Planning Authority of a deed of planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following financial contributions:*
 - a. £3,000 to Gravesham Borough Council towards monitoring of the Air Quality Network;*
 - b. £3,000 to Gravesham Borough Council towards the implementation of the Gravesham Borough Council Air Quality Action Plan;*
- (iii) consideration by the Director of Planning and Place of the request made by Kent County Council for a planning obligation and of any representations by the Applicant made in response to that request and in the light of that consideration whether a further planning obligation to make a payment to Kent County Council is required.”*

Members voted unanimously in favour of accepting the amended recommendation.

6. Delegated Items Report

Noted

Meeting closed at 18:00

The following officers were in attendance:

Mr Mark Pullin – EDC Director of Planning & Place

Mr Michael Jessop – EDC Head of Development Management

Mr Simon Harrison – EDC Head of Design

Ms Wendy Simpson – EDC Senior Planning Officer

Ms Karen Cronin – EDC Senior Planning Manager

Ms Julia Johnson – EDC Planning Committee Secretary