

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 28th August 2024

Time: 17:10 – 18:10

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

The Chairman 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

The Chair advised that he worked alongside Alec Philpott (the applicant's transport consultant – Item 5) on a case in his capacity as a planning barrister.

3. URGENT ITEMS

There were no urgent items.

4. RECORD OF MEETING

The minutes from the Planning Committee meeting held on 15th July 2024 were approved, with a minor amendment as set out in the Supplementary Report.

5. EDC/24/0030 – Alkerden Village Parcel 3 Eastern Quarry Watling Street Swanscombe Kent

Jedd Goodwin-Roberts (Case Officer) presented the scheme including images of the proposal and details of site context. Reference was made to the Supplementary Report that was circulated to committee members in advance of the meeting.

The Case Officer explained that, following amendments during the application process, the scheme design is now considered to comprise an acceptable quality which accords with the area masterplan, scoring well on the Building for a Healthy Life Assessment.

All dwellings comply with the nationally described space standards and 54% meet part M4(2) requirements of the building regulations, in excess the outline permission requirement. Also, energy and sustainability measures are incorporated consisting of a fabric first approach to energy conservation and each dwelling being fitted with an air source heat pumps, resulting in over 64% reduction of carbon dioxide emissions compared to current building regulations. Measures to support water efficiency are also proposed, in addition to provision for electric vehicle charging. With regards to biodiversity, conditions are recommended to ensure that the scheme delivers 25% native planting and 25% planting beneficial to biodiversity, including bat and bird boxes. Other points to note include an improved soft landscaping scheme including provision of tree planting within the car parking areas and along the central laneway to improve the visual appearance, biodiversity value and assist in preventing overlooking between homes.

The Case Officer referred to a recommended planning condition included in the Supplementary Report to ensure satisfactory pedestrian and vehicular access to the dwellings from the adjacent land being delivered by a third party developer. This condition was considered to be necessary albeit noting the pre-commencement trigger was not agreed by the applicant as required. A verbal update by the Case Officer proposed revised wording for the recommended condition to include a later trigger for approval of the applicable details prior to development above ground floor slab level.

The Case Officer confirmed the recommendation for approval as amended by the Supplementary Report and amended further by the verbal update referenced above.

Gregory Evans (Savills - Bellway's Planning Consultant) was invited to the table as a registered speaker and spoke in support of the application. The Chair invited members to raise any questions to Mr Evans and the applicant's team.

Cllr Mote asked about provision of bin stores and refuse collection arrangements to which the applicant's transport consultant (Mr Philpott) explained the proposed refuse strategy for the scheme.

Rev Marsh sought clarification on the electric vehicle charging points and whether they will be linked into each dwelling for electricity purposes or metered. Mr Evans answered that they would be cabled up to each dwelling to be paid for by the individual residents.

The Vice Chair asked about the parking and pedestrian routes. Mr Evans answered some of the one bed flats are proposed without spaces, whereas all other units will have allocated space. In terms of disabled parking, two spaces would have adequate space around them to ensure they are accessible. Mr Philpott displayed on screen a parking strategy plan, explaining that 7no. dwellings would not be provided with allocated parking, but that each dwelling would benefit from the ability to accommodate cycles (including cargo cycles) in stores and rear gardens.

The Vice Chair queried the submitted daylight/sunlight assessment. Mr Evans explained that the two rooms which narrowly fail the minimum daylight/sunlight requirement are bedrooms and fall short due to the overhang of the proposed balconies.

Cllr Mote commended the sustainability aspects, but queried the exclusion of PV panels. Mr Evans answered that with the roof detailing on the south facing coach houses could better accommodate the PV panels, however the properties along the Fastrack route have sawtooth roof detailing which won't be as efficient for PV panels due to their orientation.

Cllr Mote raised a concern regarding provision of properties with no parking, and whether the information be provided to the future residents. Cllr Croxton followed this by raising a query about parking management. Mr Evans referred to a parking management plan which would be required by a planning condition as a means of managing parking. The Chair asked if the applicant had considered the impact of wider parking demand in the immediate vicinity of the site, noting the proposed Education Campus will be directly adjacent, and how it will be controlled. Mr Philpott explained that KCC have requested that when Portbridge Gardens becomes adopted it is subject to appropriate traffic orders to prohibit parking. With regards to the school, this would be a matter for the highway authority to control using appropriate traffic orders when the road is adopted, meaning double yellow lines.

The Vice Chair raised a query on adopted/unadopted roads, and it was confirmed the laneway within the proposed site would be privately maintained. A follow up question related to noise impacts and Mr Evans explained that the noise report includes details of mitigation to be incorporated into the dwellings.

The Chair moved meeting to members debate and raised point on affordable housing provision.

The Case Officer explained that no affordable housing was proposed as the s.106 Agreement for Eastern Quarry states that any parcels proposing less than 100 dwellings are not required to provide affordable housing. This position was subject to legal review on behalf of the Local Planning Authority, and it was reiterated that there remains a site-wide requirement for 25% affordable housing across Eastern Quarry, so this provision would be made up on other phases.

Cllr Mote commented that the scheme does conform with the vernacular fronting most of the Fastrack route but has concerns with garden sizes. The Case Officer referred to compliance with the newly adopted Dartford Local Plan in respect of acceptable amenity space for the dwellings being provided.

Rev Marsh found the scheme exciting and supports provision of family homes, but was concerned about parking and the four bed homes only having one parking space, commenting that the scheme has to be carefully marketed on this basis. The Vice Chair queried arrangements for parking enforcement and whether this falls to the residents. Ms Barker explained that there is a site-wide parking management plan under the

outline consent, which is currently under review and a more strategic approach to car clubs is being looked at, but noted that the site is in a sustainable location with access to planned services and a Fastrack bus route. It was commented that as essential component of providing some car free dwellings was to accurately reflect this to prospective purchasers during the marketing process, and that an approach to this should be established in the parking management plan.

The Vice Chair queried arrangements for the maintenance of landscaping. Ms Barker answered that there is a condition on the outline consent regarding the replacement of trees, and that landscape audits are being undertaken to ensure landscaping is being delivered and maintained in accordance with the approved plans.

The Chair moved to the recommendation as stated in the officer report as amended in the Supplementary Report and subsequent verbal update at the meeting. Members unanimously voted in support of the recommendation.

6. Delegated Items Report - July 2024

Noted

Meeting closed at 18:10

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
Ms Caroline Barker – EDC Senior Planning Manager
Mr Jedd Goodwin-Roberts – EDC Senior Planning Officer
Mr Simon Harrison – EDC Head of Design
Ms Linda Willbourne – EDC Administration Support Officer