



**EBBSFLEET DEVELOPMENT CORPORATION
Planning Committee**

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

Cllr Atwal (Substitute)

A meeting of the above Committee will be held on Tuesday 29th October 2024
at 5pm at The Observatory and via Microsoft Teams.

PLANNING COMMITTEE AGENDA

Tuesday 29th October 2024

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 25th September 2024

ITEMS FOR CONSIDERATION

5. **EDC/24/0049 - The Hub, Alkerden**

Proposal

Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 and 25 of outline planning permission EDC/17/0048 for a health facility, lifelong learning centre, multi-use hall and ancillary spaces together with associated infrastructure including landscaping, car and cycle parking and ancillary works.

Recommendation

Authority be delegated to the Director of Planning and Place to approve the application and issue reserved matters approval, subject to the imposition of the planning conditions as set out in the report, with delegated authority to the Director of Planning and Place to make minor changes to the wording.

6. **EDC/23/0086 - Land at Former Northfleet Cement Works, Northfleet**

Proposal

Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).

Recommendation



Authority be delegated to the Director of Planning and Place to approve the application and issue reserved matters approval, subject to:

- (i) The imposition of the planning conditions as set out below, with delegated authority to the Director of Planning and Place to make minor changes to the wording, and
- (ii) Completion to the satisfaction of Ebbsfleet Development Corporation as Local Planning Authority of a deed of planning obligation under s.106 of the Town and Country Planning Act 1990 (as amended) to secure the following financial contributions:
 - £3,000 towards Gravesham Borough Council undertaking a design, consultation and advertising exercise for modifying the existing Traffic Regulation Order (TRO) in neighbouring public highway, to be paid prior to first occupation of Phase 3A;
 - £10,000 towards Gravesham Borough Council modifying / introducing a Permit Parking Area (PPA), including costs associated with lining and signage, to be paid following TRO public consultation and decision to proceed with the modified/new PPA; and
 - £51,000 towards Gravesham Borough Council's operational enforcement of the modified/ new PPA and towards any necessary amendments to controlled parking on streets in the vicinity of the development to address parking issues arising which Gravesham Borough Council considers are directly attributable to the development, to be paid following TRO public consultation and decision to proceed with the modified/new PPA.

7. EDC/24/0014 - Major Urban Park South, Alkerden

Proposal

Reserved matters application (details relating to access, appearance, landscaping, and layout) pursuant to conditions 2 and 25 of outline planning permission EDC/17/0048, for the construction of the Major Urban Park South, including the creation of Whitecliffe Square, a multi-use events space, together with associated hard and soft landscaping, sports pitches, a MUGA, play areas, cycle parking, improvements to existing woodland and associated works, together with submission of details relating to noise and vibration (condition 28), open land accessibility and management (condition 31), and the community facilities statement (condition 32).

Recommendation

Authority be delegated to the Director of Planning and Place to approve the application and issue reserved matters approval, subject to the imposition of the planning conditions as set out in the report with delegated authority to the Director of Planning and Place to make minor changes to the wording.



8. **Ebbfleet Sustainability Assessment and Guidance**

Recommendation - Approve

9. **EDC Validation Checklist Update**

Recommendation - Approve

10. **Planning Activity Report (July – September)**

For noting

11. **Delegated Items Report – September 2024**

For noting