

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

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

Date: Wednesday 25<sup>th</sup> September 2024

Time: 17:10 – 17:40

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

**2. DECLARATIONS OF INTEREST**

Cllr Mote made a previous rep on the application, as recorded on the supplementary report.

**3. URGENT ITEMS**

There were no urgent Items.

**4. RECORD OF MEETING**

The minutes from the Planning Committee meeting held on 28<sup>th</sup> August 2024 were approved.

**5. EDC/23/0031 – The Pier Ingress Park Site Ingress Park Avenue Greenhithe Kent**

Jedd Goodwin-Roberts (Case Officer) presented the scheme to provide a car park comprising 11no. spaces for use in association with the adjacent community centre within the Ingress Park development. Reference was made to the Supplementary Report that was circulated to committee members in advance of the meeting.

The site location plan and block plans were presented to explain the proposal, which lies within the Swanscombe Peninsula Site of Special Scientific Interest (SSSI). A public right of way which runs through the site would be diverted to the north of the site, and would be subject to a separate public right of way diversion application. It was

explained that provision of the car park would assist with the transfer of the currently vacant community centre to Swanscombe and Greenhithe Town Council to bring it into use. The Case Officer explained that a biodiversity improvement is proposed which includes planting of native species hedging and the use of paving to enable plants to grow within the ground. It was advised that harm to the SSSI cannot be avoided due to the lack of alternative sites for the intended purpose but that, on balance, the public benefit of the proposal would outweigh identified harm to the SSSI.

Accordingly the Case Officer advised that the application is recommended for approval. However, noted that if the committee were minded to approve it, a s.106 Agreement should be secured prior to issuing the decision notice to ensure the parking would be solely used in association with the community centre. It was also explained that, due to an objection from Natural England, in the event of a resolution to approve this application that notice would be required to them prior to a decision notice being issued.

Christopher Fry (Crest Nicholson), registered speaker, spoke in support of the application.

The Chair invited members to raise any questions.

Cllr Mote noted that this proposal has been around for some time and now unfortunately coincides with the more recently notified SSSI. Mr Fry clarified the reference in the officer's report to a 2017 approval which related to an expired planning permission for a car park on this site that was granted prior to the site being notified as a SSSI. Cllr Mote sought clarification on the proposed exclusive use of the car park being maintained for the community and it was answered that a barrier arm gate would prevent unauthorised access and that overall management of the car park will down to the operator of the community centre.

The Chair invited a member discussion but began by raising a reference to Policy M14 of the Dartford Local Plan in paragraph 2 of the Supplementary Report and asked for clarification on the proposal complying with this policy and overall compliance with the development plan as stated in paragraph 5 of the Supplementary Report. The Director of Planning and Place clarified the compliance points raised.

Cllr Mote commented that he was accepting of the mitigating and biodiversity measures proposed.

The Vice Chair asked how the landscape will be maintained and the Case Officer clarified this was covered by the requirement for a detailed landscape management plan and maintenance schedule to be approved pursuant to recommended condition 5 by the operator of the car park. The Chair advised that the maintenance schedule should include provisions for maintenance throughout the period during which the site is used for car parking.

Rev Marsh asked if there was a requirement to provide disabled parking. The Case Officer explained that, with reference to the Ebbsfleet Sustainable Transport Strategy Guide and DBC Local Plan Parking SPD document, for this development there wasn't a requirement for provision of disabled parking. The Chair advised this would be a good addition and this should be considered in the future for this type of application.

The Chair moved to the recommendation as stated in the officer report with an amendment to condition 5 (to add the words "throughout the period during which the site is used for car parking" after "properly preserved monitoring"). Members unanimously voted in support of the recommendation.

**6. Delegated Items Report - August 2024**

The report was noted, but the Vice Chair sought clarification on the refused retrospective householder application and Mr Pullin confirmed conversations discussed with the applicant regarding loss of parking. Cllr Mote also made reference to the refusal for a proposed change of use to the George and Dragon Public House.

**Meeting closed at 17:40**

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**The following officers were in attendance at the meeting:**

Mr Mark Pullin – EDC Director of Planning & Place

Mr Jedd Goodwin-Roberts – EDC Senior Planning Officer

Ms Julia Johnson – EDC Planning Committee Secretary