

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 18th December 2024

Time: 18:22-18:52

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

The Chair opened the meeting and noted that the video recording would be published on the EDC's website after the meeting.

1. APOLOGIES FOR ABSENCE

Fred Maroudas

2. DECLARATIONS OF INTEREST

None

3. URGENT ITEMS

There were no urgent items.

4. RECORD OF MEETING

The minutes from the Planning Committee meeting held on 29th October 2024 were approved, subject to some minor corrections.

5. EDC/24/0137 - Education Hub, Alkerden - Non Material Amendment

Mrs Eade (LPA Case Officer) presented the scheme and made reference to the supplementary information report, and recommended approval.

Ms Lippett (CBRE - registered speaker) spoke in support of the application. Rev. Marsh sought clarification on the height of the proposed noise barrier and other fencing. Mr Agnew (landscape architect – registered speaker) confirmed that the acoustic fence is specified at two different heights, where adjacent to the boundary of residential properties would be 2 metres high, consistent with the already permitted scheme, and

2.5 metres high where directly adjacent to sports pitches, in line with guidance received from the acoustic specialist.

The Vice Chair asked a question regarding noise attenuation and visual appearance of the acoustic fence, noting the pitches are more likely to be used for extended periods during the year. Ms Lippett clarified that the fence is based on guidance from Sport England, and is unchanged from the original reserved matters approval. Mr Agnew advised further that an originally approved 6 metre high ball stop fence for the cricket wicket was no longer required so has been omitted from the scheme.

Cllr Croxton asked whether artificial lighting was proposed and the applicant explained that floodlighting is proposed for the pitches, for which details would require approval pursuant to an existing planning condition. Ms Lippett explained that the floodlighting would be 15 metres in height but would include shields to minimise light spill. The Vice Chair sought confirmation of the hours of use of the pitches, which was explained as being 6pm to 10pm during weekdays and 8am to 10pm on weekends, outside of school times. It was explained that the lighting would be turned off when not in use.

The Chair sought clarification on whether lighting was a matter for consideration as part of this non-material amendment application. The Case Officer advised that lighting details are submitted for information only and full details would be considered under a separate discharge of condition application to be made pursuant to the original reserved matters approval.

The Chair moved to the recommendation as stated in the officer report and members voted unanimously in support of the recommendation.

6. **Delegated Items Report – October/November 2024**
Noted

Meeting closed at 18:52

The following officers were in attendance at the meeting:

Mark Pullin – EDC Director of Planning & Place
Michael Jessop – EDC Head of Development Management
Ché Eade – EDC Senior Planning Manager
Julia Johnson – EDC Planning Committee Secretary