

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 5th March 2025

Time: 17:00 – 17:45

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

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

Cllr James McInroy

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 18th December 2024 were approved.

5. EDC/24/0147 - Ashmere (Western Village) Phase 3 Eastern Quarry Watling Street Swanscombe Kent – Reserved Matters Application

Ms Simpson (LPA Case Officer) presented the scheme to the committee. Matt Richards (Savills), a registered speaker, spoke in support of the application.

The Vice Chair asked about noise impacts from the proposed air source heat pumps and whether windows in properties would need to be closed. Mr Richards confirmed properties would have the ability to open windows to avoid overheating whilst retaining acceptable internal noise conditions. The Vice Chair asked a follow up

question on parking and how the allocation of spaces is managed at point of sale. This was clarified by Chris Foot (Vistry) that the allocation of spaces is dependent on the property and would be subject to a parking management plan to be approved through planning condition.

Rev. Marsh asked if the properties along Fastrack open onto the street, or if there is a small garden space at the front. Clarified by Justin Cheng (Architect) that there would be a front garden for defensible space along the Fastrack street.

Cllr Mote asked if KCC intend to adopt roads and expressed concern over those roads that won't be adopted. This was clarified by the applicant's representative that secondary streets, situated along the western and southern boundaries, and the Fastrack street, are to be offered for adoption. Tertiary and Mews streets won't be adopted and will be under private management company as per previous phases.

The Vice Chair raised a query with regards to the layout of the dwellings and if affordable housing clustered together, and furthest from Fastrack. This was confirmed by the applicant's representative that it's a better management perspective for the dwellings to be grouped together, and that the affordable housing units are within a few minutes' walk of a Fastrack bus stop.

The Chair sought clarification on noise levels and referenced a recommended internal limit of 35dB for residential amenity. Ms Simpson confirmed the noise impact assessment recommended installation of mechanical ventilation to the apartment blocks only, to mitigate traffic noise, but advice from the LPA's noise consultant recommended some additional units incorporate mechanical ventilation to ensure adequate ventilation and noise conditions. A planning condition is recommended to ensure noise levels do not exceed acceptable levels and details of equipment would be approved through a recommended planning condition before installation.

Cllr Mote asked a question regarding road surfaces and noise and whether there would be speed restrictions on the Fastrack street. The Director of Planning and Place confirmed by the time the homes are occupied, Fastrack will be in operation including cycle and pedestrian connections and no speed restraints.

The Chair commented on the design form of blocks, appreciating the high design quality and careful attention to detail and expressed compliments for the design team. Cllr Mote and Cllr Croxton both expressed their support for the scheme and it being a significant development.

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

6. Planning Activity Report Q3 2024/2025

Noted

7. Delegated Items Report – December 2024 / January 2025

A few questions were asked by members on the various applications that were answered by the Director of Planning and Place. Following discussions, this agenda item was noted.

Meeting closed at 17:45

The following officers were in attendance at the meeting:

Mark Pullin – EDC Director of Planning & Place

Wendy Simpson – EDC Senior Planning Officer

Ché Eade – EDC Senior Planning Manager

Simon Harrison – EDC Head of Design

Julia Johnson – EDC Planning Committee Secretary