



**EBBSFLEET DEVELOPMENT CORPORATION  
Planning Committee**

Neil Cameron KC (Chair)  
Valerie Owen OBE (Vice Chair)  
Cllr David Mote  
Cllr Lee Croxton  
Cllr Georgia Foster  
Michelle Amugi  
Ashley Hook

A meeting of the above Committee will be held on Wednesday 13<sup>th</sup> May 2026  
at 5pm at The Observatory and via Microsoft Teams.



## PLANNING COMMITTEE AGENDA

Wednesday 13<sup>th</sup> May 2026

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 17<sup>th</sup> December 2025

### **ITEMS FOR CONSIDERATION**

5. **EDC/25/0104** - Abacus Corner Land East of College Road and South of The Creek Northfleet Kent DA11 9AU

#### Proposal

Full Planning permission for the demolition of existing buildings and the redevelopment of the site for 68 residential units (Class C3), and highway to support Fastrack bus route, together with associated parking, access, private amenity areas, public realm, hard and soft landscaping, biodiversity enhancements and associated infrastructure following demolition of existing buildings on the site.

#### Recommendation

Authority be delegated to the Director of Planning and Place to approve the application and grant planning permission, subject to:

- i. Imposition of the planning conditions and informatives as set out in the main report, with delegated authority to the Director of Planning & Place to make minor changes to the wording; and
  - ii. Completion to the satisfaction of the Ebbsfleet Development Corporation as Local Planning Authority of a deed of planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended) in general accordance with the schedule of Draft Heads of Terms as set out in Appendix 1 of the main report.
6. **EDC/23/0078** - Harbour Village Phase 3B Land at Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

#### 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 south of the River Thames (Phase 3B) comprising the erection of 39 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), 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 the imposition of the planning conditions as set out in the main report, with delegated authority to the Director of Planning and Place to make minor changes to the wording.

7. **EDC/25/0233 - Ashmere Parcels 12 And 13 Eastern Quarry Ebbsfleet**

Proposal

Reserved matters application (relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 (details of reserved matters), condition 25 (reserved matters design details) and condition 28 (noise report) of outline planning permission EDC/17/0048 for 143 dwellings and associated infrastructure (Ashmere Parcels 12 and 13)

Recommendation

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

- (ii) the addressing, to the satisfaction of the Director of Planning and Place, of the outstanding issues subject to the current KCC Highways objection and the imposition of such appropriate further conditions as required in that regard; and
- (ii) the imposition of the planning conditions as set out in the main report, with delegated authority to the Director of Planning and Place to make minor changes to the wording.

8. **Planning Activity Reports (Q3 2025-2026 and Q4 2025-2026)**

For noting

9. **Delegated Items Report (December 2025 – April 2026)**

For noting