

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

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

Date: Wednesday 17th December 2025

Time: 17:00 – 18:00

PRESENT: Neil Cameron KC (Chair)
Valerie Owen OBE (Vice-Chair)
Councillor David Mote
Councillor Georgia Foster
Ashley Hook
Michelle Amugi

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 Lee Croxton

2. DECLARATIONS OF INTEREST

The Chair declared occasionally he is instructed by Savills.

3. URGENT ITEMS

There were no urgent items.

4. RECORD OF MEETING

The minutes from the Planning Committee meeting held on 5th March 2025 were approved.

The Chair recorded his thanks to Rev. Penny Marsh and Fred Maroudas whose terms on EDC's Planning Committee have come to an end. He acknowledged their positive contributions to the committee and recalled some of the notable schemes that were determined by the committee during their tenure.

5. EDC/25/0165 - Ashmere Phase 4 (Western Village) Eastern Quarry Watling Street Swanscombe Kent

Mrs Eade (LPA Case Officer) presented the scheme to the committee, including drawing attention to the Supplementary Report and providing clarification in respect of the

amended wording of condition 8. Matt Richards (Savills), a registered speaker, spoke in support of the application.

Cllr Mote asked whether the scheme would comprise off-site manufacture to which the applicant advised that the timber frames will be manufactured in their factory in Leicester. Cllr Mote asked a follow up question regarding the extent of highway adoption, to which the applicant advised main roads would be offered for adoption whereas internal streets will be privately owned and maintained by a management company. Cllr Mote later expressed concern over the privately maintained roads and the cost to residents. Further clarification was provided by the applicant on the extent of highway adoption following a question by the Vice Chair.

Cllr Foster asked whether there was any public consultation with current residents to inform the amount of visitor parking being proposed. The applicant advised that consultation did take place and no concerns were raised by residents. It was also highlighted that the car park management plan is a monitored document to be conditioned as part of any future consent.

Ms Amugi sought clarification regarding the management of the communal green areas and who will be overseeing the spaces. The applicant advised the central neighbourhood green area will be the responsibility of the master developer (Henley Camland) to deliver and maintain, with RMG as the management company.

The Chair referred to the table in paragraph 6.109 of the main report which refers to 66no. tandem spaces (i.e. second spaces for homes) being excluded from the total parking count, and asked whether the recently introduced Fastrack bus service has been well used. The LPA Case Officer advised that the Fastrack service through Whitecliffe commenced in September 2025 and was being well used, with patronage doubling for its Route E service. Further, the November statistics recorded that 20,000 journeys took place, a quarter of which boarded from Whitecliffe.

Mr Hook raised two questions on sustainability and PV, asking why PV coverage was limited and seeking to understand the risk of overheating in some proposed dwellings.

The applicant advised they were achieving significant carbon reduction through fabric efficient construction of buildings combined with installation of air source heat pumps, with PV panels provided to apartments only. An overheating assessment was undertaken and identified that some limited apartments would need to be fitted with a mechanical heat recovery system to enable adequate ventilation.

Ms Amugi sought clarification on paragraph 6.53 of the main report for lighting plans and whether it was in line with the safe spaces for women strategy. LPA's Head of Design advised that it hasn't been tested with the making space for women and girls team, but that there are plans in the new year to undertake engagement around the topic. LPA Case Officer added that reference to a dimmer regime is from KCC Strategy for improving light and night time environments. The Chair highlighted that recommended condition 27 would require street lighting for adopted and private to

follow KCC's dimming regime. If approved, subject to condition, that will be the requirement and in future should be considered against the safe spaces guidelines.

The Vice Chair asked why more of the larger dwellings could not be allocated for Shared Ownership or Affordable Rent. Mr Richards answered the mix for affordable rent units is in accordance with the s106 agreement and the mix and split should align with the private sale, and explained that the scheme represented an improvement from previous phases with larger family homes meeting DBC housing needs.

The Chair moved to general discussion, where the committee members shared their final views on the proposal, all generally pleased with the scheme and design. The Vice Chair endorsed members comments but sought reassurance regarding details to be deferred to planning condition. The LPA Officer replied that, if approved, the LPA would be seeking a Planning Performance Agreement with the applicant to cover the discharge of condition stage to ensure sufficient dialogue and engagement between parties to seek to ensure quality is upheld and to avoid non-compliance, and that from experience have full confidence in the applicant and architect to deliver a high quality scheme. The Chair commented that the success of the scheme depends on the design details, and reiterated a final point on the clarification of the proposed condition 8(b) wording.

The Chair moved to the recommendation as stated in the officer report and taking into account the supplementary report and verbal update. Members voted unanimously in support of the recommendation.

6. Planning Activity Reports - Q4 2024-2025, Q1 and Q2 2025-2026

Noted

7. Delegated Items Report – February – November 2025

Noted

Meeting closed at 18:00

The following officers were in attendance at the meeting:

Mark Pullin – EDC Director of Planning & Place
Michael Jessop – EDC Head of Development
Ché Eade – EDC Senior Planning Manager
Simon Harrison – EDC Head of Design
Julia Taylor – EDC Planning Committee Secretary