

Cliffe and Cliffe Woods Parish Council

Planning Committee Minutes

Emmanuel Centre 27/3/25 7:30pm

**Attendees : Cllrs Fribbins (Chair) , Harper, McDermid, Kentell, Wenban**

**Apologies: None**

**MC/25/0616 Construction of a single storey rear extension to accommodate a washroom and storage space to support disabilities. (site for the extension currently has an existing platform) 55 Brookmead Road Cliffe Woods Rochester Medway ME3 8HL**

**Plans not loaded on Medway Planning site (Medway reminded, now online) No issues**

**MC/25/0500 Retrospective application for the construction of a combined amenity and day room building Buddys View Perry Hill Cliffe Rochester Medway ME3 7TX**

**Concern about retrospective application, but concern regarding residential use of the property and if approved will need condition to prevent use as an additional dwelling an use tied to temporary use by existing dwelling (visitors etc.)**

**MC/25/0486 Details pursuant to condition 26 (Climate change verification) on planning permission MC/24/0279 for construction of 25 dwellings with associated landscaping, parking, earthworks and new vehicular access from View Road Land South Of View Road Cliffe Woods Rochester Kent**

**Details Pursuant, no issues raised.**

**MC/25/0467 Construction of a single storey side/rear extension St Helens Cottages 1 Buttway Lane Cliffe Rochester Medway ME3 7QT**

**Comment raised regarding clarity of plans and previous basement development. Site is adjacent to Buttway (owned by the parish council).**

**MC/25/0448 Application for a Lawful Development Certificate for the change of use from a Takeaway (Use Class Sui Generis) to a cafe and bakery (Use Class E) together with new, updated shopfront and internal works. 157 Church Street Cliffe Rochester Medway ME3 7QB**

**Concern raised regarding use of Lawful Development Certificate and need for full planning – insufficient car parking (only 3 spaces see also MC/25/0397 and limited on street parking on a busy main road.**

**MC/25/0397 Application for a Lawful Development Certificate (proposed) for the change of use from a flat (Class C3) to a four bedroom house of multiple occupation (Class C4) Flat 157 Church Street Cliffe Rochester Medway ME3 7QB**

**See MC/25/0448 , same concerns.**

**MC/25/0400 Details pursuant to condition 29 (Biodiversity Net Gain) on planning permission MC/21/1694 for Construction of 68 residential dwellings including affordable housing, associated vehicular parking, landscaping, open spaces, drainage and**

**earthworks and formation of a new access from View Road Land South Of View Road Cliffe Woods Rochester Kent**

**Details Pursuant, no issues raised.**

**MC/25/0401 Details pursuant to condition 7 (Ecological Mitigation) on planning permission MC/24/0279 for construction of 25 dwellings with associated landscaping, parking, earthworks and new vehicular access from View Road Land South Of View Road Cliffe Woods Rochester Kent**

**Details Pursuant, no issues raised.**

**MC/25/0341 Neighbourhood consultation application for the construction of a single storey extension to rear. The details submitted are as follows: The extension will extend beyond the rear wall of the original dwelling by 4 m The maximum height of the proposed extension from the natural ground level is 3 m The height at eaves level of the proposed extension measured from the natural ground level is 2.9 m 65 Reed Street Cliffe Rochester Medway ME3 7UJ**

**No issues raised.**

**MC/25/0313 Details pursuant to condition 17 (play equipment) on planning permission MC/21/1694 for Construction of 68 residential dwellings including affordable housing, associated vehicular parking, landscaping, open spaces, drainage and earthworks and formation of a new access from View Road. Land South Of View Road Cliffe Woods Rochester Kent**

**Details Pursuant, no issues raised.**

### **Major Applications**

Redrow 2 development approved by Medway Council. NO FURTHER INFO.

Trenport East and West of Church Street, Cliffe - No meeting arranged, no further information.

ESQUIRE 2 (South of View Road – Nothing further)

**Redrow 1 Development s106 for Bus Service** introduced in April.

Chris Fribbins, 15/04/2025