

Cliffe and Cliffe Woods Parish Council

Planning Committee

(no Meeting in October)

**Planning Applications**

**Only details Pursuant – 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**

MC/24/2169 Details pursuant to condition 6 (Tree protection) on planning permission

MC/24/2120 Details pursuant condition 19 (Boundary Treatment) on planning permission

MC/24/2101 Details Pursuant to condition 3 (Construction Environmental Management Plan ) on planning permission

MC/24/2102 Details Pursuant to condition 4 (Construction Surface Water Management Plan) on planning permission

MC/24/2112 Details pursuant to condition 11 (Cat Proof Fencing) on planning permission

MC/24/2103 Details Pursuant to condition 5 (sustainable drainage) on planning permission

MC/24/2113 Details pursuant to condition 12 (EV Charging) on planning permission

MC/24/2110 Details pursuant to condition 10 (Architectural Details) on planning permission

**Applications raised since the meeting**

MC/24/2299 Two storey rear extension 18 Parkside Cliffe Woods Rochester Medway ME3 8JP – *Rear extension not an issue*

MC/24/2271 Application for a **non-material amendment** to planning permission MC/21/0165 for construction of a two storey front extension, two bay windows to front, addition of quoin stones with associated external alterations Waterlane House 4 View Road Cliffe Woods Rochester Medway ME3 8JQ – *Planning previously approved, suggestion unlikely to be an issue.*

Unauthorised enclosure of Medway Highways land adjacent 4 View Road (permission granted for one property) and dumping of waste arisings on land near the bus stop (also Highways land) Medway Council considering legal action to rectify the situation. – *No update*

**Major Applications**

Redrow 2 development approved by Medway Council, some 11<sup>th</sup> hour changes made to redirect some s106 proposals to Cliffe Woods rather than Strood etc. Concern raised before their meeting regarding lack of implementation of **some** C&CW Neighbourhood Plan policies – this could have led to a Judicial Review of the decision if there were more funds available, but as this would have limited impact on the planned development, it would not be significant – lessons learnt by Medway Council in application of NP policies (this was the first for them).

Trenport East and West of Church Street, Cliffe - No meeting arranged, although discussions had been held with Medway Council Planning and they have been reminded of need to discuss with Medway Council.

**Redrow 1 Development s106 for Bus Service** (Online Teams meeting) - £691k allocated, over 5 years, but now Arriva do not propose a demand responsive solution, Medway have the view that it could be allocated better. Cllr Fribbins and the Chair raised the issues with the current service (supported by Medway Cllr Tuirpin and Williams –

- Service should extend to Cliffe to assist longer term commercial viability (usage, post s106 money)
- Problems with frequency and reliability of current service discourage use and encourage use of the car. (especially during afternoon and lack of service later in the evening, although recently extended to 7:30pm by Esquire1 s106 funding).
- 1/2 hourly rather than 1+ hourly encourages use and 'worth waiting' if service missing. The funds available may lead to one or two extra services only – Medway to consider options and follow-up with a further online meeting.

**Esquire 1 Meeting regarding effect on neighbouring woodland owned by Cliffe and Cliffe Woods Community Trust.** Cllr Fribbins (Community Trust Trustee) attended onsite meeting with Medway (Tree officer, Planning officer, Planning Manager and 2 from Esquire. Agreed that current woodland management plan not fit for purpose and will be withdrawn, replacement will be risk based and concentrate on tree on boundary with new Esquire housing. Forestry Commission will need to be involved due to number of trees effected. Responsibilities of land owner discussed, although these would not have been an issue before the Esquire development. New plan would not cover ALL trees, and this would be cheaper solution so additional funding would be allocated to ESQUIRE 3 (View Road).

**S106 Sporting facilities in Cliffe Woods –** (Teams Meeting) Clerk, Chair and Vice-Chair met with Medway Planning officer to discuss a Section 106 contribution of £256,000, designated specifically for enhancing sports facilities in Cliffe Woods.

Chris Fribbins, 13/11/2024