

Cliffe and Cliffe Woods Parish Council

Planning Committee 25/4/24

7:30pm Emmanuel Centre, Parkside, Cliffe Woods

In Attendance: Cllrs Fribbins, Harper, McDermid, Kentell, Cooper

Major Developments

Trenport 250 Dwellings East and West of Church St Cliffe – Contact made with the consultants for the next stage of Planning Applications. Face to Face meeting to be arranged (possibly late April, but now probably late May).

Redrow Town Road, Development progressing, only minor details pursuant.

Esquire 2 68 Homes South of View Road Further details pursuant received. Construction access constructed onto Town Road, site cleared (including orchard).

Esquire 3 25 Homes off of View Road (previously 50 retirement homes) Planning application not yet submitted to Planning Committee.

Local Plan – additional Regulation 18 (infrastructure) to be carried out, the Draft Plan, inspector's review, then adoption **2026**.

Neighbourhood Plan Nothing further, the effectiveness of the plan in Medway Planning to be tested (the next major application will be Trenport details).

Further Applications/issues since last meeting

Medway Council have agreed to remove the s106 commitment, in Esquire 2, for affordable housing as this prevents potential funding from Homes England for the same housing. Commitment given by Esquire to build affordable housing to original approve if funding fails.

MC/24/0352 | Construction of an extension to existing detached garage and part conversion into habitable room | Blackmoore Barn Pond Hill Cliffe Rochester Medway ME3 7QS WITHDRAWN BY APPLICANT

MC/24/0512 | Construction of a single storey extension and partial conversion of existing garage to habitable room | Blackmoore Barn Pond Hill Cliffe Rochester Medway ME3 7QS WITHDRAWN BY APPLICANT

MC/24/0841 | Construction of a detached annexe | Blackmoore Barn Pond Hill Cliffe Rochester Medway ME3 7QS

22/00009/ENFORC | Appeal against | Merryboys House Merryboys Road Cliffe Woods Rochester Medway ME3 7TP APPEAL PARTLY ALLOWED, PARTLY UPHOLD

MC/23/2733 | Construction of a part two/part single storey extension to rear - demolition of existing single storey rear extension and conservatory. | Perry Hill Farm Perry Hill Cliffe Rochester Medway ME3 7TX WITHDRAWN BY APPLICANT

MC/24/0776 | Application for a non-material amendment to planning permission MC/21/3073 for the Reduction of roof height to rear extension, incorporating a mono-pitched roof | Cliffe Woods Community Centre Parkside Cliffe Woods Rochester Medway ME3 8HX NEW

MC/24/0744 | Outline application with some matters reserved (appearance, landscaping and layout) for construction of a detached dwelling - demolition of existing garage | 1 View Road Cliffe Woods Rochester Medway ME3 8JQ NEW

MC/24/0609 | Raising the roof height of the existing double garage to accommodate new roller doors with recessed fittings | 30 Brookmead Road Cliffe Woods Rochester Medway ME3 8HJ

TRENPORT MC/24/0750 | Application for non-material amendment to planning permission MC/22/0254 (Allowed on appeal reference APP/A2280/W/22/3313673) - **for amendments to the wording of conditions** number 1 (reserved matters), 7 (archaeology) 9 (CEMP), 10 (S278 Cooling Road RBT), 21 (contamination), 22 (contamination), 26 (road transport noise), 32 (drainage), 34 (drainage) and 54 (air quality emissions) - See covering letter for full details. | Land To The East And West Of Church Street Cliffe Rochester WILL NEED TO BE REVIEWED

MC/24/0801 | Details pursuant to condition 5 (phasing plan) on planning permission MC/22/0254 (Allowed on appeal reference APP/A2280/W/22/3313673) - Outline application with all matters reserved except for (access) for a residential development of up to 250 dwellings and a mixed-use community hub together with associated infrastructure including public open space and community facilities comprising a replacement sports ground and pavilion, with accesses from Church Street, Cooling Road and Buttway Lane. | Land To The East And West Of Church Street Cliffe Rochester

MC/24/0799 | **Details pursuant to condition 4 (CEMP) on planning permission MC/20/1117** for variation of conditions 2 and 5 on planning permission MC/19/0379 to allow a minor material amendment for siting and design of house 4 - Resubmission of MC/20/0331 | 29 View Road Cliffe Woods Rochester Medway ME3 8JQ

Applications since meeting

MC/24/0792 Construction of a single storey pitched roof garage to the front incorporating the existing integral garage 137 Church Street Cliffe Rochester Medway ME3 7PY (no documents online @4/5/24)

MC/24/0679 Retrospective application for conversion of former Temperance Hall and latterly Snooker Hall (use class F2) to office space (use class E (C)(iii)) providing hot desk facilities. Work involves internal fit out, replacement of windows, doors and roof together with insertion of 4 roof lights. Provision for disabled access along with disabled toilet. 162 Church Street Cliffe Rochester Medway ME3 7QB

Main issue appears to be lack of car parking (not possible on site, not possible on road so relies on Buttway Car Park).

Chris Fribbins, 04/5/2024