



Cliffe and Cliffe Woods Parish Council

17 Graveney Close, Cliffe Woods, Rochester, Kent ME3 8LB

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Clerk/PO Mrs Alex Jack, Clerk/RFO Mrs Helen Symmons
and Assistant Clerk Miss Sarah O'Donoghue

The Planning Committee Meeting met at 7:30pm on Thursday 31st July 2025 at the Emmanuel Centre, Parkside, Cliffe Woods

PLANNING COMMITTEE MINUTES

In attendance: Cllrs. C Fribbins (Chair), F Harper, S McDermid, J Wenban, K Kentell

- 1 **Apologies for Absence**
None
- 2 **Declarations of Interest**
Cllrs. C Fribbins, K Kentell – Cliffe and Cliffe Woods Community Trust
Cllr K Kentell – Cliffe Bowls Club
- 3 **Public Representation**
No members of the public attended.
- 4 **Approval of Minutes of Previous Meeting**
Minutes from the meeting on 26/6/2025 were **agreed**.
- 5 **Applications received**
 - a) MC/25/1347 - 8 New Rd, Cliffe ME3 7SL
Construction of a single storey extension to side incorporating existing with dormers to rear/front to form a habitable loft space to be used as an annexe. **Comment: Medway Council Planning to be asked to ensure this use is tied to the main building and not separate usage,**
 - b) MC/25/1362 – Land South of Woodview House, Perry Hill, Cliffe ME3 7TX
Application for permission in principle for the construction of a minimum of one and a maximum of three self-build residential units. **Comment: Would have preferred more clarity, is it one, two or three, but no objection.**
 - c) MC/25/1359 – Land South of Buckland Rd, Cliffe Woods
Application for a non material amendment on planning application MC/23/053 to change only plots 32-42. The removal of the first homes previously shown at Plots 32 and 33 (Buxton house type), and their replacement with 2 no Tavy house types to be delivered as shared ownership units. Also confirmation of the type and affordable homes proposed (6 no. affordable rent and 5 no. shared ownership units). | Land South Of Buckland Road Cliffe Woods. **Comment: No issues.**
 - d) MC/25/1473 - Ashlyns, Mortimers Ave, Cliffe Woods ME3 8JT
Alteration and extension to existing dwelling. **Comment: No issues.**
 - e) MC/25/1456 – 10 Hilton Rd, Cliffe Woods ME3 8LA
Application for a non material amendment on planning application MC/24/1924 to change in reduction in the width of the outbuilding. **Comment: No issues.**
 - f) MC/25/1404 – Land at Town Rd, Town Rd, Cliffe Woods
Details pursuant to condition 24 (CEMP) on planning permission MC/19/0287 – Outline planning permission with some matters reserved (appearance, landscaping

layout and scale) for up to 225 residential dwellings including up to 25% affordable housing, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road and associated ancillary works. Details pursuant. **Comment: No issues.**

6 Other planning issues to be discussed

- a) **Medway Local Plan 2041** – Regulation 19 consultation. Any feedback required ASAP for a response before 11th August. There did not appear to be any new development proposed (later checks identifies new site erroneously described as SR4 150 dwellings North Little Church Road, west of Town Road Cliffe Woods. Land 'extends' Redrow site up to Lillechurch Road).
- b) **Gravesham Planning** are proposing to introduce a one-way system around Higham and Cliffe Woods (Gore Green Road towards Higham only and Lower Rochester Road away from Higham to B2000/Town Road). No formal consultation with the parish, no further details to be monitored.

Meeting finished at 20:40

Cllr C Fribbins, Chair, 12/08/2025