



Cliffe and Cliffe Woods Parish Council

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

☎ 01634 566166

✉ clerk@cliffeandcliffewoods-pc.gov.uk

Clerk/PO Mrs Alex Jack, Clerk/RFO Mrs Helen Symmons
and Assistant Clerk Mrs Parveen Comparat,

To all Committee Members, you are summoned to attend the Planning Committee Meeting to be held at **7:30pm on Thursday 26th February 2026 at the Emmanuel Centre, Parkside, Cliffe Woods**

PLANNING COMMITTEE AGENDA

- 1 **Apologies for Absence**
- 2 **Declarations of Interest - *Disclosable Pecuniary Interests under the Code of Conduct for Parish Council.***
- 3 **Public Participation - *Members of the public can put questions to the Parish Council and raise issues (30 minutes maximum, limit of 10 minutes per person).***
- 4 **Approval of Minutes of Meeting on 29/01/2026**
- 5 **Applications received:**
 - a) **MC/25/2187 - Land South Of Buckland Road Cliffe Woods** - Details pursuant to condition 10 (Ecological Management Plan) and condition 11 (habitat creation/enhancement) on planning permission MC/23/0531 - Construction of 44 dwellings (25% of which will be affordable), together with access, public open space and landscaping and associated works.
 - b) **MC/26/0194 - Land To The Left Eternal Lake Nature Reserve, South Of Higham Road And East Of Buckland Road Buckland Road Cliffe ME3 7RT** - Outline application with some matters reserved (appearance, landscaping, layout and scale) for construction of up to 100 residential dwellings including affordable housing with provision of vehicular, pedestrian and cycle access from Higham Road, public open spaces, sustainable urban drainage systems, landscaping, infrastructure and earthworks
 - c) **MC/25/2492 - Land South Of Buckland Road Cliffe Woods** - Details pursuant to condition 12 (Suds) and 14 (CSWMP) on planning permission MC/23/0531 Construction of 44 dwellings (25% of which will be affordable), together with access, public open space and landscaping and associated works.
 - d) **TPA/25/2317 - 5 Englefield Crescent Cliffe Woods ME3 8HB** - T1 Oak - remove major deadwood, lift canopy to 6.5m (crown break), predominantly by removal of epicormic growth (Tree height 20m, removing up to 6.5m, retaining 13.5m).
 - e) **MC/25/2454 - Land South Of Buckland Road Cliffe Woods** - Details pursuant to conditions 4 (Boundary Treatment) and 18 (Lighting) on planning permission MC/23/0531 Construction of 44 dwellings (25% of which will be affordable), together with access, public open space and landscaping and associated works.
 - f) **MC/25/1361 – 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.
- 6 **Other planning issues to be discussed – to be confirmed.**

All Councillors and public are welcome to attend, only committee members may vote.

Alex Jack, Clerk/PO, 20/02/2026

