

Cliffe and Cliffe Woods Parish Council

Planning Committee Minutes

Emmanuel Centre, 27th June 2024 7:30pm

In Attendance : Cllr Fribbins (Chair), Cllr Harper, Cllr McDermid, Cllr Kentell

Apologies Cllr Wenban

Planning Applications

There does appear to be a speeding up of decision making by Medway Planning (as required by national planning guidelines).

APPROVED BY MEDWAY 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 7P – No comments required

APPROVED BY MEDWAY MC/24/0679 Part-retrospective application for conversion of former community hall (use class F2) to office (use class E (C) with associated external and internal works. 162 Church Street Cliffe Rochester Medway ME3 7QB Car parking issue has been raised previously.

DETAILS PURSUANT MC/24/1047 Details pursuant to conditions 4 (boundary treatment), 5 (lighting), 6 (hard and soft landscape scheme), 7 (landscape management plan), 8 (details of earthworks), 9 (muck and waste removal) and 11 (SUDS) on planning permission MC/23/2040 - Construction of an agricultural building with associated hardstanding Rye Street Farm Rye Street Cliffe Rochester Medway ME3 7UD No comment required.

PARISH COUNCIL AGREED NO COMMENT REQUIRED MC/24/0984 Retrospective application for the construction of a detached outbuilding to rear 23 Round Top Close Cliffe Woods Rochester Medway ME3 8GZ

PARISH COUNCIL AGREED NO COMMENT REQUIRED MC/24/0985 Retrospective application for installation of roof lights to front and rear to provide additional living accommodation within roof space 23 Round Top Close Cliffe Woods Rochester Medway ME3 8GZ

WITHDRAWN BY APPLICANT MC/24/0841 Construction of a detached annexe Blackmoore Barn Pond Hill Cliffe Rochester Medway ME3 7QS No comment required

APPROVED BY MEDWAY 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 No further comment required.

APPROVED BY MEDWAY MC/24/0802 Application for a Lawful Development Certificate (existing) for the construction of a detached double garage to front Orchard Bourne Cooling Street Cliffe Rochester Medway ME3 7UB No Comment required

APPROVED BY MEDWAY 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 No comment required.

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 (date awaited).

Redrow Town Road, Development progressing with many occupied already – Modified Landscaping being carried out.

Esquire 2 68 Homes South of View Road Further details pursuant received. Construction access constructed onto Town Road, development underway. An informal meeting has been arranged with the developer 4/7 Cllr Dibble and Fribbins to attend.

APPLICATION APPROVED BY MEDWAY Esquire 3 25 Homes off of View Road (previously 50 retirement homes) Planning application submitted to Medway Planning Committee 29/5/24 with a recommendation of **APPROVAL** with conditions (Including > 55 age restriction).

Issues with ESQUIRE1 (Land West of Town Road) Issues with Planning commitments/S106 reported to Medway Council.

Local Plan – additional Regulation 18 (infrastructure) to be carried out (**Consultation exhibitions in September/October being arranged by Medway Council**), the Draft Plan, inspector's review, then adoption delayed until **2026**. Infrastructure workshops being held with residents and then general public/parish and Medway Councillors.

Neighbourhood Plan Nothing further, the effectiveness of the plan in Medway Planning to be tested (the next major application will be Trenport details). **Impact on 25 retirement homes application noted.**

Chris Fribbins, 27/6/2024