

Cliffe and Cliffe Woods Parish Council

Planning Committee

Emmanuel Centre, 25th July 2024 7:30pm

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

Apologies Cllr Wenban (work), Cllr Kentell (holiday)

Planning Applications

No applications to discuss/respond to

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. Houses to frontage of Town Road complete and being occupied, land to rear of site cleared but not developed. Allotment access created, but no construction to date.

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. (Neighbouring 1 property development alongside 4 View Road has encroached on Medway Highways land, removed trees in nesting season and dumped arisings on the site).

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. Meeting held with Medway Council Tree Officer h=who has pointed out irregularities with planning approval and works by Nursery that will impact tree roots and weaken the trees, The Cliffe and Cliffe Woods Community Trust do not have the funds to carry out the inspections and works required that are only caused by the Esquire development.

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.

The Parish Council will need to agree a response before the September closing date.

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.**

Applications raised since the meeting

MC/24/1464 | Construction of a single story extension to side incorporating existing with dormers to rear/ front to form a habitable loft space to be used as an annexe | 8 New Road Cliffe Rochester Medway ME3 7SL

This is a re-submission of an application that was withdrawn. There is further justification (needed for carer), but development is essentially the same – No issues

MC/24/1396 | Details pursuant to condition 6 (design codes) allowed on appeal reference APP/A2280/W/22/3313673 on planning permission MC/22/0254 for 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

Trenport development – email sent to confirm that they are using the design codes from the Cliffe and Cliffe Woods Neighbourhood Plan, which are the latest.

MC/24/1318 | Construction of a first floor extension to side/rear with associated external alterations resubmission of MC/23/2769 | Heathcliff Cottage Well Penn Road Cliffe Rochester Medway ME3 7SD (Wellpen Road) – Now Approved by Medway Planning

Chris Fribbins, 07/08/2024