Cliffe and Cliffe Woods Parish Council

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Clerk/PO Mrs Alex Jack, Clerk/RFO Mrs Helen Symmons

To all Committee Members, you are summoned to attend the Planning Committee Meeting to be held at **7:30pm** on **Thursday 24th September 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 from last meeting

5 Applications received:

a) Land to the East and West of Church St, Cliffe ME3

Replacement Sports Ground

MC/26/1467 | Reserved matters application for Appearance, Landscaping, Layout and scale (Sports Ground and Pavilion phase only) on planning permission MC/22/0254 (appeal decision ref: APP/A2280/W/22/3313673) 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

Community Hub

MC/26/1466 Reserved matters application for Appearance, Landscaping, Layout and Scale (Mixed-use community hub phase only) on planning permission MC/22/0254 (appeal decision ref: APP/A2280/W/22/3313673) 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.

Remediation Scheme

MC/26/1542 Details pursuant to condition 22 (Remediation Scheme) 23 (Approved Remediation Scheme) on planning permission MC/22/0254 (Appeal refs APP/A228/W/22/331 3673) - 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.

Design and Layout of Pitches, Courts and Pavilion

MC/26/1646 Details pursuant to condition 41 (Design and layout of pitches, courts and pavilion) on appeal decision APP/A2280/W/22/3313673 (MC/22/0254) - 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.

Noise Assessment
MC/26/1724 Details pursuant to condition 26 (Noise assessment) on planning permission MC/22/0254 & appeal ref APP/A2280/W/22/3313673 for Outline planning permission for 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.
Air Quality Emissions
MC/26/1720 Details pursuant to condition 54 (Air Quality Emissions) on planning permission for MC/22/0254 & appeal ref APP/A2280/W/22/3313673 for Outline planning permission for 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.
Highway Works
MC/26/1721 & MC/26/1722 Details pursuant to condition 10 and condition 11 (Highway works) on appeal decision APP/A2280/W/22/3313673 (MC/22/0254) - 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.
Details of the Highway Works – Town Roads
MC/26/1723 Details pursuant to condition 12 (details of the highway works- town roads) 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.
Travel Plan
MC/26/1719 Details pursuant to condition 15 (Travel Plan) on planning permission MC/22/0254 and appeal allowed ref: 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.
Drainage
MC/26/1459 Details pursuant to condition 32 (Drainage) on planning permission MC/22/0254 - 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.

b) **MC/26/1764 - Graceland, Symonds Rd, Cliffe ME3 7SY** - Construction of a single storey side garage extension - demolition of existing detached garage.

c) **MC/26/1739 - 19 Cooling Rd, Cliffe ME3 7RY** - Neighbourhood consultation application for the construction of a single storey extension to rear. The details submitted are as follows: The extension will extend beyond the rear wall of the original dwelling by 6m The maximum height of the proposed extension from the natural ground level is 3.6m The height at eaves level of the proposed extension measured from the natural ground level is 3.3m.

6 **Other planning issues to be discussed:**

a) **Medway Council Local Plan –** update on examination

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

Alex Jack, Clerk/PO, 18/09/2026