

Cliffe and Cliffe Woods Parish Council

Planning Committee 28/3/24

7:30pm Emmanuel Centre, Parkside, Cliffe Woods

In Attendance Cllr Fribbins (Chair), Cllr Wenban, Cllr Kentell

Apologies Cllrs Harper, McDermid, Cooper (all away)

MC/24/0430 | Application for a non-material amendment to planning permission MC/22/3020 and revised plot submissions for the two consented affordable flat blocks comprising of 15x separate flats to be replaced with 15x affordable houses. In addition there have been amendments to the road surfacing materials used in three parts of the site, as well as the Weinerberger Arizona yellow brick proposed to be replaced with Ibstock Multi cream stock | Land At Town Road Cliffe Woods Rochester Medway ME3 8JL

MC/24/0332 | Details pursuant to conditions 13 (Archaeological Evaluation Report) on planning permission MC/21/1694 - Construction of 68 residential dwellings including affordable housing, associated vehicular parking, landscaping, open spaces, drainage and earthworks and formation of a new access from View Road. | Land South Of View Road Cliffe Woods Rochester Kent

MC/24/0340 | Details pursuant to condition 22 (Cycle Parking) on planning permission MC/21/1694 for Construction of 68 residential dwellings including affordable housing, associated vehicular parking, landscaping, open spaces, drainage and earthworks and formation of a new access from View Road. | Land South Of View Road Cliffe Woods Rochester Kent

MC/24/0506 | Construction of a first floor side and single storey rear extension | 11 Marsh Lane Cliffe Rochester Medway ME3 7UQ

MC/24/0512 | Construction of a single storey extension and partial conversion of existing garage to habitable room | Blackmoore Barn Pond Hill Cliffe Rochester Medway ME3 7QS

MC/24/0552 | Application for a Lawful Development Certificate (proposed) for construction of a single storey rear extension and part conversion of garage into habitable room | Maple Cottage Merryboys Road Cliffe Woods Rochester Medway ME3 7TP

MC/24/0563 | Construction of a single storey front extension and single storey extension to side | Squirrel Lodge Mortimers Avenue Cliffe Woods Rochester Medway ME3 8JT

MC/24/0563 | Construction of a single storey front extension and single storey extension to side | Squirrel Lodge Mortimers Avenue Cliffe Woods Rochester Medway ME3 8JT

MC/24/0608 | Details pursuant to condition 33 (Climate Change Verification Report) of planning permission MC/21/1694 - Construction of 68 residential dwellings including affordable housing, associated vehicular parking, landscaping, open spaces, drainage and earthworks and formation of a new access from View Road. | Land South Of View Road Cliffe Woods Rochester Kent

MC/23/2733 | Construction of a part two/part single storey extension to rear - demolition of existing single storey rear extension and conservatory. | Perry Hill Farm Perry Hill Cliffe Rochester Medway ME3 7TX WITHDRAWN

APPLICATIONS NOTED, no representations 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 (possibly late April, but now probably late May).

Redrow Town Road, Development progressing, only minor details pursuant.

Esquire 2 68 Homes South of View Road Further details pursuant received. Construction access being constructed onto Town Road, site cleared (including orchard).

Esquire 3 25 Homes off of View Road (previously 50 retirement homes) Planning application not yet submitted to Planning Committee.

Local Plan – additional Regulation 18 (infrastructure) to be carried out, the Draft Plan, inspector's review, then adoption 2025. B

Neighbourhood Plan Nothing further, the effectiveness of the plan in Medway Planning to be tested (the next major application will be Trenport details).

AOB None

Further Applications/issues since meeting

Medway Council have agreed to remove the s106 commitment, in Esquire 2, for affordable housing as this prevents potential funding from Homes England for the same housing. Commitment given by Esquire to build affordable housing to original approve if funding fails.

MC/24/0352 | Construction of an extension to existing detached garage and part conversion into habitable room | Blackmoore Barn Pond Hill Cliffe Rochester Medway ME3 7QS WITHDRAWN BY APPLICANT

MC/24/0512 | Construction of a single storey extension and partial conversion of existing garage to habitable room | Blackmoore Barn Pond Hill Cliffe Rochester Medway ME3 7QS WITHDRAWN BY APPLICANT

22/00009/ENFORC | Appeal against | Merryboys House Merryboys Road Cliffe Woods Rochester Medway ME3 7TP APPEAL PARTLY ALLOWED

MC/23/2733 | Construction of a part two/part single storey extension to rear - demolition of existing single storey rear extension and conservatory. | Perry Hill Farm Perry Hill Cliffe Rochester Medway ME3 7TX WITHDRAWN BY APPLICANT

MC/24/0776 | Application for a non-material amendment to planning permission MC/21/3073 for the Reduction of roof height to rear extension, incorporating a mono-pitched roof | Cliffe Woods Community Centre Parkside Cliffe Woods Rochester Medway ME3 8HX NEW

MC/24/0744 | Outline application with some matters reserved (appearance, landscaping and layout) for construction of a detached dwelling - demolition of existing garage | 1 View Road Cliffe Woods Rochester Medway ME3 8JQ NEW

MC/24/0609 | Raising the roof height of the existing double garage to accommodate new roller doors with recessed fittings | 30 Brookmead Road Cliffe Woods Rochester Medway ME3 8HJ NEW

MC/24/0750 | Application for non-material amendment to planning permission MC/22/0254 (Allowed on appeal reference APP/A2280/W/22/3313673) - for amendments to the wording of conditions number 1 (reserved matters), 7 (archaeology) 9 (CEMP), 10 (S278 Cooling Road RBT), 21 (contamination), 22 (contamination), 26 (road transport noise), 32 (drainage), 34 (drainage) and 54 (air quality emissions) - See covering letter for full details. | Land To The East And West Of Church Street Cliffe Rochester WILL NEED TO BE REVIEWED

Chris Fribbins, 17/04/2024