

Cliffe and Cliffe Woods Parish Council
Planning Committee
Monday 25th January 2024
February Report

In Attendance: Cllr Fribbins (Chair), Cllr Harper, Cllr McDermid, Cllr Cooper + 2 Members of Public

1) Planning Applications

- a) **MC/23/2750 Construction of two storey extension to side; dormer windows to front and rear together with the formation of a hip to gable roof extension to form an annex, 8 New Road Cliffe ME3 7SL**
Two members of public present regarding this application and asked and answered questions regarding the application.
The Parish Council have concerns with the proposal as submitted. The two storey extension is a separate dwelling with its own front door. The plans indicate that the extension is higher than the existing bungalow. As a separate dwelling the living space is very cramped so planning conditions would be required to tie occupation of the annexe to the main building and to remove any Permitted Development Rights on the annex if it is to be permitted (SENT)
- b) **MC/24/0033 Conversion of existing detached garage and pool house to create a four bedroom dwelling with single storey extensions to the East elevation under hipped pitched roofs and a creation of a habitable roof space with new dormer window; creation of a new single storey entrance hall to West elevation beneath a new pitched roof, Woodfield, Colling Common, Cliffe Woods, ME3 3 7TJ**
Development is at the end of Cooling Common and part of a site already in use as a residential property and ribbon development along Cooling Common so effectively sub-dividing the plot into two properties sharing the same access to the road. NO OBJECTION
- c) **TPA/24/0059 T3 Holly Fell, The Coachhouse, Rectory Road, Cliffe, ME3 7RP**
NO OBJECTION
- d) **MC/24/0093 Installation of 2 heritage style roof lights to both elevations to facilitate a loft conversion for additional living accommodation in roof space, 10 Courtshole Farm, Pond Hill ME3 7QS**
Property is part of the Courtshole Farm development. No issues with proposal NO OBJECTION
- e) **MC/24/0101 Details pursuant to condition 6 (schedule of materials) on planning permission MC/19/0287 - Outline planning permission with some matters reserved (appearance landscaping layout and scale) for up to 225 residential dwellings including up to 25% affordable housing, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road and associated ancillary works, Land At Town Road Town Road Cliffe Woods Rochester**
Details pursuant to Redrow Development (there are a reduced number of properties from initial detailed application). NO OBJECTION
- f) **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**
Site is top end of Perry Hill on a large site. NO OBJECTION

2) Planning Matters

- a) **Trenport Application** – Approach to Parish Council regarding implication of C&CW Neighbourhood Plan on their plans for further planning submissions.
A draft set of suggestions distributed to Parish Councillors regarding suggested details for discussion/agreement.
- i) Use of the community facility
 - ii) Local Housing need
 - iii) Quality of development – re-assurance for you.
 - iv) Phasing
 - v) Delivery of infrastructure – they want to do the road improvements first and also start to lay out the playing fields.
 - vi) Use of the playing fields.

Suggestions for discussion discussed and no further ideas raised at this time.

- Initial thoughts are to stress the Design Code attached to the Neighbourhood Plan (addressing 3) - could add cost to development and impacts its economic viability)
- Use of community facility (consult with mini mart about a transfer of shop across the road to the larger site). Suggestions about community facilities could conflict with the Village Club and Memorial Hall, Medical Facilities with the Doctor's surgery across the road (1)
- Local Housing need - Community Led housing for local residents and those with attachments to the village (housing remains in community ownership when residents sell their portion. (2)
- Road improvements to be carried out first (include widening of roads to allow 2 lanes of traffic and car parking for residents (5) (get the benefits up front in case development has economic issues)
- Need to understand what their thinking is re. phasing (otherwise west side of road first as Playing field developed before East side). (4).
- Further discussions on (6) - potential s106 contributions to fencing off/securing our Recreation Ground and their site from motor bikes/quads etc. And making good footpath and entrance from Church Street. Potential use by Rugby and Football, Cricket All weather surface area for training and limited hours evening use. Changing facilities/pavilion to be adequate for use of the Parish pitches as well - two changing rooms (home and away minimum , but could be two home and two away to allow both Parish Pitches to be used - if football as smaller than Rugby (current changing rooms could become parish office/store/meeting room).

3) Further Planning Applications (not available at time of committee)

MC/24/0237 Details pursuant to condition 14 (materials) 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

Details pursuant regarding materials – unlikely to be any objection (Esquire2)

MC/24/0101 Details pursuant to condition 6 (schedule of materials) on planning permission MC/19/0287 - Outline planning permission with some matters reserved (appearance landscaping layout and scale) for up to 225 residential dwellings including up to 25% affordable housing, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road and associated ancillary works | Land At Town Road Town Road Cliffe Woods Rochester

Details pursuant regarding material (Redrow) unlikely to be any objection

MC/23/2752 Construction of a two storey extension to side - demolition of existing garage. 44 View Road Cliffe Woods Rochester Medway ME3 8UA

Concerns raised regarding parking situation on site previously. Medway Planning Officer has reported that the proposal meets C&CW NP and Medway Parking requirements, Although there appears to be an additional commercial use on the site (a salon), this does not have planning permission and needs to be reported to Planning Enforcement but the impact of this cannot be considered as part of this application, although this adds to the Parking requirements and adds potential for on-street parking!.

Any further applications will be reported at the PC meeting as appropriate.

Cllr Chris Fribbins, Chair Planning Committee