

**Cliffe and Cliffe Woods Parish Council
Planning Committee Thursday 22nd February 2024
Additional February Report**

Changes to the dates of Parish Council meetings means that more Planning Applications are potentially submitted in the Parish and submission target dates are reached.

- 1) **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.
Planning application has been withdrawn by the applicant.

2) Planning Matters

- 1) **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.
- **IN ADDITION:**
CEMP - Needs to identify schedule for delivery of materials outside school opening and closing times as well as normal MON-FRI. Saturday and Sunday restrictions.
 - **Importance of liaison with PC and residents group during development (lessons learnt from Redrow, especially regarding existing highways works).**

This has been submitted to Medway Planning and the response has been welcomed by the Medway Council Planning Manager and suggested that a meeting be arranged with the developer (5/2) no response yet.

3) Further Planning Applications (not available at time of committee and report to Parish Council meeting).

- a) **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

No Comment Required
- b) **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**
Site is off Pond Hill and to the North of Courtshole Farm
The proposal is to extend and carry out a partial conversion, of a triple detached garage which is sited within the grounds of Blackmoore Farm Pond Hill Cliffe. The current use of the outbuilding is a triple garage, it is single storey with a low pitched roof, the walls are a mixture of red, yellow and white bricks, with grey coloured doors to each of the front of the three garages. The outbuilding is in a very dilapidated state, it has undergone various repairs to the brickwork over the years, which has resulted in a somewhat poor overall appearance. It has no architectural merit at all and is not subject to any listing, or other type of conservation order. It is proposed to extend the garage and as part of this convert one of the three garages into habitable living space, thereby creating a granny annex. Externally it is proposed to reuse the existing red

stock bricks, in bricking up the garage door and for use below the floor level. The walls above floor level will have Cedar featheredge cladding finished in black to match the main dwelling, along with grey painted timber windows and a pair of grey painted timber French doors, with grey slate tiles to the roof, all to match the existing dwelling.

No Comment Required

- c) **MC/24/0239 Details pursuant to condition 15 (architectural details)** 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
Esquire 2 Development, no comment required
- d) **MC/24/0263 Details pursuant to condition 10 (sustainable drainage)** 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
Esquire 2 Development, no comment required
- e) **MC/24/0226 Application For a Lawful Development Certificate (Proposed)** For the construction of dormer to rear and roof lights to front to facilitate living accommodation within the roof space Honeysuckle House Merryboys Road Cliffe Woods Rochester Medway ME3 7TP
Site is at the entrance of the 'new' development that backs onto Cliffe Woods Primary School, Technical matter for Medway Council to decide, no comment required.
- f) **MC/24/0279 Construction of 25 dwellings with associated landscaping, parking, earthworks and new vehicular access from View Road Land South Of View Road Cliffe Woods Rochester Kent**
Site is not showing on the Parish Website/Planning Tracker or Medway Council under the Parish Council, this is likely to be due to a lack of post code at this time.
Application supersedes that for 50 retirement homes on the same site, that was granted Planning Permission (on appeal in December 2018) previously and was suspected that this might be happening. This effectively becomes Esquire 3. The Parish Council did have concerns regarding the 'urban nature' of the approved development, but that has now established the area a potential housing now. It uses a similar access as the retirement homes.
Housing mix proposed: 8 x 3-Bed House, 7 x 2-Bed Bungalows, 6 x 2-Bed Bungalows (affordable), 4 x 3-Bed Bungalows.
Principle of development on the site has been established and the proposal is an improvement on the previously approved scheme. It does potentially change the type of occupancy and as such may mean more traffic using the entrance onto View Road. The previous approval was also designed to be more self-supporting, so this development may increase the pressure on existing community infrastructure so a s106 will be required to help expansion of current facilities.
Details of the CEMP will need to identify the issues of access on that bend in View Road and, of possible use the Esquire 2 site for access. Any required road closures or restrictions will also need to be planned careful as it is a key access point for Cliffe Woods. A liaison with the Parish Council will need to be established, along with the Esquire 2 development.