

The Planning Committee meet at 7:30pm on Thursday 26th October 7:30pm at the Emmanuel Centre, Cliffe Woods.

Agenda

New Planning Applications

MC/23/2267 | **Details pursuant to condition 24 (boundary treatment)** 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/23/2265 | **Details pursuant to condition 3 (cat proof fencing)** 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/23/2266 | **Details pursuant to condition 16 (EV charging)** 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

Updated Planning Applications

MC/23/1849 | Construction of a part two/part single storey extension to side - demolition of existing garage. | 37 Brookmead Road Cliffe Woods Rochester Medway ME3 8HJ **REFUSED**
Design issues, parking assessed as sufficient.

MC/23/1522 | Application for a Lawful Development Certificate (proposed) for changing the location of the existing caravan so that it sits at a 90 degree angle to where the existing unit is sited and the proposal comprises using land for stationing a residential caravan and occupying it for independent residential accommodation on land that has been used this way for more than 10 years. (No material change of use involved.) | Caravan 2 Squirrels Drey Well Penn Road Cliffe Rochester Medway ME3 7SD **WITHDRAWN** (may indicate a planning application will need to be made)

MC/23/1847 | Conversion of existing detached garage and pool house to create a single dwelling house with a two storey extension to side, adaptation to the lower roof form, increase in ridge height to provide a new floor. The roof form is to be articulated with the addition of pitched roof dormers | Woodfield Cooling Common Cliffe Rochester Medway ME3 7TJ
WITHDRAWN

Local Plan Regulation 18 Consultation Areas of reponse

Neighbourhood Plan Policies to be adhered to as latest, recent policies. Primarily:
Village Boundaries of Cliffe and Cliffe Woods
Lack of Community Facilities (especially Cliffe, but to some extent Cliffe Woods)
Policy objectives of maintaining the gap between Cliffe and Cliffe Woods (especially North of Merryboys Road).

Traffic generation on B2000 - note with concern Call for Sites reference to 2m tonnes of inert infill to Omya Lake over some years - would need to be conditioned to be fed from River and/or Rail only.

Commitment to school/doctors and core infrastructure requirements will need to be identified and provided before any new large developments.

Outside Neighbourhood Plan Area:

Concern about developments to the south of the Parish and impact on traffic flows on the B2000, especially the entrance and exit on the A289 Bypass. Traffic to Hoo/Medway Tunnel has to go through Wainscott and add to issues at the Four Elms Roundabout. Traffic to Strood will increase pressure on Bill Street/Cooling Road and Cliffe Road etc.

Any other issues that councillors would like to see considered?

Chris Fribbins

23/10/23