

Cliffe and Cliffe Woods Parish Council

Planning Committee

Emmanuel Centre 30/1/25 7:30pm

Minutes

Attendance: Cllrs Fribbins (Chair), Harper, McDermid, Wenban

Planning Applications

G1 - Oak - Remove close to ground level and treat stumps to inhibit regrowth

6 Bronte Close Cliffe Woods Rochester Medway ME3 8TZ

Ref. No: TPA/25/0130 | Received: Mon 27 Jan 2025 | Validated: Mon 27 Jan 2025

NO COMMENT REQUIRED

T1, T2, T5 -Sycamore - re balance crown by reducing by approximately 2-3 M all round height and width currently about 12-15 M so a finished width and height to approximately 10-12 M T4 - Ash - re balance crown by reducing by approximately 2-3 M all round height and width currently about 12-15 M so a finished width and height to approximately 10-12 M

The Coachouse Rectory Road Cliffe Rochester Medway ME3 7RP

NO COMMENT REQUIRED

Ref. No: TPA/25/0133 | Received: Mon 27 Jan 2025 | Validated: Mon 27 Jan 2025

Details pursuant to condition 21 (Lighting) on planning permission MC/24/0279 for 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

NO COMMENT REQUIRED

Ref. No: MC/25/0139 | Received: Mon 27 Jan 2025 | Validated: Mon 27 Jan 2025

Details pursuant to condition 27 (Landscape Management Plan) 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

NO COMMENT REQUIRED

Land South Of View Road Cliffe Woods Rochester Kent

Ref. No: MC/25/0138 | Received: Mon 27 Jan 2025 | Validated: Mon 27 Jan 2025

Details pursuant to condition 53 (additional parking to serve bowls club) allowed on appeal APP/A2280/W/22/3313673 (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

Land To The East And West Of Church Street Cliffe Rochester
NO COMMENT REQUIRED (This is a matter for the Bowls Club to negotiate with Trenport).

Ref. No: MC/25/0101 | Received: Wed 22 Jan 2025 | Validated: Thu 23 Jan 2025

Construction of first floor side extension 3 Hilton Road Cliffe Woods Rochester Medway ME3
8LA

NO COMMENT REQUIRED

Ref. No: MC/25/0072 | Received: Thu 16 Jan 2025 | Validated: Thu 16 Jan 2025

Details pursuant to condition 28 (Signposting) 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 Ref. No: MC/25/0033 | Received: Fri 10
Jan 2025 | Validated: Fri 10 Jan 2025

NO COMMENT REQUIRED

Construction of a single storey rear infill extension 1 Gattons Farm Cottages Cooling Street
Cliffe Rochester Medway ME3 7UA

Ref. No: MC/24/2445 | Received: Tue 03 Dec 2024 | Validated: Wed 04 Dec 2024

NO COMMENT REQUIRED

(Application outside Parish)

**MC/25/0006 | Outline application with some matters reserved (appearance, landscaping,
layout and scale) for demolition of existing buildings, the erection up to 800 dwellings (use
class C3), 2-Form Entry primary school, mixed use local centre (use class E and F2),
retirement living (use class C2), associated works and public open space. Approval is
sought for the principal means of vehicular access from Lower Rochester Road and
Higham Road | Land Off Lower Rochester Road Wainscott Rochester Medway
Parish Council to Comment:**

**Although this development is outside of the Cliffe and Cliffe Woods Parish Council, it will
have a major impact on the main route to the villages of Cliffe and Cliffe Woods:**

- **Major disruption during the construction**
- **Significant additional pressure on the junction with the A289 (London Bound/return)**
- **Additional pressure on the junction with Brompton Farm Road/Hollywood Lane/Hoo
Road (Four Elms Roundabout) as only access to Hoo/Medway Tunnel
Alternative access via Higham Road is restricted by speed bumps along its length**
- **The additional pressure will be generated on the High Parks practice which covers
the proposed development area (consultation is currently underway on the
proposal by the practice to close one of their surgeries at Higham (1 of 4)**

Therefore the Parish Council would object to this proposal.

Major Applications

Redrow 2 development approved by Medway Council.

Trenport East and West of Church Street, Cliffe - No meeting arranged, although discussions had been held with Medway Council Planning and they have been reminded of need to discuss with Medway Council. Asset of Community Value – land value c,£8m+

Redrow 1 Development s106 for Bus Service (Online Teams meeting) - £691k allocated, over 5 years, but now Arriva do not propose a demand responsive solution, Medway have the view that it could be allocated better. Cllr Fribbins and the Chair raised the issues with the current service (supported by Medway Cllr Turpin and Williams –

- Service should extend to Cliffe to assist longer term commercial viability (usage, post s106 money)
- Problems with frequency and reliability of current service discourage use and encourage use of the car. (especially during afternoon and lack of service later in the evening, although recently extended to 7:30pm by Esquire1 s106 funding).
- 1/2 hourly rather than 1+ hourly encourages use and 'worth waiting' if service missing. The funds available may lead to one or two extra services only - Publicity will be required from Medway/Arriva and the Parish Council
- **PROPOSAL PUBLISHED**

S106 Sporting facilities in Cliffe Woods – (Teams Meeting) Clerk, Chair and Vice-Chair met with Medway Planning officer to discuss a Section 106 contribution of £256,000, designated specifically for enhancing sports facilities in Cliffe Woods. Parish Council have submitted a response with priority of a MUGA and Changing Room Refurbishment

Chris Fribbins, 9/02/2025