

Cliffe and Cliffe Woods Parish Council

Planning Committee Minutes

Emmanuel Centre 27/2/25 7:30pm

**Attendees : Cllrs Fribbins (Chair) , Harper, McDermid, Kentell (one member of public)**

**Apologies: Cllr Wenban (Work)**

**Pre-planning consultation on Homes England proposal on former Chattenden Barracks and some associated land. Exhibition held at Chattenden Community Centre 26/2/25 0 attended by Cllr Fribbins. Site is on other side to Ratly Woods from the top of Cliffe Woods. Development proposals look very positive and id using previously developed land (formerly barracks site that has been derelict for several decades). All issues appear to be covered, but this consultation will tease out other issues. AGREED TO KEEP AN EYE ON THE DEVELOPMENT.**

**Planning Applications**

**Neighbourhood consultation application for the construction of a single storey extension to rear. The details submitted are as follows: The extension will extend beyond the rear wall of the original dwelling by 4 m The maximum height of the proposed extension from the natural ground level is 3 m The height at eaves level of the proposed extension measured from the natural ground level is 2.9 m**

**65 Reed Street Cliffe Rochester Medway ME3 7UJ**

**Ref. No: MC/25/0341 Received: Fri 21 Feb 2025 Validated: Fri 21 Feb 2025 Status: Pending Consideration NO COMMENTS REQUIRED**

**Details pursuant to condition 17 (play equipment) 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 COMMENTS REQUIRED**

**Land South Of View Road Cliffe Woods Rochester Kent**

**Ref. No: MC/25/0313 Received: Tue 18 Feb 2025 Validated: Tue 18 Feb 2025 Status: Pending Consideration NO COMMENTS REQUIRED**

**Details pursuant to conditions 3 (materials), 4 (climate change statement), 5 (electric vehicle charging points), 6 (landscaping) and 7 (ecological enhancement measures) on planning permission MC/21/0165 for construction of a detached dwelling with associated parking NO COMMENTS REQUIRED**

**Waterlane House 4 View Road Cliffe Woods Rochester Medway ME3 8JQ**

**Ref. No: MC/25/0299 Received: Mon 17 Feb 2025 Validated: Mon 17 Feb 2025 Status: Pending Consideration – Problems reported to Medway Planning on two occasions when boundary fence blew over the pavement and road – NO COMMENTS REQUIRED**

**Construction of a first floor extension to the garage and conversion of the garage into a two storey granny annexe**

**88 Reed Street Cliffe Rochester Medway ME3 7UJ**

**Ref. No: MC/25/0281 Received: Thu 13 Feb 2025 Validated: Thu 13 Feb 2025 Status: Pending Consideration Comments regarding potential overlooking of neighbouring properties but left to them to raise any concerns NO COMMENTS REQUIRED**

**Construction of 3 rear facing dormer windows in the loft to make it habitable Oast Cottage Station Road Cliffe Rochester Medway ME3 7RU**

**Ref. No: MC/25/0265 Received: Wed 12 Feb 2025 Validated: Wed 12 Feb 2025 Status: Pending Consideration NOT VISIBLE FROM ROAD, NO COMMENTS REQUIRED**

**Details pursuant to condition 17 (Ancient Woodland Buffer) 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**

**Ref. No: MC/25/0231 Received: Thu 06 Feb 2025 Validated: Thu 06 Feb 2025 Status: Pending Consideration NO COMMENTS REQUIRED**

**Details pursuant to condition 16 (Landscaping) 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**

**Ref. No: MC/25/0230 Received: Thu 06 Feb 2025 | validated: Thu 06 Feb 2025 Status: Pending Consideration NO COMMENTS REQUIRED**

**Details pursuant to condition 14 (Habitat Management Plan) on planning permission 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 ME3 8JQ**

**Ref. No: MC/25/0228 Received: Thu 06 Feb 2025 Validated: Thu 13 Feb 2025 Status: Pending Consideration NO COMMENTS REQUIRED**

**Details pursuant to condition 8 (Habitat Creation) 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**

**Ref. No: MC/25/0227 Received: Thu 06 Feb 2025 Validated: Thu 06 Feb 2025 Status: Pending Consideration NO COMMENTS REQUIRED (as former planning application is raised subject to Environment England comments who will review)**

### **Major Applications**

Redrow 2 development approved by Medway Council. NO FURTHER INFO.

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+ We understand a

response has been raised by the Resident's Development Group that they will be submitting a bid.

ESQUIRE 2 (South of View Road – site visit held Clerk PO, Cllr Dibble Chair, Fribbins, Kentell, Etheridge - issues with development discussed – Mud on B2000, Road Closures for utility works, unadvertised bus diversions etc. Prior notification to PC promised, works being carried out to limit mud from site onto B2000 – Possible permissive path from site, up the hill towards the former Mockbeggar Farm Shop to be considered (dog walkers and access towards pavement on B2000/Mockbeggar Farm to/from Wainscott/Frindsbury/Strood etc,)

**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 – Medway to consider options and follow-up with a further online meeting.
- **PROPOSAL PUBLISHED AND WILL REQUIRE PUBLICITY TO ENCOURAGE USE SO IT IS NOT LOST WHEN S106 FUNDS RUN OUT, A 2 HOUR GAP REMAINS IN THE AFTERNOON DUE TO BUS/DRIVER ALLOCATED ON SCHOOL BUSES.**

**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. NO FURTHER INFO.

Chris Fribbins, 27/02/2025