

Cliffe and Cliffe Woods Parish Council

Planning Committee Agenda

Emmanuel Centre 27/2/25 7:30pm

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

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.

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

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

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

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

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

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

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

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

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

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 – Medway to consider options and follow-up with a further online meeting.
- **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.

Chris Fribbins, 25/02/2025