

Cliffe and Cliffe Woods Parish Council
Planning Committee 28th November 2024
7:30pm The Emmanuel Centre, Parkside, Cliffe Woods

Present Cllr Fribbins (Chair), Cllrs Harper, McDermid, Wenban

MC/24/2271 Application for a non-material amendment to planning permission MC/21/0165 for construction of a two storey front extension, two bay windows to front, addition of quoin stones with associated external alterations Waterlane House 4 View Road Cliffe Woods Rochester Medway ME3 8JQ – This is new development on site by View Road Bus Stop where some Medway Highways land has been enclosed by the developer and waste arising dumped on land outside the boundary, DCPS have already registered concerns about the density and affect on the street scene (the land ‘capture’ is an issue for Medway Council who identified the issue at a site meeting).

MC/24/2299 Two storey rear extension 18 Parkside Cliffe Woods Rochester Medway ME3 8JP
No Issue raised.

MC/24/2321 Construction of single storey extensions both sides and rear, open porch to side, alterations to existing double garage to front, demolition of existing conservatory and construction of a replacement orangery, annexe and shed to rear - part resubmission of MC/21/1120 14 Tennyson Avenue Cliffe Woods Rochester Medway ME3 8JF
The development use land at the rear of the site – no issues raised.

MC/24/2377 Application for a non-material amendment to planning permission to MC/21/1694 for amendment of the plot siting and minor elevation details Land South Of View Road Cliffe Woods Rochester Kent
None material amendment an issue for Medway Planning.

Unauthorised enclosure of Medway Highways land adjacent 4 View Road (permission granted for one property) and dumping of waste arisings on land near the bus stop (also Highways land) Medway Council considering legal action to rectify the situation. – (further planning application for non-material amendment see above).

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. No progress at this time.

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. Further meeting planned Wed 2024-12-11 5:00 PM - 6:00 PM (later was postponed to 8/1/25 as awaiting info from Arriva).

We have been notified via the Frindsbury Extra Clerk of the following:

Land North of Wainscott - Public Consultation

The development of c.800 homes is in land between the B2000 Lower Rochester Road across to Higham Road and up to Bunters Hill Road. Main access appears to be onto the B2000 (access to the bypass – London direction only, secondary access onto ‘traffic-calmed’ Higham Road to Wainscott).

There has been no formal notification to C&CW Parish Council as it is outside of the boundaries, but there will be impacts. This is pre-planning consultation that appears to cover most issues including s106 contribution to provide a left turn slip road from the Wainscott bypass to Four Elms Hill. But the two main issues are traffic and there is no mention of doctor facilities (the area is within the boundaries of the Cliffe/Cliffe Woods Highparks Medical Practice). – WILL NEED TO MONITOR AND COMMENT AS NECESSARY TO ANY PLANNING APPLICATION/S

There was no December meeting as scheduled (Christmas/New Year)

Planning Applications :

MC/24/2169 Details pursuant to condition 6 (Arboricultural Method Statement) 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

Details Pursuant (Esquire3) No comments

MC/24/2445 Construction of a single storey rear infill extension 1 Gattons Farm Cottages Cooling Street Cliffe Rochester Medway ME3 7UA NO ISSUES

Nothing further Esquire1, Redrow (Bus contribution meeting 8/1/25), Esquire2&3, Redrow2

Chris Fribbins