

Planning Committee – Supplementary agenda No.1

A meeting of the Planning Committee will be held on:

Date: 19 October 2022

Time: 6.30pm

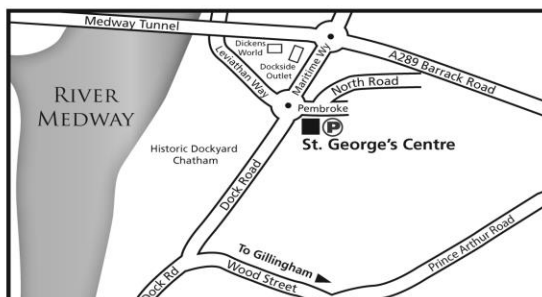
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 11 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 4)

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 14 October 2022



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Medway Council

PLANNING COMMITTEE – 19 October 2022

Supplementary Agenda Advice

Page 14 MC/22/0254 Land to the East and West of Church Street, Cliffe

Representations

Two additional emails have been received from residents within Cliffe making the following comments:

- Please explain how ignoring the villagers of Cliffe, Cliffe Woods and the rest of the peninsular is working for a democracy.
- "MEDWAY" are allowing Cliffe to become an extension of a town, given no respect, the countryside is destroyed. Our country road is designed for villages NOT TOWNS.

Cliffe Parish Council have also submitted further comments stating:

- There is no reference in the Officer's report or sufficient reference in the report to the lack of community facilities in the village of Cliffe and the generation of additional car traffic by this development.
- The new properties will generate additional vehicle traffic in support of vital services for existing and new residents in the area.
- Cliffe is poorly served by existing, very limited, retail facilities. It only has a 'lean-to' shop in the conservation area and a narrow one-unit mini-mart opposite the existing play area in the centre of the village area. There is no post office and pharmacy facilities are strictly limited at the Cliffe Surgery.
- The emerging Cliffe and Cliffe Woods Neighbourhood Plan (C&CWNP) does include a significant reference to the need for a Community Facilities Audit as part of any large developments in the Parish and although the C&CWNP is referenced in the Officers report, there is no mention of this key NP policy.
- In summary, the Parish Council continue to be concerned about the impact of this proposed development which does not appear to meet the Planning Policy objectives of a Sustainable Development and would have negative impacts on the existing settlement.

'My Cliffe' Residents Group have written a further letter of objection/concern:

- They maintain that there are still procedural issues outstanding with the processing of the application

- They have lodged a stage 2 complaint with Medway Council and are awaiting a response
- There is a code of conduct complaint against Councillor Jarrett
- continue to raise questions regarding process, particularly relating to consultation.
- Proposed location of suds basin is in breach of the easement requirements of the Southern Water network of underground sewerage systems
- Transport assessment and Medway Aimsum model – consider there to be significant errors and omissions which impact validity of conclusions. Roads cannot cope with additional development
- Changes to carriageway on Church Road will impact on accesses to existing houses
- Pedestrian Crossing proposed maybe consistent with guidelines but is still dangerous due to volume of traffic and number of other hazards drivers have to negotiate
- Relocation of sports Facilities – danger from over head lines and impact on potential uses such as kite flying
- Landscaping and Visual Impact Analysis – loss of views for residents
- Disagree that the alternative location for sports provision is better and indeed contend that it is worse as it is at end of village hidden by housing and not well overlooked. Furthermore it is not a comparable alternative as an asset of community value
- Loss of important visual gaps between the two sections of the village
- Loss of expansive open views
- No justification for development that would harm character of open countryside and ALLI. – Contrary to Policies BNE25 and BNE34
- Loss of important Poplar trees on boundary which is 40 year old hedge and important for bats
- Necessary road works will impact on ability of emergency vehicles to access