



**PARISH COUNCIL**

# **Hoo Saint Werburgh and Chattenden Parish Council**

**Parish Clerk: Mrs Sherrie Babington  
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**To all Members of the Parish Council.**

Notice is hereby given, that the next Meeting of the Parish Council is to be held on Thursday 5<sup>th</sup> June 2025 at 7.00pm at Hoo Village Hall.

**Members are hereby summonsed to attend.**

Legislation allows for meetings to be recorded by anyone in attendance. Persons intending to record the meeting should disclose this to the Clerk at the start of the meeting.

**1. Apologies.**

*Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted.*

**2. Declaration of Interest.**

*To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers.*

*To consider any Dispensation requests received by the Parish Clerk and not previously considered.*

**3. Approval of the minutes of the previous meeting.**

*To consider the minutes of the previous meeting and if in order sign as a true record.*

**4. Matters arising from the Minutes.**

*No matters arising.*

**5. Public Participation.**

*To discuss any questions received by members of the public.*

**6. Police and PACT Report.**

*To receive a report regarding police matters and the PACT.*

**7. Urgent Matters (if any with the Chairman's consent).**

*To consider any urgent matters raised by members.*

**8. Financial Matters.**

**a. To consider the monthly financial statement.**

*Financial Statement will be circulated in paperwork at PC meeting.*

**b. 2024/2025 Accounts and AGAR.**

*To consider the report and recommendation from the Finance Committee in relation to the 2024/2025 Accounts and AGAR.*

**9. Clerks Report.**

*To receive the Clerks Report.*

**10. Chairman's Report.**

*To receive the Chairman's Report.*

**11. Ward Councillor Reports.**

*To receive a report from the Ward Councillors Sands, Pearce and Crozer.*

**12. Parish Council Committees.**

*To receive the reports and recommendations from PC Committees.*

*a. Events Committee.*

*To receive a report from the Events Committee.*

*b. Environment Committee.*

*To receive a report from the Environment Committee.*

*c. Finance, Audit and General Purposes Committee.*

*Report from Finance Committee discussed under Financial Matters.*

**13. Planning Matters.**

*a. Planning Applications Received.*

**MC/25/0966** - 22 Walters Road, Hoo St Werburgh, Rochester, Medway, ME3 9JR

*Construction of an extension and conversion of garage into a separate dwelling together with associated external alterations.*

**MC/25/1043** - Tregenna , 248 Main Road, Hoo St Werburgh, Rochester, Medway

*Construction of first floor to original footprint of bungalow.*

**MC/25/0986** - 6 Paddock Drive Hoo St Werburgh Rochester Medway ME3 9GQ

*Application for a Lawful Development Certificate (Proposed) for the conversion of the loft into habitable living space, construction of a dormer to rear and roof lights to the front.*

**MC/25/1092** - Dux Court Dux Court Road Hoo St Werburgh Rochester Medway ME3 8RZ

*Construction of a detached outbuilding.*

*b. Planning Applications Decisions by Medway Council.*

**MC/25/0743**

*Land Adjacent to City Way Health Clinic Ratcliffe Highway Hoo St Werburgh Rochester Medway*

*Construction of a single storey modular nursery block with associated ancillary outbuildings and play surfacing*

**Refusal**

*Notification of Refusal of Planning Permission to Develop Land.*

*Take Notice that the Medway Council in pursuance of its powers under the above Act*

*HAVE REFUSED PERMISSION for the development of land as described above in*

*accordance with your application for planning permission received complete on 9 April 2025.*

**FOR THE FOLLOWING REASONS:**

*1 The proposal is for new development on an isolated site in the countryside, within a landscape buffer between settlements and unrelated to existing development on the wider former public house site. This development, which includes a mix of designs and additions including a container, would harm the character, amenity*

*and functioning of the countryside and would be contrary to Policies BNE1 and BNE25 of the Medway Local Plan 2003, Policies HOO1, HOO2 and HOO8 of the Hoo St Werburgh and Chattenden Neighbourhood Plan 2023-2040, paragraph 135 of the National Planning Policy Framework (2024) and the advice in the Medway Landscape Character Assessment 2011.*

*2 The development is not considered to be sensitive to its rural surroundings and is in a location and for a use which would be likely to result in it being almost wholly dependent on car use. In addition, a mechanism to ensure that the off-street parking indicated for use in connection with the nursery would be permanently available for this purpose has not been provided and development without adequate off-street parking would be likely to result in safety hazards. Such development would be contrary to Policies T1 and T13 of the Medway Local Plan 2003, to the vision, planning aims and Policy H002 of the Hoo St Werburgh and Chattenden Neighbourhood Plan 2023-2040 and to paragraphs 8 and 116 of the National Planning Policy Framework (2024).*

*MC/25/0718*

*Holly Lodge & Tudor Lodge Chattenden Lane Chattenden Rochester ME3 8NL*

*Details pursuant to condition 14 (drainage verification report) on planning permission MC/20/1471 for Demolition of existing outbuildings and stables and construction of a terrace of three houses including two 2-bedroom and one 3-bedroom; one 4-bedroom and one 5-bedroom detached house and two pairs of 3-bedroom semidetached houses with associated access, parking and amenity areas and demolition of the existing garage to Holly Lodge with construction of a new replacement detached garage*

**Discharge of Conditions**

*MC/25/0650*

*7 Guelder Rose Drive Hoo St Werburgh Rochester Medway ME3 9FX*

*Loft conversion with rear dormer and 3x rooflight windows to the front elevation*

**Approval with Conditions**

*MC/25/0603*

*64 Rochester Crescent Hoo St Werburgh Rochester Medway ME3 9JJ*

*Change of use of existing dwellinghouse (Class C3) to a children's home (Class C2)*

**Refusal**

*Notification of Refusal of Planning Permission to Develop Land.*

*Take Notice that the Medway Council in pursuance of its powers under the above Act HAVE REFUSED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 21 March 2025.*

**FOR THE FOLLOWING REASONS:**

*1 The lack of details relating to the management of the children's care home including details relating to where staff would sleep whilst on sleeping shift and the level of care required for the children have been submitted, as such it cannot be demonstrated that there would be adequate levels of amenity secured for occupants or neighbour's contrary to Policies BNE2 and H8 the Local Plan 2003, Policy HOO8 of Chattenden Neighbourhood Plan 2024, and Paragraph 135(f) of the National Planning Policy Framework (2024).*

*MC/25/0595*

*53 Chattenden Lane Chattenden Rochester Medway ME3 8LE*

*Retrospective change of use of amenity land to residential garden land.*

**Refusal**

Notification of Refusal of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAVE REFUSED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 28 March 2025.

FOR THE FOLLOWING REASONS:

1 The proposed change of use of part of Chattenden Green to private garden would result in a significant loss of existing open space, without sufficient mitigation or justification. As such, the proposal fails to comply with policy HOO8 of the Hoo St Werburgh & Chattenden Neighbourhood Plan, Policy L3 of the Medway Local Plan (2003) and paragraphs 104, 131, 135 of the National Planning Policy Framework (Dec 2024).

MC/25/0468

Stonebridge 212 Main Road Hoo St Werburgh Rochester Medway ME3 9HG

Raising of roof height to create a first floor: construction of a 2-storey front extension and porch to front  
-Demolition of existing garage.

**Approval with Conditions**

MC/25/0461

Berrill 247 Bells Lane Hoo St Werburgh Rochester Medway ME3 9JD

Construction of a part single/part two storey side extension, and part single/part two storey rear extension, (and internal alterations.)

**Approval with Conditions**

c. Appeals.

No matters to consider.

d. Medway Council Local Plan.

To discuss and agree matters in relation to Medway Councils Local Plan.

e. Other Planning Matters.

To consider other planning matters.

**14. Memorial Garden.**

To receive a report on the Memorial Garden.

**15. New Community Centre.**

To receive an update for the new Community Centre.

**16. Village Hall**

To receive an update on the Village Hall from the Oversight Committee.

**17. Date of the next meeting – Thursday 3<sup>rd</sup> July 2025 – Hoo Village Hall.**

*S Babington*

Mrs Sherrie Babington  
Parish Clerk