



PARISH COUNCIL

Hoo Saint Werburgh and Chattenden Parish Council

**Parish Clerk: Mrs Sherrie Babington
4, Birkhall Close, Walderslade,
Chatham, Kent, ME5 7QD
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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 4th September 2025 at 7.30pm at Chattenden Community Centre.

Members, please note that a presentation from the Architect on the final plans for the new community centre will take place ahead of the meeting starting at 7pm, the meeting will then start at 7.30pm.

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. Delegated Authority Report for formal ratification.

7. Police and PACT Report.

To receive a report regarding police matters and the PACT.

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

To consider any urgent matters raised by members.

9. Financial Matters.

To consider the monthly financial statement and bank balances.

Financial Statement will be circulated in paperwork at PC meeting.

10. Clerks Report.

To receive the Clerks Report.

11. Chairman's Report.

To receive the Chairman's Report.

12. The Alliance of Hoo Peninsula Parishes.

To receive and update on the work of the Alliance of Hoo Peninsula Parishes.

13. Ward Councillor Reports.

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

14. 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.

Environment Committee Update for Members circulated with meeting papers.

c. Finance, Audit and General Purposes Committee.

No matters to report.

15. Planning Matters.

a. Planning Applications Received.

MC/25/1109 - Oak Lea House , Lodge Hill Lane, Chattenden, Rochester, Medway.

Construction of an oak mansard extension to replace the existing conservatory and a single storey extension to garage to replace the existing structure.

MC/25/1178 - 20 Gamelan Crescent, Hoo St Werburgh, Rochester.

Construction of a replacement outbuilding to the side of the garden (revised roof design).

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

Extension to outbuilding to rear for conversion to independent supported living accommodation.

MC/24/2403 - Land to The South of Stoke Road Adjacent Yew Tree Lodge, Hoo St Werburgh, Rochester, Medway, ME3 9BH.

Approval of the Reserved Matters of appearance, landscaping, layout and scale for the erection of 100 dwellings alongside associated landscape, works and infrastructure.

MC/25/1264 - 9 Gordon Road, Hoo St Werburgh, Rochester, Medway, ME3 9ET.

Construction of a two-storey side and single storey rear extension - demolition of existing garage and conservatory.

MC/25/1255 - 10 Linton Dann Close, Hoo St Werburgh, Rochester, Medway.

Construction of a single storey rear extension and new fishponds - demolition of existing timber patio area and fishpond.

MC/25/1190 - 58 Kingshill Drive, Hoo St Werburgh, Rochester, Medway, ME3 9JW.

Conversion of garage to habitable room.

MC/25/1299 - Flanders Farm , Ratcliffe Highway, Hoo St Werburgh, Rochester.

Application under Schedule 2, Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the construction of a workshop for the storage of machinery and equipment - remove existing storage containers.

MC/25/1431 - Unit 215, Kingsnorth Industrial Estate, Hoo St Werburgh, Rochester.

Construction of a new building (Class B2), provision of tanks including the storage and processing of cooking oil, methanol and wastewater, installation of electric generators, provision of access roadway and parking and ancillary works including perimeter enclosure, overhead gantry and landscaping - retention of existing building Class B2).

MC/25/1469 - 2 Miskin Road, Hoo St Werburgh, Rochester, Medway, ME3 9EB.

Construction of a single storey side and rear extension.

MC/25/1534 - Vine Cottage, 1 Balls Cottages, Main Road, Chattenden, Rochester.

Construction of a 2.9m high brick wall to front and side - removal of existing wall.

MC/25/1560 - Roughways Barn , Chattenden Farm, Lodge Hill Lane, Rochester.

Replacement of two detached timber framed double garages.

MC/25/1612 - Buttercrook Wharf , Vicarage Lane, Hoo St Werburgh, Rochester.

Construction of an industrial building with mezzanine to be used for purposes falling under Class E of the UCO (Light industrial and small office) - demolition of existing office building.

MC/25/1285 - 26 Elm Avenue, Chattenden, Rochester, Medway, ME3 8LZ.

Demolition of existing side structures and single storey side extensions: Construction of new entrance door and side garage and rear extension with dormers in roof.

b. Planning Applications Decisions by Medway Council.

MC/25/1299

Flanders Farm Ratcliffe Highway Hoo St Werburgh Rochester Medway ME3 8QE

Application under Schedule 2, Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the construction of a workshop for the storage of machinery and equipment - remove existing storage containers

Prior Approval Not Required

MC/25/1294

Unit 215 Kingsnorth Industrial Estate Main Road Rochester Medway ME3 9NZ

*Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 (as amended) request for an EIA screening opinion for the proposed development of a Biofuel Production Facility
EIA not required*

MC/25/1109

Oak Lea House Lodge Hill Lane Chattenden Rochester Medway ME3 8NY

Construction of an oak mansard extension to replace the existing conservatory and a single storey extension to garage to replace the existing structure.

Approval with Conditions

MC/25/1043

Tregenna 248 Main Road Hoo St Werburgh Rochester Medway ME3 9HG

Construction of first floor to original footprint of bungalow

Approval with Conditions

MC/25/0963

8 Vicarage Lane Hoo St Werburgh Rochester Medway ME3 9AZ

Construction of a porch and detached outbuilding to front with associated external alterations to main dwelling - demolition of existing porch

Approval with Conditions

MC/25/0813

Kingsnorth Power Station Power Station Access Road Hoo St Werburgh Rochester Medway
Variation of condition 1 on MC/24/0489 the application seeks to vary condition 1 to reflect minor changes to details shown in the listed approved plans. The change is to increase the approved stack height from 85m to 100m.
Approval with Conditions

MC/23/0104

Land North Eschol Road and East Stoke Road Hoo St Werburgh Rochester Medway
Employment development to provide class B2, B8 uses, including office and research development comprising Class E uses, and associated landscaping, external storage, access and infrastructure (EIA development)
Withdrawn by Applicant

MC/25/1480

85 Bells Lane Hoo St Werburgh Rochester Medway ME3 9HX
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 4m

The maximum height of the proposed extension from the natural ground level is 3.5m

The height at eaves level of the proposed extension measured from the natural ground level is 3.5m

Refusal Larger Homes

MC/25/1455

The Hundred of Hoo School Main Road Hoo St Werburgh Rochester Medway ME3 9HH
Details pursuant to condition 5 (Tree protection) 13 - (Enhance biodiversity) on MC/23/2830 - Two-storey flat roofed new-build teaching block at Hundred Hoo Academy with associated external works. The accommodation comprises 8 no. classrooms, a pupil break-out room, staff room and offices. The external works consist of extensions to the existing pedestrian path network, paved entrance area, outside breakout space and soft landscaping co-ordinated with the arboricultural and ecology reports.
Discharge of Conditions

MC/25/1358

Holly Lodge & Tudor Lodge Chattenden Lane Chattenden Rochester ME3 8NL
Details pursuant to condition 16 (Land Raising) 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/25/1264

9 Gordon Road Hoo St Werburgh Rochester Medway ME3 9ET
Construction of a two-storey side and single storey rear extension - demolition of existing garage and conservatory
Approval with Conditions

MC/25/1255

10 Linton Dann Close Hoo St Werburgh Rochester Medway ME3 9DQ
Construction of a single storey rear extension and new fishponds - demolition of existing timber patio area and fishpond
Approval with Conditions

MC/25/1232

Bramleys 226 Main Road Hoo St Werburgh Rochester Medway ME3 9HG
Application for a Lawful Development Certificate (Proposed) for the construction of a single storey outbuilding

NOTIFICATION OF REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

Take Notice that the Medway Council in pursuance of its powers under the above Acts hereby certifies that the operations specified in your application dated 17 June 2025 and described in the proposal herein in respect of the land specified in the location herein and edged red on the plan attached to this Certificate was not lawful within the meaning of Section 192(1)(b) of the Town and Country Planning Act 1990 (as amended).

For the following reason:

1 The inclusion of a bathroom in an outbuilding is contrary to the conditions set out by Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended.

MC/25/1190

58 Kingshill Drive Hoo St Werburgh Rochester Medway ME3 9JW

Conversion of garage to habitable room

Approval with Conditions

MC/25/1178

20 Gamelan Crescent Hoo St Werburgh Rochester Medway ME3 9FN

Construction of a replacement outbuilding to the side of the garden (revised roof design).

Approval with Conditions

MC/23/2857

Land At the Former Sturdee Club and Land at Stoke Road Hoo St Werburgh ME3 9BJ

Construction of 134no. residential dwellings (including affordable and over 55's homes), children's nursery (Class E(f)), cafe/community hub (Class E(b)/F2(b)) and commercial/retail floorspace (E(g)/E(a), new public open spaces, sustainable urban drainage systems, landscaping and biodiversity areas and play areas. Access to be from 4no. new locations from Stoke Road. Provision of roads, parking spaces and earthworks - Demolition of the Sturdee Club and associated structures

Approval with Conditions

c. Appeals.

TOWN & COUNTRY PLANNING ACT 1990

ENFORCEMENT NUMBER/PLANNING NUMBER: MC/25/0595

APPEALS REF: APP/A2280/W/25/3368758

LOCATION: 53 Chattenden Lane Chattenden Rochester Medway

I refer to the above details. An appeal has been made to the Secretary of State against Medway Council's Refusal decision for the proposed development described above.

The appeal will be determined on the basis of Written Representation. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

All representations must be received by 22 August 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

TOWN & COUNTRY PLANNING ACT 1990

ENFORCEMENT NUMBER/PLANNING NUMBER: MC/24/2073

APPEALS REF: APP/A2280/W/25/3367776

LOCATION: 47 Chattenden Lane Chattenden Rochester Medway

I refer to the above details. An appeal has been made to the Secretary of State against Medway Council's Refusal decision for the proposed development described above.

The appeal will be determined on the basis of Written Representation. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

All representations must be received by 28 August 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

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.

16. Memorial Garden.

To receive a report on the Memorial Garden.

17. New Community Centre.

To receive an update for the new Community Centre.

18. Village Hall

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

19. Date of the next meeting – Thursday 2nd October 2025 – Hoo Village Hall.

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Mrs Sherrie Babington

Parish Clerk