



Hoo Saint Werburgh and Chattenden Parish Council

*Parish Clerk: Mrs Sherrie Babington
4, Birkhall Close, Walderslade,
Chatham, Kent, ME5 7QD
Telephone: 01634 868855
Email: clerk@hoopc.org*

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 December 2024 at 7.00pm at Hoo Village Hall, Members are hereby summonsed to attend.

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.

a. Hoo Academy Road Safety Meeting.

To receive an update on the road safety issues at the Hundred of Hoo School.

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. 2025/2026 Budget and Precept.

9. Clerks Report.

To receive the Clerks Report.

10. Chairman's Report.

To receive the Chairman's Report.

11. 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 on Environmental Matters.

c. Finance, Audit and General Purposes Committee.

12. Planning Matters.

a. Planning Applications Received.

MC/24/1866 - 22 Walters Road, Hoo St Werburgh, Rochester, Medway, ME3 9JR

Construction of an extension to side together with associated external alterations to form separate dwelling and installation of roof lights to front and rear of main dwelling

MC/24/2320 - Flanders Farm , Ratcliffe Highway, Hoo St Werburgh, Rochester

Variation of condition 2 (approved plans) on planning permission MC/19/3128 to amend plan to alter the elevation and floor layout of building known as Phase 1

b. Planning Decisions by Medway Council.

MC/24/2025

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

Details pursuant to condition 19 (Biodiversity Enhancements) of planning permission MC/20/1471- 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/24/1949

155 Bells Lane Hoo St Werburgh Rochester Medway ME3 9JA

Part retrospective change of front garden from paving slabs to block pavers, new fence panels and removal of wall to front of property to provide off street parking with associated vehicular crossover.

Approval with Conditions

MC/24/1890

2 Marley Road Hoo St Werburgh Rochester Medway ME3 9DH

*Construction of a two-storey side extension.
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 17 September 2024.

FOR THE FOLLOWING REASONS:

1. The proposed two-storey extension on the principal elevation which faces Marley Road, by virtue of its siting, design, scale and appearance would result in a dominant and incongruous form of development that would detract from the appearance of the host dwelling and the surrounding street scene, especially as it would sit forward of the established building line on Marley Road. As such, the proposal fails to comply with: Policy BNE1 of the Medway Local Plan (2003), Policy HOO6 of the Hoo St Werburgh and Chattenden Neighbourhood Plan (2023 - 2040) and paragraphs 131 and 135 of the NPPF (Dec 2023)

MC/24/1852

7 Chattenden Lane Chattenden Rochester Medway ME3 8LE

Construction of a single-storey extension to side

Approval with Conditions

MC/24/0769

Land South of Stoke Road Stoke Road Hoo St Werburgh Rochester ME3 9BH

Details pursuant to conditions 10 (Remediation) and 11 (Verification) on planning permission MC/21/3379 for Demolition of existing outbuildings and structures and construction of 17 residential units (Use Class C3) with associated parking, access and landscaping

Discharge of Conditions

c. Appeals.

TOWN & COUNTRY PLANNING ACT 1990

ENFORCEMENT NUMBER/PLANNING NUMBER: MC/24/0699

APPEALS REF: APP/A2280/D/24/3353713

LOCATION: 35 Braeburn Drive Hoo St Werburgh Rochester Medway

I refer to the above details. An appeal has been made to the Secretary of State against Medway Council's Approval with Conditions 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 4 December 2024. 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. Other Planning Matters.

To consider other planning matters.

13. Memorial Garden.

14. New Community Centre.

To consider an update for the new Community Centre.

15. Neighbourhood Plan.

To receive a final update on the NHP.

16. Village Hall

To receive an update on the Village Hall – Confidential Item.

17. Youth Provision in Hoo.

18. Ward Councillors Report.

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

19. Date of the next meeting – Thursday 9th January 2025 at Hoo Village Hall.

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Mrs Sherrie Babington
Parish Clerk