

Hoo St Werburgh Parish Council

The Minutes of the Meeting of Hoo Saint Werburgh Parish Council
Held in Hoo Village Hall on Thursday 2nd February 2023 at 7.00pm.

Councillors present: Cutting
Dunkley
Fray
Hopson
Pearce
Sands
Savage
Styles
Tildesley
Williams
Winstanley

Also: Sherrie Babington - Parish Clerk, Ward Councillor George Crozier, and members of the public.

The meeting was chaired by Councillor Sands.

1. Apologies.

Apologies and reasons for absence were received and accepted from Cllrs Counsell, Rees, Gissing, and Perfect.

2. Declaration of Interests.

No interests were declared.

3. Minutes of the previous meeting.

The Minutes of the previous meeting were circulated to all present.

It was proposed by Cllr Williams to accept these as a true record, seconded by Cllr Styles and agreed by all present.

The approved Minutes were then signed and dated by the Chairman.

4. Matters arising from the Minutes.

Safe Crossing of Bells Lane.

A site meeting took place to discuss a safe crossing of Bells Lane – Awaiting feedback from MC.

5. Public Comments.

Residents from Port Werburgh attended the meeting to ask the PC a question regarding the influence that an individual councillor could have on the planning process. The Chairman explained the role of the Parish Council as a Statutory Consultee in the planning process, he confirmed that individual councillors would have to declare an interest and withdraw from the discussions if they felt they had a personal interest in any matter.

A resident asked if the Parish Council was aware of any planned closure of Main Road. The Chairman stated that he was not aware of any.

A resident asked about the CCTV camera that had been erected at Knights Road and asked if an additional camera could be installed, as the anti-social behaviour had moved to another area of Knights Road since they had been in place. Cllr Cutting spoke regarding the forthcoming PACT meeting and stated that this was something that would be discussed.

6. Police Matters.

Cllr Cutting reported on police matters and the PACT.

She spoke regarding the action that had been taken since the last PACT meeting and the Community Trigger that had only been partly upheld by the Panel.

She reported that the next PACT was due to take place on 15th February 23 at 7.30pm in the Church.

7. Urgent Matters.

Cllr Williams informed members that the WI was closing at the end of March and had asked if the Parish Council would be willing to take over the responsibility and ongoing maintenance of the defibrillator. He stated that they also wanted to transfer £400 to the PC for future maintenance.

This was discussed and it was proposed by Cllr Williams to accept this offer and take over the responsibility and maintenance of the WI defibrillator, this was seconded by Cllr Fray and agreed by all present.

The Clerk was asked to write to the WI to confirm the PC decision.

Action: Clerk to action.

8. Financial Matters.

a. Financial Statement.

The Financial Statement was circulated to all members.

This was proposed by Cllr Fray, seconded by Cllr Styles, and agreed by all present.

b. 2023/2024 Budget and Precept.

The Precept was approved with a 0% increase to Band D at £115100. (Savage/Fray)

It was agreed that the Budget allocations would be discussed as a Confidential Matter at the close of the meeting to the press and public, as it would include personnel matters.

9. Clerks Report.

The Clerk's Report was circulated to all members and noted.

1. SEMS Work

Request to arrange a meeting with Hoo Parish Council to discuss the possibility of improving Public Rights of Way in Hoo as part of the SEMS work.

It was agreed that this should be referred to the Environmental Committee and ahead of the meeting the PC should seek confirmation regarding the funding of this.

Action: Clerk to action.

2. Football '4' All February Holiday course. Wednesday 15,16,17th February 2023

We would like to run our FEBRUARY 3 DAY HOLIDAY COURSE 

Dates: Wednesday 15,16,17th February 2023

This was approved by members.

3. Circus Visit

John Lawsons Circus has asked if they can visit the parish for one week beginning 17th April 2023.

This was approved by members.

10. Chairman's Report.

The Chairman gave his report to the meeting.

11. Parish Council Committees.

To receive the reports and recommendations from PC Committees.

a. Personnel Committee.

The Chairman reported that following the resignation of Cllr Savage from the Personnel Committee, members were now asked to elect a new member to serve on this.

He asked for nominations from Councillors.

Cllrs Dunkley and Styles put their name forward for this committee.

The Chairman asked for a vote to take place to appoint elect a member.

A confidential vote took place and Brian Styles was voted onto the Personnel Committee by 5 votes to 3.

b. Events Committee.

Cllr Pearce and Cutting gave an update on the work of the Events Committee in arranging the celebrations for a Coronation Event in the Parish on Monday, the 8th of May.

They outlined the ideas they had to date, and the options for gifts to school children. They stated that these were still being worked on by the Events Committee and would be within the budget agreed by the Parish Council.

Cllr Pearce informed members that Lottery Grants up to £10,000 we are currently available for the Coronation Event and he was putting together an application form to submit on behalf of the Committee.

c. Environment Committee.

The report from the Environment Committee meeting held on the 12th of January 2023 was circulated to all members with recommendations.

The Chairman asked members to go through the report and to vote on the recommendations contained within.

Members discuss all recommendations, and the report was proposed by Cllr Styles, seconded by Cllr Pearce and agreed by all present, with the exception of the item covering the Parish Beacon which was to be discussed as a separate item under agenda item 12.

d. Finance, Audit and General Purposes Committee.

To be discussed at the close of the meeting as previously agreed in the agenda.

12. Parish Council Beacon.

Members discussed the proposal in the Environmental Report to have a new working beacon at Kingshill Recreation Ground.

This was discussed and it was proposed by Cllr Styles, seconded by Cllr Pearce and agreed by all present that a new beacon would be placed a Kingshill Recreation Ground.

Members then discussed the following options put forward for an additional beacon at Chattenden.

It was agreed that the best location for this would be close to Chattenden Community Centre, if permission was granted. On this basis the following options were considered:

Since the beacon was last discussed, concerns have been raised by a resident that the newly refurbished beacon at Elm Ave is not able to be used for ceremonial events. This was accepted due to H&S issues in relation to its location near a play area and trees.

The original agreement with Esquire was to have it as a working Beacon.

Members are asked to consider this matter and make a final recorded decision regarding the beacon.

As it would not be possible to use the beacon in the traditional way due to its location, members are asked to consider the following options:

1. *The beacon remains on site as an ornamental beacon with a plaque and not be used.*
2. *The beacon be converted to a gas beacon and used periodically for ceremonial purposes – Cost in the region of £700, plus gas bottle etc.*
3. *Additional Proposal put forward by Cllr Pearce*

A new beacon to be erected on Hoo Common which can be lit and is accessible by the public, on public land. And that both the new Chattenden and Hoo beacons are erected at the same time with the aim to do so by the Coronation.

The reason for my suggestion is that, from a Chattenden residents' perspective, the Parish Council and Developer have not been able to properly put in place a refurbished workable and appropriate beacon for residents of Chattenden - one that is on public land and can be accessed and observed within a

large area. Plus, to add insult to injury, the Parish Council intends, up to now, to only install a new beacon that is workable and in an accessible location in Hoo - using Chattenden precept taxpayers' money!

Both villages need proper working beacons in appropriate locations that ideally can be used in time for the Coronation. We have to fairly provide the same for each village etc.

Option 3 was approved, and it was therefore it was agreed that the Parish Council would install two new working gas beacons one at Kingshill Recreation Ground and one at Chattenden near to the Community Centre if permission was granted, and if possible, this would be erected and in operation for the coronation.

Action: Clerk to progress with arrangements and seek permission re the Chattenden Beacon as agreed.

13. Planning Matters.

a. Planning Applications Received.

MC/23/0037 Bridge Lodge, Four Elms Hill, Chattenden, Rochester, Medway

Construction of a two-storey rear extension together with balcony and Juliet balcony, construction of two dormer windows to front, installation of roof lights to both sides to provide additional living accommodation within roof space, construction of a porch to front and raised decking to rear with associated external works - demolition of existing conservatory and side projection.

APPLICATIONS DETERMINED BY MEDWAY COUNCIL

MC/22/2807

14 Miskin Road Hoo St Werburgh Rochester Medway ME3 9EB

Construction of single storey side and rear wrap-around extension, construction of rear dormer and installation of two front roof lights and extension to front.

Approval with Conditions

MC/22/2796

30 Gudgeon Crescent Hoo St Werburgh Rochester Medway ME3 9FR

Conversion of garage into habitable room linked together with the construction of a single storey extension to rear.

Approval with Conditions

MC/22/2760

1 Herdsdown Hoo St Werburgh Rochester Medway ME3 9HN

Construction of a single storey rear extension to rear with external render.

Approval with Conditions

MC/22/2753

19 Braeburn Drive Hoo St Werburgh Rochester Medway ME3 9US.

Construction of a single storey extension to rear.

Approval with Conditions

MC/22/2734

The Hundred of Hoo Academy Main Road Hoo St Werburgh Rochester Medway ME3 9HH
Details pursuant to condition numbers 10 (Cemp), 13 (SuDs), 16 (Air quality Mitigation) and 22 (Noise Mitigation) on planning permission MC/22/0974 for Construction of a two-storey extension with associated external works incorporating the expansion in the capacity of the staff car park and reconfigured early years play area and playground.

Discharge of Conditions

MC/22/2668

66 Robson Drive Hoo St Werburgh Rochester Medway ME3 9EA

Construction of a two-storey extension to side and a single storey extension to rear - demolition of
Approval with Conditions

MC/20/2979

Land To the North Of 2 Farm Cottages Lodge Hill Lane Chattenden Rochester Medway

Demolition of existing structures and erection of 9No. residential dwellings. Formalisation of the existing access from Lodge Hill Lane and provision of associated car parking, hardstanding, landscaping and infrastructure including drainage and earthworks.

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 26 November 2020.

FOR THE FOLLOWING REASONS:

1 The development for residential dwellings, is considered to have a significantly detrimental impact on Chattenden Woods and Lodge Hill Site of Special Scientific Interest, in terms of the increased activity from future occupants of the development accessing this area and through impact on the protected. Nightingales that inhabit this site, from cat predation. The development fails to comply with Policies BNE35 and BNE37 of the Medway Local Plan 2003 and paragraphs 174, 179 and 180 of the National Planning Policy Guidance 2021.

2 The application fails to address the impact of the proposal on the Special Protection Areas of the Thames Estuary and Marshes and the Medway Estuary and Marshes through either the submission of details to allow the undertaking of an Appropriate Assessment or via a contribution towards strategic mitigation measures. In the absence of such information or contribution, the proposal fails to comply with the requirement of the Conservation of Habitat and Species Regulations 2010 and is contrary to Policies BNE35 and S6 of the Medway Local Plan 2003 and paragraphs 180 and 181 of the NPPF.

MC/20/2980

Land Off Lodge Hill Lane Chattenden Rochester Medway ME3 8NY

Outline application with some matters reserved (appearance, landscaping, layout and scale) for the construction of 8 to 12 self-build dwellings, provision of open spaces, landscape buffers, drainage features and earthworks. Enhancement and widening of existing access track from Lodge Hill Lane and formation of two new cross-over accesses from Lodge Hill Lane to serve two dwellings

Refusal

Notification of Refusal of Outline Planning Permission to Develop Land

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS REFUSED OUTLINE PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 27 November 2020.

for the following reason(s):-

1 The development for residential dwellings, is considered to have a significantly detrimental impact on Chattenden Woods and Lodge Hill Site of Special Scientific Interest, in terms of the increased activity from future occupants of the development accessing this area and through impact on the protected Nightingales that inhabit this site, from cat predation. The development fails to comply with Policies BNE35 and BNE37 of the Medway Local Plan 2003 and paragraphs 174, 179 and 180 of the National Planning Policy Guidance 2021.

b. Other Planning Matters.

No matters were raised.

14. New community centre.

Cllr Williams reported that in the past two weeks he, the Chairman, and the Clerk had met with two architects to discuss the new Community Centre and two quotes for their services had been received. He stated that they were going through these and they would keep the PC updated on any progress.

15. Neighbourhood Plan Report.

a. General Update.

Cllr Cutting updated members on the progress of the Neighbourhood Plan, she stated the next agenda item was the approval for Regulation 14 for the Neighbourhood Plan and if approved a Public Consultation period would then take place.

b. Regulation 14 approval for the Neighbourhood Plan.

Cllr Cutting spoke regarding the need for the Neighbourhood Plan Group to seek Regulation 14 approval for the Neighbourhood Plan. This was discussed and she referred to the Neighbourhood Plan document that have been circulated to all members.

Following discussions a vote was cast by the Parish Council and Regulation 14 approval was agreed for the Neighbourhood Plan. This was proposed by Cllr Pearce, seconded by Cllr Tildesley, and agreed unanimously by all present.

The Chairman thanked the Neighbourhood Planning Team for their dedication and work on putting the document together.

Cllr Cutting stated that following this clarification a Public Consultation would take place for a period of 6 weeks.

16. Community facilities.

The Chairman reported that this matter was still ongoing and a meeting with Medway Council was due to be arranged.

17. Ward Councillor Report.

The Chairman reported on the progress of Norse vacating Deangate Golf Club, he stated that the site would be returned to its original condition, the buildings on site would remain and additional trees would be planted. The security at the site was due to be discussed in a meeting with Norse at the end of the month.

Cllr Winstanley spoke regarding the boundary fence at Deangate stating that this was broken and ponies keep escaping from neighbouring properties. It was agreed that the Parish Council would write to Medway to seek their assurances that the site would remain open for public use, and that the perimeter fence would be repaired.

Action: Clerk to write to MC Officer Bob Diamond.

18. Date of next meeting.

Date of next meeting – Thursday 2nd March 2023.

There being no further business to discuss, the Chairman closed the meeting to the press and public at 9pm.

Signed: _____

Dated: _____