



# Hoo Saint Werburgh 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 2<sup>nd</sup> February 2023 at 7.00pm in Pottery Road 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. Safe Crossing of Bells Lane.*

*Awaiting feedback from MC. Further email sent chasing response and current situation re S106 funding for crossing of Bells Lane.*

### **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. 2023/2024 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. Personnel Committee.

*Following the resignation of Cllr Savage from the Personnel Committee, members are asked to vote on a new councillor to serve on this Committee until May 2023.*

b. Events Committee.

*To receive an update from the Events Committee.*

c. Environment Committee.

*To consider the report and recommendations from the Environment Committee – A report has been circulated by email and is also included in your meeting papers for reference.*

d. Finance, Audit and General Purposes Committee.

*To consider the report and recommendations from FA&GP Committee.*

**12. Parish Council Beacon.**

**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.*

*To consider other planning matters.*

**14. New Community Centre.**

*To receive an update on the new Community Centre*

**15. Neighbourhood Plan Report.**

*a. General Update.*

*To receive an update report from the NHP Group.*

*b. Regulation 14 approval for NHP.*

*Members to consider Regulation 14 approval for the NHP.*

**16. Community Facilities.**

*To receive an update on this confidential matter.*

**17. Ward Councillors Report.**

*To receive a report from the Ward Councillor.*

**18. Date of the next meeting – Thursday 2<sup>nd</sup> March 2023.**

Mrs Sherrie Babington  
Parish Clerk