



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 1st February 2024 at 7.00pm at Pottery Road Hall, Members are hereby summonsed to attend.

Welcome to the Leader of Medway Council, Vince Maple.

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. Parish Councillor Vacancy.

5. Matters arising from the Minutes.

6. Public Participation.

To discuss any questions received by members of the public.

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.

a. To consider the monthly financial statement.

b. To consider and agree the 2024/25 Budget and Precept.

c. To consider the following Grant Application.

10. Clerks Report.

To receive the Clerks Report.

11. Chairman's Report and Introduction of Medway Council Leader, Councillor Vince Maple.

To receive the Chairman's Report.

12. Parish Council Committees.

To receive the reports and recommendations from PC Committees.

a. Events Committee.

b. Environment Committee.

c. Finance, Audit and General Purposes Committee.

13. Planning Matters.

a. Planning Applications Received.

*MC/23/2857 Land at The Former Sturdee Club and Land at Stoke Road Hoo St Werburgh
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.*

*The Hundred of Hoo Academy, Main Road, Hoo St Werburgh
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.*

*63 Wylie Road, Hoo St Werburgh, Rochester, Medway, ME3 9EG
Construction of a single storey front and a single storey side/rear extension - removal of existing
bay window and porch.*

*137 Bells Lane, Hoo St Werburgh, Rochester, Medway, ME3 9HY
Removal of flat roof and construction of new pitched roof over to front, render to existing
dwelling elevations, reconfiguration of windows and doors and installation of solar panels to rear
roof slope. Construction of a detached single storey building to rear for therapy and hydrotherapy
use incorporating solar panels to roof slope.*

*152 Main Road, Hoo St Werburgh, Rochester, Medway, ME3 9HB
Construction of a vehicular crossover to front.*

APPLICATIONS DETERMINED BY MEDWAY COUNCIL

MC/23/2587

59 Main Road Hoo St Werburgh Rochester Medway ME3 9AA

Construction of a part two-part first floor side extension and a two-storey rear extension together with extension to existing front porch pitch roof across the front to form a canopy - resubmission of MC/23/1592

Approval with Conditions

MC/23/2440

111 Bells Lane Hoo St Werburgh Rochester Medway ME3 9HY

Construction of a single storey extension to side/ rear - demolition of existing garage

Approval with Conditions

MC/23/2402

42 Main Road Hoo St Werburgh Rochester Medway ME3 9AD

Construction of 2 bedroom detached bungalow with attached garage accessed off Coombe Road

Approval with Conditions

MC/23/2372

85 Bells Lane Hoo St Werburgh Rochester Medway ME3 9HX

Engineering works to front to facilitate the construction of a vehicle parking area and crossover onto a classified road.

Approval with Conditions

MC/23/1628

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

Details pursuant to condition 13 (surface water disposal) on 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/22/2510

Residential Marine Port Werburgh Vicarage Lane Hoo St Werburgh Rochester Kent ME3 9TW

Change of use of land from marina and storage to form residential caravan park to be occupied

by persons over 50 (Use Class C3) with ancillary storage and access road and extension to light

industrial and storage building (composite sui generis) plus associated landscaping (part

retrospective)

Withdrawn by Applicant

b. Other Planning Matters.

To consider other planning matters.

Appeal Decision

Hearing Held on 13 December 2023

Site visit made on 13 December 2023

by Andrew Walker MSc BSc(Hons) BA(Hons) BA PgDip MCIEH CEnvH JP

an Inspector appointed by the Secretary of State

Decision date: 25th January 2024

Appeal Ref: APP/A2280/C/22/3306983

Land at Port Werburgh, to the south of Vicarage Lane, Hoo, Rochester, Kent shown edged red on the plan attached to the notice

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mr D Swann (Residential Marine Ltd) against an enforcement notice issued by The Medway Council.
- The enforcement notice was issued on 22 August 2022.
- The breach of planning control as alleged in the notice is:

Without the benefit of planning permission, the material changes of use of the Land from storage to residential use including the stationing of mobile homes with associated works on the Land to form an extension of the adjacent residential mobile home park.

Conclusion

For the reasons given above I conclude that the appeal should succeed on ground (c). Accordingly, the enforcement notice will be quashed. In these circumstances the appeal under the various grounds set out in section 174(2) to the 1990 Act as amended and the application for planning permission deemed to have been made under section 177(5) of the 1990 Act as amended do not need to be considered.

14. Burial Ground.

15. New Community Centre.

Cllr Williams to update members of the progress of this project.

16. Neighbourhood Plan Report.

To receive an update report from the NHP Group.

17. Ward Councillors Report.

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

18. Date of the next meeting – Thursday 7th March at Hoo Village Hall.

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Mrs Sherrie Babington
Parish Clerk