



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 Annual Statutory Meeting of the Parish Council is to be held on Thursday 11th May 2023 at 7.00pm in Pottery Road Village Hall, Members are hereby summonsed to attend.

1. **To receive the Declaration of Acceptance of Office for Elected Councillors.**

2. **To elect a Chairman.**

To receive nominations for Chairman.

3. **To receive the Chairman's Declaration of Acceptance of Office.**

4. **To elect a Vice-Chairman.**

To receive nominations for Vice-Chairman.

5. **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.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

6. **Parish Councillor Vacancies.**

To consider any applications for Co-option

7. **To appoint Committees & Representatives to outside bodies.**

8. **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.

9. **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.

10. **Matters arising from the Minutes.**
 - a. Safe Crossing of Bells Lane.
 - b. Water Leak Elm Ave.
 - c. Additional Allotment Land Letter.
11. **Public Participation.**

To discuss any questions received by members of the public.
12. **Police and PACT Report.**

To receive a report regarding police matters and the PACT.
13. **Urgent Matters (if any with the Chairman's consent).**

To consider any urgent matters raised by members.
14. **Financial Matters.**
 - a. To consider the monthly financial statement.
 - b. 2022/2023 Accounts and AGAR.
15. **Clerks Report.**

To receive the Clerks Report.
16. **Chairman's Report.**

To receive the Chairman's Report.
17. **Parish Council Committees.**

To receive the reports and recommendations from PC Committees.

 - a. Events Committee.

To receive an update from the Events Committee.
 - b. Environment Committee.
 - c. Finance, Audit and General Purposes Committee.
18. **Planning Matters.**
 - a. Planning Applications Received.

APPLICATIONS RECEIVED SINCE THE LAST MEETING

No applications to consider

APPLICATIONS DETERMINED BY MEDWAY COUNCIL

MC/23/0716

National Westminster Bank 1 Main Road Hoo St Werburgh Rochester Medway ME3 9NA

Retrospective application for the change of use of ground floor bank (Class E) to hot food take away (Sui Generis) and restaurant (Class E) together with installation of an extract flue to rear

Approval with Conditions

Condition 5

The litter bins shall be implemented in accordance with plan 051 Rev P1 received 21 April 2023 prior to the first use of the unit herein approved and thereafter retained, and the management of litter shall be implemented in accordance with the 'Litter Strategy' set out on plan 051 Rev P1 for the duration of the development.

Reason: To ensure that the use does not contribute to any excess litter to the detriment of the area and those that use it, in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

MC/23/0631

Lingley House Elm Avenue Chattenden Rochester Medway ME3 8LZ

Construction of two storey detached 3-bedroom dwelling with attached single storey garage including external works and new vehicular access

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 14 March 2023.

FOR THE FOLLOWING REASONS:

1 Paragraph 11d) of the Framework is engaged given the lack of five-year housing supply being in place and Policy BNE25 carrying less than full weight. This indicates that planning permission should be granted unless one or other of the two sub-paragraphs relating to paragraph 11d) applies. Sub-paragraph (i). provides that the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. Given the site forms part of an ALLI valued landscape paragraph 174 of the NPPF provides a clear reason for refusing the proposed development.

This, in addition to the other harms identified to the countryside, ALLI, SSSI and impact of the proposal on the Special Protection Areas of the Thames Estuary and Marshes and the Medway Estuary and Marshes, is not outweighed by the contribution to housing land supply or those other social, economic and environmental benefits.

The proposal would conflict with the development plan as a whole and for the reasons given the application is recommended for refusal.

2 The proposal fails to address local ecology and potential impacts of development on a designated SSSI due to a lack of submitted supporting information.

Therefore, the impact of the proposal on the local ecology and SSSI cannot be understood nor if such harm could be mitigated or compensated. Without such sufficient information the proposal is contrary to Policies BNE37 and BNE39 of the Local Plan and paragraphs 170 (d) and 174(b) of the NPPF.

MC/23/0873

North Street Farm Stoke Road Hoo St Werburgh Rochester Medway ME3 9NR
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 bio - fertiliser store
Prior Approval Not Required

MC/23/0662

Land To the South of Stoke Road Adjacent Yew Tree Lodge Hoo St Werburgh Rochester Medway ME3
Details pursuant to conditions 14 (site investigation) and 15 (remediation scheme) of planning permission MC/19/3129 Outline planning application with all matters reserved (other than means of access) for up to 100 dwellings and associated works and infrastructure
Discharge of Conditions

MC/23/0404

7 Bells Lane Hoo St Werburgh Rochester Medway ME3 9HT
Construction of a single storey extension to rear - removal of existing conservatory.
Approval with Conditions

MC/23/0339

127 Bells Lane Hoo St Werburgh Rochester Medway ME3 9HY
Construction of a single storey extension to front
Approval with Conditions

b. Other Planning Matters.

To consider other planning matters.

19. New Community Centre.

To receive an update on the new Community Centre

20. Neighbourhood Plan Report.

To receive an update report from the NHP Group.

21. Annual Meeting of the Parish.

1st June 2023

22. Ward Councillors Report.

To receive a report from the Ward Councillor.

23. Date of the next meeting – Thursday 1st June 2023.

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Mrs Sherrie Babington
Parish Clerk