

Hoo St Werburgh and Chattenden Parish Council

The Minutes of the Meeting of Hoo Saint Werburgh and Chattenden Parish Council
Held in Pottery Road Village Hall on Thursday 7th March 2024 at 7.00pm.

Councillors present: Chester
Fray
Hopson
Mitchell
Sands
Sparkes
Styles
Williams
Wood

Also: Sherrie Babington - Parish Clerk, and members of the public.

The meeting was chaired by Councillor Sands.

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.

Apologies were received, and reasons for absence accepted from Cllrs Koroma (sickness), Barton (work), Cutting (holiday), Gissing (personal reasons), Pearce (work), Tildesley (personal reasons) and Dunkley (personal reasons)

2. Declaration of Interests.

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.

There were no dispensations to consider.

3. Minutes of the previous meeting.

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

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

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

4. **Parish Councillor Vacancy.**

To consider applicants for the Parish Councillor Vacancy – It was agreed to consider this item as a Confidential Matter at close of the meeting to press and public.

2. **Matters arising from the Minutes.**

a. **Chattenden Consultation.**

Consultation document to be printed and delivered to all residents in Chattenden area by councillors and volunteers.

It was agreed that to avoid any further delays that the Clerk and Cllr Williams would seek quotations to progress with the distribution of the consultation papers.

Action: Clerk and Cllr Williams to action.

b. **Planning Objections submitted for the following application as agreed:**

MC/23/2857 - Land at The Former Sturdee Club and Land at Stoke Road Hoo St Werburgh
Extension of time and further details requested.

It was agreed that the Planning Committee should work on the representations from the Parish Council with regards to this planning application.

Action: PC representations to be progressed.

5. **Public Participation.**

To discuss any questions received by members of the public.

Cllr Chester spoke regarding the closure of the Information Centre in Rochester and stated that some residents had expressed their disappointment at this Medway Council decision.

Cllr Sands stated that the closure had been agreed by Medway Council, and there was no further action that could be taken by the Parish Council.

6. **Police and PACT Report.**

To receive a report regarding police matters and the PACT.

No matters were reported.

7. **Urgent Matters (if any with the Chairman's consent).**

No urgent matters were raised by members.

9. **Financial Matters.**

a. **Financial Statement.**

Members considered the circulated Financial Statement.

The bank balances and payments were considered by members, these were approved, proposed by Cllr Styles, seconded by Cllr Mitchell, and agreed by all present.

b. To consider the following Grant Application.

Further information regarding the grant application from Hi Kent was considered by members.

It was proposed by Cllr Williams to award Hi Kent with a grant of £450, this was seconded by Cllr Chester and agreed by all present.

Action: Grant of £450 awarded to Hi Kent.

10. Clerks Report.

The Clerk's Report was noted and accepted by members.

11. Chairmans Report.

The Chairman gave his report to the meeting:

He spoke about the Youth Club and working towards having this based in the village hall. He stated that this was still under discussion with the both the Hall Committee and the Youth Club. The Youth Club now had twenty-five members and therefore the library was no longer big enough.

He spoke about the gates at Pottery Road Recreation Ground and stated that he had received comments from some residents regarding their accessibility and that bikes were still accessing the recreation ground.

The Clerk confirmed that she had not received any direct complaints or comments regarding these issues to date.

It was agreed that Cllr Sands would direct any future complaints through to the Parish Council to be formally logged.

He reported that a Community Infrastructure meeting that was held with the PC representatives, Medway Council and Consultants PRD. The aim was to support a better community infrastructure on the Peninsula, and he spoke regarding the study and the funds allocated to finance this. He stated that the consultants are working with the Parish Council on this project, but they have not consulted other parishes on the Peninsula, and he had raised this with them and Medway Council.

He spoke regarding Section 106 funds allocated to the Parish for the Community Centre and Green-space projects, and stated that he, the Vice Chair and Clerk were in regular communication with Medway Council regarding this.

Cllr Sands stated that there was a number of Town and Community Forums that been set up by Medway Council under their new administration, but to-date there were no Forums set up for on the Peninsula.

He asked Clerk to raise this matter with Medway Leader Councillor Vince Maple.

Action Clerk to progress.

He reported that the Friend of Deangate Community Park Group meeting would take place on the 24th of March 2024 followed by a litter pick at 9 am, and he urged members to attend if they were able to.

12. Parish Council Committees.

To receive the reports and recommendations from PC Committees.

a. Events Committee.

To receive an update from the Events Committee.

Cllr Sands reported on the arrangements for an Easter Egg Hunt event in the Parish.

b. Environment Committee.

To consider a report from the Environment Committee as circulated.

Members discussed the circulated report outlining the tendering process for the new play area at Kingshill Recreation Ground and the tender evaluation process, along with the recommendation for the preferred design and contractor to undertake the new play area installation as follows:

Recommendation: The Environment Committee put forward a recommend for the appointment of Tender 1, as the contractor for the development of the new play area at Kingshill Recreation Ground, based on the comprehensive evaluation process and community feedback.

It was proposed by Cllr Wood to accept this recommendation to select Tender 1 as the preferred design and contractors for the new play area, this was seconded by Cllr Hopson, and agreed by all present.

Action: Clerk to action as necessary and inform tenderers of outcome of tendering process.

The Parish Council also noted that the new gates had now been installed at Pottery Road Recreation Ground – completing the security fencing project.

c. Finance, Audit and General Purposes Committee.

No matters to report.

13. Planning Matters.a. Planning Applications Received.

MC/24/0215 - 16 Armytage Close, Hoo St Werburgh, Rochester, Medway, ME3 9AP
Construction of a first-floor extension to side.

No objections.

MC/24/0210 - 19A Bells Lane, Hoo St Werburgh, Rochester, Medway, ME3 9HT
Construction of a single storey extension to front/side.

No objections.

MC/24/0421 - Kingsnorth Power Station, Power Station Access Road, Hoo
Reserved Matters Application for part of the site-wide infrastructure including spine road, associated landscaping, drainage and lighting pursuant to Outline Planning Permission ref. MC/21/0979 for the construction of flexible EG (iii)/B2/B8 use class buildings, sui generis uses for energy uses and a lorry park, together with servicing, parking, landscaping, drainage, remediation, demolition and earthworks.

No objections.

b. Planning Applications Decisions by Medway Council.

MC/24/0081

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

Approval with Conditions

MC/23/2837

18 Linton Dann Close Hoo St Werburgh Rochester Medway ME3 9DQ

Construction of a part first floor part single storey side extension

Approval with Conditions

MC/23/2597

Land At Former Deangate Ridge Golf Club Dux Court Road Hoo Rochester ME3 8RZ

Change of use from former golf course to community park comprising works to existing access and car park, cycle parking, formation of footpaths, landscaping, tree/scrub planting, boundary treatments, site interpretation and benches with associated works.

Approval with Conditions

MC/23/1171

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

Details pursuant to conditions 15 (disposal of surface water) and 16 (travel plan) on planning permission MC/21/3379 - 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 and Decisions.**Appeal Ref: APP/A2280/W/23/3325107****Land off Lodge Hill Lane, Chattenden**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr Andrew Wilford (Esquire Developments) against the decision of Medway Council.
- The application Ref MC/20/2980, dated 18 November 2020, was refused by notice dated 4 January 2023.
- The development proposed is the erection of 8 to 12 self-build dwellings with all matters reserved except for access. Provision of open spaces, landscape buffers, drainage features and earthworks. Enhancement and widening of existing access track from Lodge Hill Lane and formation of 2No. new cross-over accesses from Lodge Hill Lane to serve 2No. dwellings.

Decision

The appeal is dismissed.

Preliminary Matters

A revised National Planning Policy Framework (the Framework) was published on 19 December 2023 and updated on 20 December 2023, which I have had regard to as a material consideration in my

decision making. In this instance, the issues most relevant to the appeal remain unaffected by the revisions to the Framework. I am therefore satisfied that there is no requirement to seek further submissions on the revised Framework, and that no party would be disadvantaged by such a course of action.

There is also an appeal¹ against the refusal to grant planning permission for the demolition of the existing structures and the erection of 9 dwellings on the adjoining site, Storage Yard, Land to the North of 2 Farm Cottages, Lodge Hill Lane, Chattenden, Rochester. Whilst the main issues and much of the evidence submitted are similar, as they are separate developments on separate sites, I have dealt with both of these appeals individually and come to my conclusions based on the evidence submitted for each.

Full details circulated by email.

Appeal Ref: APP/A2280/W/23/3325108

Storage Yard, Land to the North of 2 Farm Cottages, Lodge Hill Lane, Chattenden, Rochester

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Andrew Wilford (Esquire Developments Ltd) against the decision of Medway Council.
- The application Ref MC/20/2979, dated 18 November 2020, was refused by notice dated 4 January 2023.
- The development proposed is the 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.

Decision

The appeal is dismissed.

Preliminary Matters

A revised National Planning Policy Framework (the Framework) was published on 19 December 2023 and updated on 20 December 2023, which I have had regard to as a material consideration in my decision making. In this instance, the issues most relevant to the appeal remain unaffected by the revisions to the Framework. I am therefore satisfied that there is no requirement to seek further submissions on the revised Framework, and that no party would be disadvantaged by such a course of action.

There is also an appeal¹ against the refusal to grant outline planning permission for the construction of between 8 and 12 dwellings on the adjoining site, Land off Lodge Hill Lane, Chattenden. Whilst the main issues and much of the evidence submitted are similar, as they are separate developments on separate sites, I have dealt with both of these appeals individually and come to my conclusions based on the evidence submitted for each.

Full details circulated by email.

d. Other Planning Matters.

To consider other planning matters.

14. Burial Ground.

A discussion took place regarding the Burial Ground and the current situation regarding the Churchyard.

The Parish Council acknowledged that it was sad that the current churchyard was at capacity, and this would affect residents of the parish. It was agreed that a Burial Ground Committee meeting would be arranged to discuss this further.

Action: Meeting date to be agreed.

15. New Community Centre.

Cllr Williams reported that the Community Centre Committee were due to meet at the Holiday Inn to receive presentations from three Architects in order to consider and agree on the preferred Architect for the project.

A recommendation would then be put to the next meeting for formal consideration by the Parish Council.

16. Neighbourhood Plan Report.

To receive an update report from the NHP Group.

Cllr Fray reported on the NHP and how this fit with the Community Infrastructure Study currently being undertaken by Medway Council Consultants.

17. Ward Councillors Report.

Cllr Crozier attended the meeting and spoke regarding the road closure of Frindsbury Hill.

18. Date of the next meeting – Thursday 4th April 2024 at Chattenden Community Centre.

There being no further business to discuss, the Chairman closed the meeting to the press and public at 9.10pm.

Signed: _____

Dated: _____