

Hoo St Werburgh Parish Council

The Minutes of the Meeting of Hoo Saint Werburgh Parish Council
Held in Hoo Village Hall on Thursday 5th January 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 Fray 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 has taken place to discuss a safe crossing of Bells Lane – Awaiting feedback from MC. Email sent chasing response before Christmas. Follow up email also sent.

5. Parish Councillor Vacancy.

Newly co-opted councillors Hopson and Dunkley signed their Declaration of Acceptance of Office and took their chairs around the table.

6. Public Comments.

A resident attended the meeting and reported that the issue with water run-off at Elm Avenue was still happening and little action taken place by Southern Water.

It was agreed that the Clerk would follow this up with Medway Council.

Action: Clerk to action.

The Chairman stated that there was still an issue with the drain cover at Coes Green Road and asked the Clerk to follow this report up with MC.

Action: Clerk to action.

7. Police Matters.

Cllr Cutting reported on police matters.

She stated that a number of reports had been made to the police regarding the issues with bikes at the recreation ground. The CCTV should have picked up some footage and this had been requested by the Community Safety Team.

A PACT had been arranged for 16th February at 7pm in the Church.

She stated that there was a need to keep reporting crimes to put pressure on the police.

The Community Trigger submitted by the PACT but had only been partly upheld.

Cllr Sands stated that the police had admitted that they had not done a good enough job in the parish, and he suggested in his view the parish council could request a rebate for all residents on the police element of their Council Tax Bills. The current issues and the possible solutions were discussed and Ward Councillor George Crozier suggested that he and Cllr Sands meet with the Community Safety Officer, Mark McCree to discuss this further. This was agreed.

8. Urgent Matters.

Cllr Pearce – No Parking and Keep Clear Sign at the Main Road entrance of Pottery Road.

It was agreed that this should be replaced.

9. Financial Matters.**a. Financial Statement.**

The Financial Statement was circulated to all members.

This was proposed by Cllr Cutting, seconded by Cllr Williams, and agreed by all present.

b. 2023/2024 Budget and Precept.

It was agreed that the Finance Meeting would be held to discuss the budget on Thursday 12th January 2023 at 12.30pm in the Church.

10. Clerks Report.

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

11. Chairman's Report.

The Chairman gave his report to the meeting.

He reported that the village hall has sustained a flood due to a burst pipe and he had spoken to the hall chairman regarding this issue.

He stated that the PC had been late to start its meeting as the key had not been made available for the hall despite it being booked.

A general discussion took place regarding the village hall and the lease.

It was agreed that the PC would seek legal advice regarding the village hall.

Action: Clerk to progress.

Cllr Williams stated that a meeting was due to take place in the next week with an Architect to discuss the new Community Centre.

12. Parish Council Committees.

To receive the reports and recommendations from PC Committees.

a. Events Committee.

Cllr Pearce gave an update on the work of the Events Committee. He confirmed that they were working on the Coronation Event and had met to consider ideas.

b. Environment Committee.

The date of the the Environment Committee Meeting was agreed – 12th January 2023 at 2pm in Hoo Church.

c. Finance, Audit and General Purposes Committee.

The date of the FA&GP Committee was agreed – 12th January 2023 at 12.30pm in Hoo Church.

13. Planning Matters.

a. Planning Applications Received.

MC/22/2760 1 Herdsdown, Hoo St Werburgh, Rochester, Medway, ME3 9HN
Construction of a single storey rear extension to rear with external render.

No objections.

MC/22/2796 30 Gudgeon Crescent, Hoo St Werburgh, Rochester, Medway

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

No objections.

MC/22/2807 14 Miskin Road, Hoo St Werburgh, Rochester, Medway, ME3 9EB

Construction of single storey side and rear (wrap-around) extension and rebuild existing porch.

No objections.

MC/22/2800 Land to The South of Stoke Road Adjacent Yew Tree Lodge, Hoo

Application for approval of reserved matters being appearance, landscaping, layout and scale pursuant to outline 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.

PC objections.

APPLICATIONS DETERMINED BY MEDWAY COUNCIL

MC/22/2615

7 Bells Lane Hoo St Werburgh Rochester Medway ME3 9HT

Application for a Lawful Development Certificate (Proposed) for the construction of a single storey extension to rear - Demolition of existing timber conservatory.

Refusal

NOTIFICATION OF REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

Take Notice that the Medway Council in pursuance of its powers under the above Acts hereby certifies that the operations specified in your application dated 3 November 2022 and described in the proposal herein in respect of the land specified in the location herein and edged red on the plan attached to this Certificate was not lawful within the meaning of Section 192(1)(b) of the Town and Country Planning Act 1990 (as amended).

For the following reason: -

1 The proposal as such fails to satisfy the set criteria under Schedule 2, Part 1, Class A, Ja of the Town and Country Planning (General Permitted Development) (England) Order 2015 (amended), for the reason that the proposed extension would result in the total enlarged area (attached to an existing two storey side and rear extension) to exceed the set criteria under (e) to (j). As such, planning permission is required.

MC/22/2585

2 Highway Cottages Main Road Chattenden Rochester Medway ME3 8LW

Conversion of garage into habitable living space and ground floor alterations.

Approval with Conditions

MC/22/2557

30 Braeburn Drive Hoo St Werburgh Rochester Medway ME3 9US

Construction of a single storey extension to rear.

Approval with Conditions

MC/22/2498

Land Adj to Post Office Main Road Hoo St Werburgh Rochester ME3 9AA

Application for non-material amendment to planning permission MC/14/0501 to change the wheelchair accessible unisex toilet to a staff room unisex toilet and storage area.

Approval with Conditions

MC/22/2491

58 Robson Drive Hoo St Werburgh Rochester Medway ME3 9EA

Construction of a single storey front and side extension.

Approval with Conditions

MC/22/2413

78 Main Road Hoo St Werburgh Rochester Medway ME3 9AB

Construction of a single storey side extension, extension to existing porch together with associated external alterations.

Approval with Conditions

MC/21/3379

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

Demolition of existing outbuildings and structures and construction of 17 residential units (Use Class C3) with associated parking, access and landscaping.

Approval with Conditions

MC/19/3129

Land To the South of Stoke Road Adjacent Yew Tree Lodge Hoo St Werburgh Rochester Medway ME3

Outline planning application with all matters reserved (other than means of access) for up to 100 dwellings and associated works and infrastructure.

Approval with Conditions

b. Other Planning Matters.

*MC/22/2479 Land South of Abbots Court Road, Hoo St Werburgh, Rochester
Change of use from arable farmland to a managed wetland reserve; creation of new wetland habitats; improvements to existing site hydrology; introduction of new footpaths, bridges/boardwalks; a rangers' facility, bird hide, landscaping, tree/scrub planting, boundary treatments, site interpretation boards and associated works.*

To discuss and agree to the letter drafted by Planning Consultant Dave Chetwyn.

It was agreed that the letter should be sent to MC with a covering letter as the submission from the Parish Council.

It was further agreed that the PC would also submit further comments as necessary.

Action: Clerk to submit comments to MC.

Members discussed Section 106 allocation and CIL allocations, and the Clerk was asked to write to Medway Council to seek an explanation as to why they had not adopted CIL rather than S106.

Action: Clerk to progress.

14. Neighbourhood Plan Report.

a. General Update.

Cllr Cutting updated members on the progress of the Neighbourhood Plan, she stated that this had been submitted to Medway Council for screening and their comments had been received.

The NHP Group was now waiting to see if Medway Council required an Environmental Impact Assessment and Dave Chetwyn had now followed this up.

She stated that following this clarification a public consultation needed to take place for a period of 6 weeks.

15. Community facilities.

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

16. Ward Councillor Report.

No matters were raised.

17. Date of next meeting.

Date of next meeting – Thursday 2nd February 2023.

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

Signed: _____

Dated: _____