



PARISH COUNCIL

Hoo Saint Werburgh and Chattenden 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 4th December 2025 at 7.00pm at Chattenden Community Centre.

Members are hereby summonsed to attend.

Legislation allows for meetings to be recorded by anyone in attendance. Persons intending to record the meeting should disclose this to the Clerk at the start of the meeting.

1. To Elect a chairperson.

*To elect a chairperson in accordance with the Local Government Act 1972.
Nominations are invited from members.*

2. Chairperson to sign Declaration of Acceptance of Office.

Newly elected Chairperson to sign the Declaration of Acceptance of Office before taking up their duties.

3. 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.

4. 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.

5. Parish Councillor Vacancies.

6. 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.

7. Matters arising from the Minutes.

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

To consider any urgent matters raised by members.

9. Public Participation.

To discuss any questions received by members of the public.

10. Financial Matters.

a. Financial Statement.

To consider the monthly financial statement and bank balances.

b. 2025/2026 Budget.

c. Grant Application.

11. Clerks Report.

To receive the Clerks Report.

12. Chairman's Report.

To receive the Chairman's Report.

13. New Community Centre.

To receive an update for the new Community Centre.

14. Memorial Garden.

To receive a report on the Memorial Garden.

15. Parish Council Committees.

To receive the reports and recommendations from PC Committees.

a. Events Committee.

To receive a report from the Events Committee.

b. Environment Committee.

Environment Committee Update.

c. Finance, Audit and General Purposes Committee.

To consider FA&GP matters.

16. Planning Matters.

a. Planning Applications Received.

MC/25/2154 - Deangate Ridge Leisure Complex Greenspace , Dux Court Road
Construction of a floodlit football foundation playzone with linked path.

MC/25/2150 - Bramleys , 226 Main Road, Hoo St Werburgh, Rochester, Medway
Retrospective application for the retention of a single-storey outbuilding for use as an ancillary annexe incidental to the main dwelling.

MC/25/1874 - 1 Ropers Farm , Ropers Green Lane, High Halstow, Rochester
Installation of a new swimming pool and associated filtration room/store/changing room.

MC/25/2172 - 148 High Street, Rochester, Medway, ME1 1ER
Variation of condition 4 on MC/16/4952 (To extend the operating hours of the premises. The use hereby permitted shall only operate between the hours of 09:00 to 23:00 Sundays to Thursdays (inclusive) and Public Holidays and between the hours of 09:00 to 01:30 on Fridays and Saturdays.)

MC/25/2256 - Flanders Farm, Ratcliffe Highway, Hoo St Werburgh, Rochester
The construction of a cold store building including associated engineering operations and landscaping.

b. Planning Applications Decisions by Medway Council.

MC/25/2204

Stoke Road Hoo St Werburgh Rochester Medway ME3 9BL

Overhead Line (Exemption) (England & Wales) Regulations 2009, Statutory Instrument 2009 No. 640 Electricity, Paragraph 3 (1) -establish whether there is a significant adverse effect on the environment

Raise No Objection

MC/25/2175

Land at the Former Sturdee Club and Land at Stoke Road Hoo St Werburgh ME3 9BJ

Application for a non-material amendment to planning permission MC/23/2857 for changes to external materials on various house types

Approval with Conditions

MC/25/1955

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

Details pursuant to condition 19 (Acoustic Protection) on planning permission MC/19/3129 For 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/25/1920

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

Details pursuant to condition 4 (Landscape and Ecological Management Plan) on planning permission MC/24/2403 - Approval of the Reserved Matters of appearance, landscaping, layout and scale for the erection of 100 dwellings alongside associated landscape, works and infrastructure, and the discharge of conditions 5, 6, 7, 8, 9, 10, 12, 18, 20, 23, 24 and 27 in relation to planning permission MC/19/3129

Discharge of Conditions

MC/25/1909

5 Guelder Rose Drive Hoo St Werburgh Rochester Medway ME3 9FX

Construction of a single storey rear extension in place of existing conservatory.

Approval with Conditions

MC/25/1890

Land at the Former Sturdee Club and Land at Stoke Road Hoo St Werburgh ME3 9BJ

Details pursuant to condition 3 (Phasing plan) and 10 (CEMP and traffic management plan) on planning permission MC/23/2857 - 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

Discharge of Conditions

c. Appeals.

To consider/note any appeals.

d. Other Planning Matters.

To consider other planning matters.

17. External Reports

To receive reports from external parties and organisations.

a. Hoo Village Hall

To receive an update on the Village Hall from the Hall Manager.

b. The Alliance of Hoo Peninsula Parishes.

To receive and update on the work of the Alliance of Hoo Peninsula Parishes.

c. Police and PACT Report.

To receive a report regarding police matters and the PACT.

d. Ward Councillor Reports.

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

18. Exclusion of Press and Public – Confidential Item

To resolve that, in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded due to the confidential nature of the following item.

Confidential Item

To receive and consider a report concerning an internal governance matter.

19. Date of the next meeting – Thursday 8th January 2026 – Hoo Village Hall.

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Mrs Sherrie Babington
Parish Clerk