



# Hoo Saint Werburgh and Chattenden Parish Council

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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 5<sup>th</sup> September 2024 at 7.00pm at Pottery Road Village Hall, Members are hereby summonsed to attend.

### **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. Matters arising from the Minutes.**

*a. Chattenden Consultation.*

### **5. Public Participation.**

*To discuss any questions received by members of the public.*

### **6. Police and PACT Report.**

*To receive a report regarding police matters and the PACT.*

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

*To consider any urgent matters raised by members.*

### **8. Financial Matters.**

*a. To consider the monthly financial statement.*

*Financial Statement will be circulated in paperwork at PC meeting.*

### **9. Clerks Report.**

*To receive the Clerks Report.*

**10. Chairman's Report.**

*To receive the Chairman's Report.*

**11. 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.

*Next Environment Committee meeting 12<sup>th</sup> September 2024 at 6.30pm.*

c. Finance, Audit and General Purposes Committee.

*Audit still in progress with Mazars.*

**12. Planning Matters.**

a. Planning Applications Received.

*MC/24/1529 28 Marley Road, Hoo St Werburgh, Rochester, Medway, ME3 9DH Construction of a part two storey part single storey extension to rear.*

*MC/24/1157 49 Braeburn Drive, Hoo St Werburgh, Rochester, Medway, ME3 9US Conversion of garage into habitable room.*

b. Planning Applications Decisions by Medway Council.

*MC/24/1428*

*The Hundred of Hoo Academy Main Road Hoo St Werburgh Rochester Medway ME3 9HH Details pursuant to conditions 7 (SUDS) and 9 (Construction Surface Water Management Plan) on planning permission MC/23/2830 - 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.*

*Discharge of Conditions*

*MC/24/1229*

*Land Adjacent To 163 Main Road Hoo St Werburgh Rochester Medway ME3 9EY Details pursuant to condition 15 ( verification report of Sud) on planning permission MC/18/1739 for Construction of a pair of three bed semi-detached dwellings with associated parking.*

*Discharge of Conditions*

*MC/24/1165*

*5 Guelder Rose Drive Hoo St Werburgh Rochester Medway ME3 9FX Construction of a loft conversion with dormer to rear and roof lights to front. Approval with Conditions*

*MC/24/1158*

*55 Thomas Aveling Road Hoo St Werburgh Rochester Medway ME3 9XY Loft conversion into habitable room with roof lights to front and rear slope new window installation to flank wall Approval with Conditions*

MC/24/0967

93 Main Road Hoo St Werburgh Rochester Medway ME3 9EU

Construction of a single storey rear extension - demolition of existing conservatory

Approval with Conditions

MC/24/0748

Former Kingsnorth Power Station Power Station Access Road Hoo St Werburgh Rochester Medway  
Details pursuant to condition 8 (energy production) on planning permission MC/24/0606 for Non-Material Amendment to Outline Planning Permission ref. MC/21/0979 to vary conditions 8, 45 and 46 in relation to the Energy Centre to facilitate the generation of the full permitted amount of power at the site (49.9MW).

Discharge of Conditions

MC/24/0489

Kingsnorth Power Station Power Station Access Road Hoo St Werburgh Rochester Medway ME3  
Submission of Reserved Matters pursuant to outline planning application MC/21/0979 for the layout, scale and appearance of an Energy Hub (being a sub phase of the overall development), showing location and size of buildings, roads, and hardstanding as required by condition 1 of the outline planning permission. The details submitted seek to discharge the following outline planning conditions: 5(phasing plan) 11(materials), 12 (brick plinth) 13 (hard and soft landscaping) 14 (tree survey) 18 (landscape and ecological management plan 27 (cycle storage) 29 (refuse storage) 30 (layout) 38 (ventilation and extraction) and 40 (Climate Change and Energy Efficiency Statement).

Approval with Conditions

MC/24/0421

Kingsnorth Power Station Power Station Access Road Hoo St Werburgh Rochester Medway ME3  
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.

Approval with Conditions

MC/24/1411

8 Rochester Crescent Hoo St Werburgh Rochester Medway ME3 9JH

Application for a Lawful Development Certificate (proposed) for conversion of garage into habitable room

Approval

MC/24/1353

7 Chattenden Lane Chattenden Rochester Medway ME3 8LE

Application for a Lawful Development Certificate (proposed) for construction of a single storey side extension

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 1 July 2024 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 proposed works fail to satisfy Schedule 2 Part 1 Class A subsections (e) (ii), j (iii) and ja of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the reason that the enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwellinghouse when attached to the existing garage.*

*MC/24/1287*

*Flanders Farm Ratcliffe Highway Hoo St Werburgh Rochester Medway ME3 8QE  
Application for a Lawful Development Certificate (proposed) for siting and use of six seasonal agricultural worker caravans  
Approval*

*MC/24/1266*

*20 Gamelan Crescent Hoo St Werburgh Rochester Medway ME3 9FN  
Construction of a single storey detached outbuilding to side of garden  
Approval with Conditions*

*MC/24/1157*

*49 Braeburn Drive Hoo St Werburgh Rochester Medway ME3 9US  
Conversion of garage into habitable room  
Approval with Conditions*

*TPA/24/1148*

*86 And 197 Lodge Hill Lane And 14, 35 And 55 Elmwood Road Chattenden Kent ME3 8NR  
2551 - Quercus - Land adjacent to 35 Elmwood Road - Clearance of overhead services/utilities, Height 10m Spread 7 meters  
0215nt - Fraxinus - Land adjacent to 197 Lodge Hill Lane - Crown lift tree to give a 3m clearance over highway and street lamp, Height 15m Spread 10m  
0234nt - Quercus - Land fronting 14 Elmwood Road - Clearance of overhead services/utilities, Removal of suckers and epicromic shoots to 4 meters, Height 15m Spread 8m  
0282nt - Acer - Land Adjacent to 14 Elmwood Road - Clearance of overhead services/utilities  
Third Party Tree 02 - Cupressocyparis - Land to side of 55 Elmwood Road - Crown reduction or reshape, lateral prune to clear building by approximately 2m  
Third Party Tree 01 - Salix - Land to side of 55 Elmwood Road - Clearance of overhead services/utilities.  
2551 - Quercus - Land adjacent to 35 Elmwood Road - Crown lift tree to give a 3m clearance over highway and street lamp  
0299nt - Fraxinus - Land adjacent to 86 Lodge Hill Lane - Crown reduction or reshape, Prune to clear buildings by approximately 2m  
Approval with Conditions*

*MC/24/1145*

*24 Broadwood Road Chattenden Rochester Medway ME3 8LU  
Retrospective application for construction of a barn/workshop.  
Approval with Conditions*

*Notification of Grant of Planning Permission to Develop Land.*

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 4 June 2024.

SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 4 June 2024:

CM-01166379 Site Location Plan

Proposed Block Plan

02 Proposed Elevations and Floor Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

2 The works required to bring the development in accordance with the approved plan 02 Proposed Elevations and Floor Plans Received 4 June 2024 shall be completed within 2 months from the date of this decision notice.

Reason: To ensure the unauthorised part of the development is removed so that the development does not result in detrimental harm to neighbouring properties in accordance with Policy BNE1 of the Medway Local Plan 2003.

3 The outbuilding shall only be used for purposes incidental to the enjoyment of the main dwelling house and shall not be occupied as a separate dwelling and no trade or business shall be carried out therefrom.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

c. Appeals.

No matters to consider.

d. Medway Council Local Plan Regulation 18 Consultation.

Dave Chetwyn letter delegated authority - resolution

e. Other Planning Matters.

To consider other planning matters.

13. Burial Ground.

To receive an update from the Burial Ground Committee.

14. New Community Centre.

To consider an update for the new Community Centre.

15. Neighbourhood Plan Report.

To receive an update report from the NHP Group.

16. Community and Freedom of the Parish Awards.

To discuss as a Confidential Item.

17. Ward Councillors Report.

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

18. Date of the next meeting – Thursday 3<sup>rd</sup> October 2024 at Hoo Village Hall.

*S Babington*

Mrs Sherrie Babington  
Parish Clerk