



Hoo Saint Werburgh 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 2nd March 2023 at 7.00pm in 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. Safe Crossing of Bells Lane.

Awaiting feedback from MC. Further email sent chasing response and current situation re S106 funding for crossing of Bells Lane.

b. Water Leak Elm Ave.

*This has once again been reported to both Medway Council and Southern Water.
MC Reference number is 101002369392.*

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.

b. To consider any grant applications received.

- *Men's Shed Project – details as follows:*
- *Hoo Church – details as follows:*
- *Hi Kent, Deaf Charity – details as follows:*

c. Ratification of donation to DEC Turkey Earthquake Appeal.

To ratify the decision made by the PC under Delegated Authority, to make a donation of £200 to the DEC Turkey Earthquake Appeal.

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 an update from the Events Committee.

b. Environment Committee.

Update on actions:

c. Finance, Audit and General Purposes Committee.

No Matters to report.

12. Planning Matters.

a. Planning Applications Received.

MC/23/0339 127 Bells Lane, Hoo St Werburgh, Rochester, Medway, ME3 9HY
Construction of a single storey extension to front.

MC/23/0361 Hoo Library Church Street Hoo St Werburgh Rochester Medway ME3 9AL
Application for a Lawful Development Certificate (Proposed) for installation of roof mounted solar photovoltaic systems.

MC/22/2533 69 Bells Lane, Hoo St Werburgh, Rochester, Medway, ME3 9HU
Construction of a first-floor rear extension together with an additional vehicular crossover; increase of hardstanding area and alterations to wall to the front.

MC/23/0104 Land North Eschol Road And East Stoke Road, Hoo St Werburgh

Employment development to provide class B2, B8 uses, including office and research development comprising Class E uses, and associated landscaping, external storage, access and infrastructure (EIA development).

APPLICATIONS DETERMINED BY MEDWAY COUNCIL

MC/22/3016

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

Details pursuant to condition 9 (contamination) on planning permission MC/21/3379 for demolition of existing outbuildings and structures and construction of 17 residential units (Use Class C3) with associated parking, access and landscaping

Discharge of Conditions

MC/22/2894

The Hundred of Hoo Academy Main Road Hoo St Werburgh Rochester Medway ME3 9HH

Details pursuant to conditions 18 (Electric Charging Points) and 3 (Materials) on planning permission MC/22/0974 for Construction of a two storey extension with associated external works incorporating the expansion in the capacity of the staff car park and reconfigured early years play area and playground.

Discharge of Conditions

MC/22/2654

111 Bells Lane Hoo St Werburgh Rochester Medway ME3 9HY

Construction of a 2-storey side extension with single-storey rear extension - Resubmission of MC/22/1591

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 9 November 2022.

FOR THE FOLLOWING REASONS:

1 The proposed two-storey side extension, by virtue of its size, scale and proximity to the side boundary, would lead to a dominant form of development that lacks subservience to the host dwelling, sitting forward of the established building line at first-floor level and eroding the open space to the corner of Bells Lane and Walters Road. As such, the proposal would be to the detriment of the visual amenity and appearance of the streetscene and conflicts with the overall design objectives of Policy BNE1 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the NPPF 2021

MC/22/2337

42 Main Road Hoo St Werburgh Rochester Medway ME3 9AD

Construction of a 2-bedroom detached chalet bungalow with attached garage accessed off Coombe Road - Resubmission of MC/22/0038

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 29 September 2022.

FOR THE FOLLOWING REASONS:

1 The proposed development by reason of its design, scale, mass and height would result in an unacceptable form of development which fails to respect the immediate character of the area while negatively competing with the adjoining dwelling on 42 Main Road. The development as such fails to provide a positive improvement to the character and appearance of the streetscene, contrary to Policies H4 and BNE1 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the NPPF.

b. Other Planning Matters.

To consider other planning matters.

13. New Community Centre.

To receive an update on the new Community Centre

14. Neighbourhood Plan Report.

a. General Update.

To receive an update report from the NHP Group.

15. Community Facilities.

To receive an update on this confidential matter.

16. Parish Elections.

Key Dates:

- *Publication of the Notices of Election that start the formal election period Monday 27 March 2023*
- *Start of period for delivery of nomination papers between 9am and 6pm daily (except weekends and bank holidays) From Tuesday 28 March*
- *Last date for the delivery of nomination papers 4pm on Tuesday 4 April*
- *List of candidates standing in any contested parish elections will be published on Tuesday 4 April*
- *List of candidates standing in the local election will be published on Wednesday 5 April*
- *Last date for receipt of applications to register in time to vote in the elections Monday 17 April*
- *Last date for receipt of new applications for a postal vote (or to amend an existing postal vote) for the elections 5pm on Tuesday 18 April*
- *Last date for receipt of applications to appoint a proxy to vote on your behalf 5pm on Tuesday 25 April*

17. Ward Councillors Report.

To receive a report from the Ward Councillor.

18. Date of the next meeting – Thursday 6th April 2023.

Mrs Sherrie Babington
Parish Clerk