



PARISH COUNCIL

Hoo Saint Werburgh and Chattenden Parish Council

**Parish Clerk: Mrs Sherrie Babington
4, Birkhall Close, Walderslade,
Chatham, Kent, ME5 7QD
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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 3rd September 2026 at 7.00pm at Hoo Village Hall.

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. 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.

To consider any matters arising from the minutes from the previous meeting.

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

To consider any urgent matters raised by members.

6. Parish Councillor Vacancy.

7. Public Participation.

To discuss any questions received by members of the public.

8. Financial Matters.

a. Financial Statement.

To consider the monthly financial statement and bank balances.

9. Clerks Report.

10. Chairman's Report.

To receive the Chairman's Report.

11. New Community Centre.

To receive an update for the new Community Centre from Cllrs Williams and Sparks.

12. Memorial Garden.

To receive a report on the Memorial Garden.

13. 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.

c. Finance, Audit and General Purposes Committee.

To consider the circulated report regarding Christmas Lighting for the Village Centre.

14. Planning Matters.

a. Planning Applications Received.

MC/25/2088 - Land Between Frittonia and Number 1 , Lodge Hill Lane, Chattenden
Construction of 2 x detached dwelling houses with associated landscaping and parking to infill plot of land.

MC/26/1245 - 22A Walters Road, Hoo St Werburgh, Rochester, Medway, ME3 9JR
Construction of a detached self-build family dwelling and extension to an existing outbuilding to the rear of the site for conversion to an annexe for supported living accommodation.

MC/26/0436 - Chattenden Barrack and Lodge Hill Recreational , Chattenden Lane, Chattenden, Rochester, Medway
AMENDED DETAILS Outline planning permission (all matters reserved except for access) for up to 450 new dwellings (Class C3) and small-scale Class E use, together with associated open space and infrastructure and ancillary works (this application is accompanied by an Environmental Statement).

MC/26/1275 - Kingsnorth Power Station, Power Station Access Road, Hoo
Reserved matters application to consider matters of (appearance, layout, landscaping and scale) together with details to seek discharge of conditions 11 (Materials), 12 (Brick plinth), 13 (Hard and Soft landscaping), 14 (Tree survey), 15 (Landscape management plan), 16 (Boundary treatment), 17 (Landscape and Ecological management plan), 27 (Cycle storage), 29 (Refuse storage), 30 (Layout), 31 (Vehicle parking management plan), 38 (Ventilation and extraction) and 40 (Climate change and Energy efficiency statement) pursuant to outline permission MC/21/0979 - 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.

MC/26/1336 - Land At The Former Sturdee Club And Land At Stoke Road , Hoo
Details pursuant to condition 18 (Information Boards) on planning permission MC/23/2857 for 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.

MC/26/1334 - Land to the West of Sharnal Street, High Halstow, Rochester
Construction of 9x residential custom-build dwellings, with access, landscaping and associated works.

MC/26/1412 - 42 Everest Drive, Hoo St Werburgh, Rochester, Medway
Construction of a single storey rear and side wrap around extension - Demolition of existing garage.

MC/26/1404 - Chattenden Farm, The Workshops, Lodge Hill Lane, Chattenden

Retrospective application for three existing historic barns, existing workshop, small store, and land to be used in conjunction with land rural management in association with static caravan subject to Existing Lawful Development Certificate Application - MC/26/1401) for the siting of a residential static caravan.

MC/26/1560 - The Depot , Ratcliffe Highway, Hoo St Werburgh, Rochester, Medway Application

Details pursuant to condition 6 (Noise assessment) on planning permission MC/22/1498 for hardstanding and enclosure of area between depot and highway for light industrial use including car sales.

MC/26/1626 - 3 Aveling Close, Hoo St Werburgh, Rochester, Medway, ME3 9BZ

Construction of a single storey rear extension, including the demolition of the existing rear extension.

MC/26/1511 - 1 Balls Cottages, Vine Cottage, Main Road, Chattenden, Rochester

Alteration of the width and height of existing brick wall to the front/north boundary of the dwelling.

b. Planning Applications Decisions by Medway Council.

MC/26/1336

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

Details pursuant to condition 18 (Information Boards) on planning permission MC/23/2857 for 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

MC/26/1108

25 Church Street Hoo St Werburgh Rochester Medway ME3 9AH

Construction of single storey extension to create 2no. golf simulators (Use Class E)

Approval with Conditions

MC/26/1066

Tamarisk Main Road Chattenden Rochester Medway ME3 8PP

Construction of a porch to front, a two-storey extension to rear, a part first floor extension, removal and replacement of thatched dormer windows - Demolition of existing porch and conservatory

Approval with Conditions

MC/26/1284

Darnet Yard Kingsnorth Works Kingsnorth Industrial Estate Hoo St Werburgh Rochester Medway

Details pursuant to conditions 2 (Traffic Management Plan), 3 (EV Charging) and 4 (Flood Warning Plan) on planning permission MC/26/0137 - part retrospective application for change of use from industrial waste land to sui generis use - storage of raw materials (aggregates, sand, gravel and soil), processing of aggregates (sorting, cleaning and mixing of cement) and distribution, together with installation of a concrete silo plant, associated concrete base and control room and retention of existing office building and associated works

Discharge of Conditions

MC/26/1203

Land At The Former Sturdee Club And Land At Stoke Road Hoo St Werburgh ME3 9BJ

Application for a Non-Material Amendment on planning permission MC/23/2857 to amend plot placement and parking strategy

Approval with Conditions

MC/26/1160

54 Main Road Hoo St Werburgh Rochester Medway ME3 9AB

Application for a Lawful Development Certificate (proposed) for construction of a single storey rear extension - removal of existing covered area

Approval

MC/26/0829

Kingsnorth Power Station Power Station Access Road Hoo St Werburgh Rochester Medway
Details pursuant to conditions 36 (Waste Management Plan) and 45 (Waste Hierarchy Study) on planning permission MC/21/0979 - Outline planning application with all matters reserved except access (to be taken from Eschol Road) 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
Discharge of Conditions

MC/25/2256

Flanders Farm Ratcliffe Highway Hoo St Werburgh Rochester Medway ME3 8QE
The construction of a cold store building including associated engineering operations and landscaping
Approval with Conditions

c. Appeals.

To consider/note any appeals.

d. Other Planning Matters.

To consider other planning matters.

15. Parish Council Strategic Plan.

16. 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.

17. Date of the next Parish Council Meeting – Thursday 1st October 2026 – Chattenden.

S Babington - Mrs Sherrie Babington, Parish Clerk