

St Mary Hoo Parish Council

32 Goodwood Close, High Halstow, Kent ME3 8SU
Tel 07771 644 562 Email: Clerk@StMaryHoo-pc.gov.uk

Parish Council Meeting
Green Room of the High Halstow Recreation Hall,
Tuesday 11 November 2025 at 7.00 pm
which meeting Members are summoned to attend

MINUTES

Present:	Cllr Nick Craddy	Chairman
	Cllr Richard Turner	Vice Chairman
	Cllr Paul Khatkar	
	Linda Atkinson	Clerk
Apologies	Cllr Bill Budd	
Absent	Cllr Femi Alakija	
Members of Public	6	

No Min

1 58 Apologies for absence¹

Apologies had been received from Cllr Budd. Members voted unanimously in favour of accepting Cllr Budd's apology.

Apologies were also received from Footpaths Officer Alex and Pond Warden Darren.

2 59 Declarations of interest

None.

3 60 Public Session²

- 3.1 **Ward Cllr George Crozer** spoke on behalf of Alliance of Parish Councils. He confirmed that members of the Alliance would be attending on a monthly basis to ensure that we all stand together as a Peninsula. Chair Cllr Craddy confirmed that the Council were fully aware and included in the Alliance which was most welcome.

¹ Local Government Act 1972, Schedule 12.

² **Public Session:** At all meetings of the council, the Chairman may at his/her discretion, and at a convenient time in the transaction of business, allow any members of the public to address the meeting in relation to the business to be transacted. Such sessions form part of the Council meeting in law and shall be duly minuted. The Code of Conduct, which was adopted by the Council on 10 November 2020, shall apply to members of the council in respect of the entire meeting.

Members of public shall have no more than 3 minutes to speak.

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- 3.2 **Ward Cllr Michael Pearce** confirmed that he had been in communication with Esquire Developer about the advertising of the new development as being situate in High Halstow when the area is quite definitely in the Parish of St Mary Hoo.

There had also been an issue with the roadworks on Fenn Street which had been a serious issue to residents.

The Local plan had been further delayed and would more than likely to be published in the Spring. A river strategy would also need to be organised which just delayed matters even further

The Local Government Review (LGR) is also in progress. The thinking was that more likely that Dartford, Gravesham, Medway and Swale would be one unitary Council – but this issue was still being considered, and the final decision would come from the Government.

Medway Council had issued a preliminary budget, and it was looking like a 5% increase. If the Government provides local councils, the go ahead to increase to up to 10% then this figure would be more likely.

- 3.3 **MOP1** spoke of her dismay at the road closure that is expected in February. She had also spoken to a representative from the Water Board who was working in the region of her home. Cllr Craddy confirmed that works are being carried out regarding water supplies.

- 3.4 **MOP2** also spoke of her disappointment of the roadworks and the work carried out regarding water.

4 61 Councillors' matters (where Cllrs provide issues a member of public had expressed concern.)

- 4.1 **Cllr Richard Turner** reported that he had completed works to his property in order that the parish noticeboard could be moved to the side of his property in order for residents to check the noticeboard in a more safer environment.
- 4.2 **Cllr Femi Alakija** – absent
- 4.3 **Cllr Bill Budd** – provided apologies
- 4.4 **Cllr Paul Khatkar** had nothing to report. No further updates on fly tipping as previously reported.
- 4.5 **Cllr Nick Craddy** had been exceptionally busy with the road work issues which were ongoing and other issues.

5 62 To approve Minutes of the meeting held on 30 September 2025

Cllr Khatkar proposed and Cllr Turner seconded the motion.

The vote to approve the Minutes was unanimous.

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6 63 Council's land and properties

6.1 *Report on Nature Reserve*

Cllr Craddy and Cllr Turner to check and update in the next meeting in December.

6.2 *Report on Pond – Pond Warden*

The Pond Warden was absent but a report on the fencing around the pond was provided by a member of public. MOP has made the mould and will be in a position to make four posts within the next few weeks. Three are to be used and one to be kept as a spare.

7 64 Area Committee Reports

7.1 *KALC Medway Area Committee - Cllr Turner*

Clerk (who had been present at the KALC meeting) provided a report in the absence of Cllr Turner at the meeting. The Kent Reliance Forum had provided a presentation and Clerk provided Chair with literature, some of which could be included in the Newsletter for December and added to the noticeboard and website.

Other village representatives provided reports which were mostly complaints of over development and constant road works.

7.2 *Police Liaison*

Cllr Nick Craddy attended the meeting and discussed:

- Lights issue
- Fly tipping – police are interested and asked if there was a rythm
- Ball bearing issue – sent the officer the crime number provided. A young person had been driving and shooting cars and premises.
- Lamping – discussed with local farmers who had not provided permission

7.3 *Rural Liaison*

Cllr Paul Khatkar attended the meeting on 4 November which was mostly about the Local Plan submission. There was an update on responses that Medway Council had received. There had been 550 responses.

They discussed the next steps.

The date for publishing was 26 November 2025 but now some time in the spring 2026.

Types of land was discussed:

- Brown field

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- Green belt
- Green field (previously undeveloped agricultural land)

Cllr Pearce confirmed that the RAMSAR sites are still protected.

8 65 Finance

Approval of payments made on behalf of the Parish.

Cllr Turner proposed to accept payments made on behalf of the Council. Cllr Craddy seconded the motion.

The vote in favour was unanimous.

9 66 Roads and Transport

9.1 *New development at Fenn Corner entrance issues.*

There was a discussion on the temporary entrance to the site.

Cllr Craddy spoke of the constant emails and letters that have had to be sent to Esquire Developments.

The Esquire development works have been licenced from 1/11/25 to 6/12/25 to remodel the existing Zoo car park entrance.

Cllr Craddy thanked Cllr Pearce for the help in delaying the roadworks in February. NYR have confirmed that the re-route will not work for them. Cllr Craddy has confirmed that this will need to happen, but this needs planning to ensure everyone can deal with it.

To discuss and propose any objections.

General discussion.

10 67 Planning

10.1 Applications

Reserved matters MC/25/1557

Rear of Fenn House Farm. Originally 4 homes. Now 3 properties self-build. Details have been provided. Entrance is a singular track. Plans show a double track which is misleading.

For information only.

Reserved Matters – MC/23/2753

Garage conversion which had been refused and now on appeal. Cllr Craddy to investigate and bring forward at the next meeting in December.

10.2 Decisions – None showing for October

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11 68 Confidence in Medway Councillor

Discuss and propose a vote of no confidence in the elected councillor member for All Saints Ward.

There had been considerable discussion between members on correspondence that had been received from the All-Saints Ward Councillor. Members did not feel that he supports the Parish Council in a positive manner. He refuses to acknowledge that he holds zero power over the Parish Council and constantly makes complaints on St Mary Hoo processes. Members confirmed during the discussion that this was **not** what was expected of a Ward Councillor.

Cllr Craddy therefore proposed a vote of no confidence in Ward Cllr Christopher Spalding. The motion was seconded by Cllr Turner.

The vote in favour was unanimous.

12 69 Date of next meeting

9 December 2025 where Christmas food and drinks will be provided to all attendees.

13 70 Meeting closed

Cllr Craddy closed the meeting at 19:53 and thanked everyone for their attendance.

Chairman

St Mary Hoo Parish Council

Dated 9 December 2025

Tasks

- Clerk to add issue of Clerk salary to agenda for December.
- Cllr Craddy to investigate Appeal re Garage MC/23/2753
- Cllr Craddy to chase Mortley Group on fencing for Nature Reserve
- Cllr Craddy and Cllr Turner to relocate noticeboard to Newlands Farm Road area beside Cllr Turner outside fence
- Clerk to organise Christmas food and drink