SMH PC

St Mary Hoo Parish Council

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Working with and for the Community

Minutes

Date: **Tuesday 22 Sept 2026**
Time: **7:00 pm**
Location: **Recreation Hall (Green Rm) The Street High Halstow ME3 8SQ**

Present	Cllr Nick Craddy	Chairman
	Cllr Richard Turner	Vice Chairman
	Cllr Femi Alakija	Footpaths
	Cllr Paul Khatkar	Maintenance
	Linda Atkinson	Clerk
Absent	Cllr Shane Back	Flood Warden
Public	2	

No Recording of meetings[1]

1 41 Apologies for absence

Apologies had been received from Cllr Back who confirmed he was unfit to attend. Cllr Khatkar proposed to accept the apology and Cllr Turner seconded the motion. The vote in favour was unanimous.

2 42 Declarations of interest

None.

3 43 Public Session[2]

Member of the public spoke

- of his disappointment of a missing post still missing. Cllr Craddy confirmed that he had instructed the contractor to

[1] Members of the public have a statutory right to **record meetings** that are open to the public. There is no legal requirement to announce recording or to keep recording equipment visible, though councils may request notification as a courtesy. Recording may only be restricted or stopped if it is disruptive, unlawful, or the meeting (or item) is closed to the public. An objection from another member of the public does not, by itself, require recording to stop.

[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.

replace the missing post and had been assured that this would be done. Cllr Craddy to follow up on this issue.

- The white lines had still not been painted on the new piece of tarmac along Ratcliffe Highway. Cllr Craddy confirmed that Medway Council were to instruct painting when the road had settled down. Unfortunately, a burst water main had now ruined parts of the road.
- The relief road has still not been commenced. MOP had called Savills the Agents himself, but response was not good enough. We had waited at least 4-5 years for this Relief Road.

4 44 Councillors' matters
(where Cllrs provide issues a member of public had expressed concern.)

4.1 ***Cllr Richard Turner*** – nothing to report.

4.2 ***Cllr Femi Alakija*** – nothing to report.

4.3 ***Cllr Shane Back*** – absent.

4.4 ***Cllr Paul Khatkar***

Had been contacted by several residents whom were neighbours to his property. All are elderly and have had considerable difficulty catching a bus because there was no bus stop in the vicinity. There was no public footpath for these elderly residents to walk to the bus stop which is approximately one mile away at Fenn Corner.

They had flagged down a driver to stop but the drive had refused on numerous occasions.

Cllr Khatkar suggested the Council investigate S106 monies regarding new bus stops.

Cllr Alakija also expressed his opinion of how new bus stops were required.

Cllr Craddy confirmed that this issue was already in hand.

4.5 ***Cllr Nick Craddy***

Had been investigating as to why there had been a very strong, pungent smell possibly coming from the Esquire drainage areas. The odour was particularly noticeable and was becoming a real nuisance. Dave Harris, Head of Planning at Medway Council had been contacted.

Cllr Craddy had also followed up regarding the trees that had been felled in Bell Wood, the wooded area adjacent to the Fenn Bell pub, and the failure of the ditch drainage system. Trees had been felled, there had been a licence provided and the trees were required to be replaced by now. This time had now expired, and a notice had now been issued by Medway Council for the landowners to provide a concrete timetable for the works to begin, the trees to be replaced,

and the ditches to be cleared. Further reporting on different issues on the agenda.

5 45 To propose to approve Minutes of the meeting held on 21 July 2026.

Cllr Craddy proposed to accept the Minutes of the previous meeting and Cllr Turner seconded the motion.

The vote in favour was unanimous. Cllr Craddy signed.

6 46 Planning

6.1 Applications – None.

6.2 Decisions – Accepted.

6.3 General planning matters

Further discussion on the strong pungent smell around the new development. It has been investigated and it is thought that it comes from the north side where Southern Water had improperly installed a new water supply pipe. David Harris, Planning Head at Medway is investigating.

The Caravan situate on the land behind Forge cottages and adjacent to Newlands Farm Road was discussed. No planning permission had been obtained.

Cllr Craddy to follow this matter up with Enforcement in the Planning Department.

7 47 Finance

7.1 ***To approve payments since last meeting***.

Cllr Alakija proposed to accept the payments made and Cllr Khatkar seconded the motion. The vote in favour was unanimous.

7.2 ***To discuss and propose quotations for maintenance***.

Quotations regarding bull rushes area.

Cllr Craddy to confirm which invoice is due for payment from Grass Roots for additional work.

Cllr Craddy instructed Medway Clearance Services to remove all spoils from work carried out at the Nature Reserve. Clerk to pay account on receipt.

Quotations requested for planting of trees that have been ordered.

Quotations for pollarding of the pond trees. Cllr Craddy has one quotation. Clerk to investigate two further quotations.

Cllr Craddy requested a budget of £1,000 for the pollarding. Cllr Alakija proposed and Cllr Khatkar seconded the motion. The vote in favour was unanimous.

Cllr Craddy also pointed out that Clerk had sourced an alternative printer for the Newsletter. Although not local the new Printer was cheaper and delivered within record time.

7.3 ***Proposal to apply for funding from SSE Thermal Medway Community Fund and National Lottery Fund to improve and maintain footpaths and roadway signage by clearing obstructions and undertaking repairs, delivering safer, more accessible and attractive routes for the community***.

Cllr Craddy confirmed that he was waiting for several quotations for work to be carried out on the footpaths and road signage.

Once received the applications will be able to proceed.

8 48 Council's land and properties

8.1 ***Nature Reserve*** ***Cllr Richard Turner/Cllr Nick Craddy***

Cllr Craddy and Cllr Turner spoke of the work that had been carried out in the Nature Reserve.

8.2 ***Pond*** ***Mr Darren Summerfield***

Mr Summerfield was unable to attend the meeting but had provided a report.

8.3 ***Public Rights of Way*** ***Cllr Femi Alakija***

Cllr Alakija confirmed that he had walked the public paths in St Mary Hoo twice and was disappointed to see that there was not any signage. He confirmed that he agreed to ensure this would be addressed going forward.

Cllr Craddy explained that both he and the Clerk were in the process of applying for Grants to clear the footpaths because they are in a bad state of repair. Once received, these quotations can be uploaded to the applications. Rewilding of the grass verges are also a consideration, and seeds are being sought by way of grants.

Cllr Craddy further discussed the maintenance to be carried out on the signposts at St Mary Cottages.

Quotations are also being sought.

8.4 ***Tree Warden report*** ***Resident update if present***

The resident spoke to confirm that he had not seen any issues with the trees within the village.

9 49 Date of next meeting – 20 October 2026

The date of the next meeting was confirmed at 20 October 2026.

10 50 Meeting closed: time 8:15 pm

Cllr Nick Craddy
Chairman
St Mary Hoo Parish Council
Dated 20 October 2026

Calls to Action

- Cllr Craddy to chase contractor to install wooden post at the pond.
- Cllr Craddy to contact Planning Enforcement regarding caravan situated with no planning permission to reside.
- Clerk to obtain two further quotations for pollarding the Willow at the Pond.