

Minutes

A meeting of Halstead Parish Council Planning Committee was held at **The Parish Room, Church Road, Halstead TN14 7HF** commencing at **09.30pm on Thursday, 20 April 2023** to transact the under mentioned business, which Councillors are summoned to attend.

Present: Cllr Halliday (Chair), Cllr Davenport, Cllr Brown, Cllr Marshall, Cllr Peel, Cllr Brooker, Clerk Jenkins

1. Apologies: None

Please inform the Clerk if you are unable to attend.

2. **Declarations of interest.** Cllr. Brooker declared a personal interest in Twin Oaks 3 Kilnwood.

3. **Minutes of previous meetings (31st March) approved and signed by Cllr Halliday**

4. Public participation forum

Two members of the public in attendance.

5. Application considered

- a. [23/00732/FUL](#) | Demolition of 3 buildings and erection of 2 blocks of B1 units together with associated car parking. | Hurstwood Farm London Road Badgers Mount Halstead Kent TN14 7AB

HPC strongly object to this application because it is an increase in both the existing footprint and parking spaces, which will potentially add traffic on a shared entrance and exit onto the very busy A224.

The waste mountain on a previously developed Green Belt area is polluting and contaminating the site and potentially puts anyone working on the site at risk.

Environmental Health and other services are currently investigating the site.

- b. [23/00901/HOUSE](#) | Two storey side and garage extension with steps. | Twin Oaks 3 Kilnwood Halstead Sevenoaks Kent TN14 7EW

HPC strongly object to this application.

This is retrospective application to try and obtain permission for a building which is in breach of previous permission granted. It was confirmed by Ronald Tong of enforcement in November 2022 that it did not conform with the approved plans. The building continued and is within 30 cm and 15 cm of the site boundary.

We feel this is overdevelopment and contravenes policy EN1 in bulk, scale and form. It is detrimental to neighbouring properties in Meadway and is already causing run off and flooding in neighbouring gardens, lifting large patio paving slabs and leaving pooling water.

Due to the site boundary being so close, the applicant removed fence panels **without permission** and encroached on the neighbour's garden in order to erect scaffolding in connection with building works.

The removal of the fence panels is causing significant distress and impact on day to day life, as the owners garden is no longer private or secure for pets or children. HPC mentioned this in our previous response to the following application on 24.02.23 which was later withdrawn by the applicant ([22/03505/HOUSE](#)). The fencing to this date has still not been reinstated, and the garden is regularly entered by builders without permission, damaging plants and leaving litter.

If the council decides to approve the application, we urge them to ensure that the applicant removes the newly built structure and reinstates the fence as it was. Also, we would like Permitted Development rights on the property to be removed.

- c. [23/00896/CONVAR](#) | Removal of condition 5 (storage and disposal of manure) of 23/00102/FUL for change of use for part of garden for equestrian use. | Land Adjoining Cadlocks Cadlocks Hill Halstead Sevenoaks Kent TN14 7DU

HPC do not object to the removal of the condition 5 (storage and disposal of manure) provided the removal of manure is removed as agreed - monthly, to ensure there is not build up, which could cause upset to neighbours.

6. Applications decisions noted

Granted

- a. [22/03489/FUL](#) | The Cock Inn Shoreham Lane Halstead Sevenoaks Kent TN14 7DD. Conversion and extension of existing pitched roof annexe/store to provide a two bedroom dwelling with amenity space and parking
- b. [23/00637/ADJ](#) | Land Adjacent To Knockholt Railway Station North Side Sevenoaks Road Halstead
Material change of use of land for residential use for occupation by Gypsy Travellers, extended hard surfacing repositioned boundary fence and erection of amenity block.
- c. [23/00306/FUL](#) Fairfields Church Road Halstead Kent TN14 7HG
Development: Demolition of the existing dwelling and proposed replacement dwelling. New access.
[23/00102/FUL](#) Land Adjoining Cadlocks Cadlocks Hill Halstead Sevenoaks Kent TN14 7DU Change of use for part of garden for equestrian use.
- d.

Refused

- e. [23/00422/TELNOT](#). Verge In Front Of Southdene Knockholt Road Halstead. Telecommunications installation: Proposed 15.0m Phase 9 slimline. Monopole and associated ancillary works.

Withdrawn

- f. [22/03070/HOUSE | | Pinehill 6 Stonehouse Road Halstead Sevenoaks Kent TN14 7HN](#)
Ground floor Porch, Basement and ground floor front extension, installation of new windows.
- g. [22/03505/HOUSE](#) Twin Oaks 3 Kilnwood Halstead Sevenoaks Kent TN14 7EW. Two storey side & garage extension. Steps.