

Minutes of a meeting of Halstead Parish Council Planning Committee held at The Pavilion, Station Road, Halstead TN14 7DH at 09.15am on Wednesday 25th February 2026

Present: Cllr Sue Gardner (Chair), Cllr Jean Peel, Cllr Liz Meaton, Cllr Tony Marshall, Ms Pip Nott (Clerk)

Minute number: PL260225:

- 1. To receive and accept apologies for absence:** there were none
- 2. Declarations of interest:** Cllrs Meaton, Peel and Gardner declared that all applications on the agenda were of interest.
- 3. Previous minutes** Approval of minutes of meeting on 18 February 2026 these were approved and will be printed for signing by the chair.
- 4. Public participation forum** There were no members of the public present.
- 5. To receive an update from the Working Group and agree action and a planning priorities statement**
 - a.** It was agreed that that due to the number of items to discuss that there would be an informal meeting of the planning committee on 4 March 2026 10:00-12:00
- 6. Applications**
 - a.** The following comments were agreed:

25/03318/FUL

Oak Tree Farm London Road Badgers Mount Halstead Kent TN14 7AB

Use of dwelling for office purposes. Extension of existing car park to provide 2 disabled parking bays, planting and cycle stands.

Amended Proposed Block Plan (05B), indicates 8 parking spaces (2 accessible), cycle store and electric charge points.

Status: Awaiting decision

Consultation due date: 9 March 2026

HPC response: this is a complicated site

25/03357/LDCPR

Access South Of Otford Lane Halstead Kent TN14 7EF

Maintenance and improvement of private way and installation of utilities under Schedule 2, Part 9, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Outcome: **Refused**

Consultation Expiry Date Thu 26 Feb 2026

HPC object to the development of the track. However, the track from Otford Lane to the Bungalow called 'Kangles 2' must be improved considerably. Construction vehicles entering Fig Tree House have done extensive damage. Mr Tanner reports that he owns the track but he has a legal responsibility to make it available to the existing properties.

HPC to check Land Registry database over ownership. The track going south from Kangles 2 is not a permanent track and must not be developed as it is on Green Belt land.

Action: Clerk to send to SDC planning

25/03291/FUL

Land East Of 1 To 2 Armstrong Close Halstead Kent

Erection of 4 dwellings with associated parking, electric vehicle charging points, landscaping and other works.

Status: Awaiting decision

Consultation Expiry Date Thu 19 Mar 2026

HPC – this was considered at a previous meeting and was therefore not discussed.

The following applications for Fort Halstead were discussed together. It was noted that the reference number to the phase 1 (RM01) works is incorrect on the agenda and should read 25/01285/REM.

It was noted that neither were sent to the Parish Council from SDC. There was confusion over the expiry date for comments as Cllr Meaton as a resident had received letters with expiry date of 2 March 2026, however the website states 19 March 2026.

25/03468/REM

DSTL Fort Halstead Crow Drive Halstead Kent TN14 7BU

Reserved matters application (details relating to appearance, landscaping, layout and scale) pursuant to condition 5 of hybrid planning permission 19/05000/HYB for phase 1 (RM01) works comprising Polhill Roundabout and a section of Crow Drive, with associated infrastructure including landscaping, and to comply with conditions 2,5,6,7,8, and 9.

Revised drawings submitted in response to committee comments.

Status: Awaiting decision

Consultation Expiry Date: Thu 19 Mar 2026

25/01285/REM

DSTL Fort Halstead Crow Drive Halstead Kent TN14 7BU

Reserved matters application (details relating to appearance, landscaping, layout and scale) pursuant to condition 5 of hybrid planning permission 19/05000/HYB for 93 residential dwellings, car parking, cycle parking and associated infrastructure including landscaping. The hybrid application was subject to Environmental Impact Assessment and an Environmental Statement has been approved.

Consultation Expiry Date: Thu 19 Mar 2026

The Council discussed concerns around maintaining a Dark Sky area with lighting being installed and that proposed. The application is multifaceted and complex, therefore the Council need more time to consider these; an extension would be from Hayley Barney and Alison Salter at SDC while the meeting with Barratt Homes is undertaken.

A meeting/site visit with Barratt Homes and SDC would be requested, dates 27 February at 11:00 or 2 March were proposed. Clerk to write to SDC and Barratt Homes with this request. Cllr Peel made a telephone call to Barratt Homes during the meeting to request same, voicemail left.

It was agreed that the Council would also write to the Housing Supply Officer Liz Crockford to enquire if the new affordable housing on the development would be offered to Halstead residents in the first instance, what the process for applying for these was and how decisions regarding allocation will be made.

b. Decisions made were noted:

25/03232/PIP

Killaloe Knockholt Road Halstead Kent TN14 7ES

Erection of dwellings with a minimum of 1 or maximum of 1 net dwellings and associated ancillary works.

Status: Awaiting decision

SDC Committee date: Thu 19 Feb 2026

Outcome of SDC committee: granted

7. Date of next meeting:

Wednesday 11th March 10:00am

The meeting closed at 10.45am