

Minutes of a meeting of **Halstead Parish Council Planning Committee** held at **The Pavilion, Station Road, Halstead TN14 7DH** commencing at **10.30am on Wednesday 7th January 2026**

Not quorate so no official meeting.

1. To receive and accept apologies for absence.

2. Declarations of interest.

To receive any disclosure by members of pecuniary and non-pecuniary interests in matter on the agenda, not previously disclosed.

3. To agree the minutes of the Planning Committee meeting held on 26th November 2025 as a true record and that these be signed by the Chair.

4. Public participation forum

Public may use this time to make comment on items on the agenda.

This session is limited to 3 minutes per person and a total of 15 minutes.

5. Applications

a. To agree comments on recent planning application(s):

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.

Support residents views and their concerns that were not made aware of houses being built when properties were built.

Contaminated land – investigated as advised by Environmental Health.

Overlooking as elevated position. Overshadowing, loss of light and lack of privacy.

See - 20th email from Sue.

Lack of infrastructure

Connectivity poor – no mobile phone or internet.

Lack of water.

No trees to be damaged

Pavement polehill – too narrow

No access to public transport or walking routes

No Services or facilities will be available

Alter character of the area Valued for semi-rural feel and open spaces. Overcrowding and erode semi-rural nature.

Road safety

Ensure facilities in place before further expansion.

If land lowered – less overshadowing. Could land be lowered to the level of the rest of the houses. Ensure not built on incline that is overlooking neighbours.

Also ensure no disruption to neighbours.

Their scale, height and massing would cause a significant reduction in daylight and sunlight to both my rear garden and primary living rooms. The buildings will cast extensive shadowing, particularly in the afternoon and evening, materially reducing natural light levels. This would create an oppressive environment, diminishing the amenity and enjoyment of my home. Such harm to residential amenity is contrary to Sevenoaks District Local Plan objectives, which seek to protect neighbouring living conditions

6. Halstead Issues document

7. Broke Hill update

8. Date of next meeting: 28th January 2026 at 10.30am

Issues document – case closed – write case closed by SDC – where is planning application for the stables? Don't think have look at hard standing area. Where is hard standing.

In barn running a business.

Sue will go and look and we will then send comments to SDC.

Liz has an interest.