

Minutes of a meeting of Halstead Parish Council Planning Committee held at The Pavilion, Station Road, Halstead TN14 7DH at 10:00am on Wednesday 11th March 2026

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

Minute number: PL260311:

- 1. To receive and accept apologies for absence:** there were none

Declarations of interest: Cllrs Meaton, Peel and Gardner declared that 25/03468/REM was of interest and Cllr Peel declared that 26/00321/FUL and 26/00304/NMA was of interest to her.

- 2. Previous minutes**

Minutes of meeting on 25 February 2026 were approved and signed by the chair.

- 3. Public participation forum**

There were no members of the public present.

- 4. Update from the Working Group and agree action and a planning priorities statement**

- a. A focus group is booked for 16 March to discuss the priorities statement.

- 5. Applications**

- a. The following comments were agreed:

26/00512/W5DAY

31 Fort Road Halstead Kent TN14 7BT

Height reduction to cypress trees. Removal of dead tree.

Status: Awaiting decision

Consultation Expiry Date: not available

HPC – no comment or objection.

26/00544/WTCA

Land Opposite The Cock Inn Shoreham Lane Halstead Kent

T1 Multi stemmed old ash coppice showing huge cavity at crown break and partially failed stem - fell all stems to finished height of 2m from ground level leaving main trunk in situ to make safe.

Status: Awaiting decision

Consultation Expiry Date: Wed 04 Mar 2026

HPC – no comment or objection.

26/00415/NMA

The Cock Inn Shoreham Lane Halstead Kent TN14 7DD

Nonmaterial amendment to 22/03489/FUL

Consultation Expiry Date: Wed 18 Mar 2026

Status: Awaiting decision

HPC – Comments: This should retain historic style. For public safety, the area in front of this property requires a pavement to allow pedestrians and those with limited mobility to pass safely as there is no pavement on the opposite side of the of the road.

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 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

HPC – Object:

The council reiterate three main concerns:

1. **Water supply to current homes and existing residents is inadequate and supply issues remain unresolved – the associated infrastructure for water supply remains a serious concern.**
2. **Street Lighting– the rest of Halstead is a Dark Sky area, and the Parish Council are progressing with certification for Dark Sky status, so this application does not align with this.**
3. **Associated infrastructure – the roundabout installation to make access to the site safe is not in place.**

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 – no further comments.

26/00321/FUL

The Granary Lamberhurst Farm Shoreham Lane Halstead Kent TN14 7BY

Conversion of existing building to form a new dwelling. New Fencing.

Status: Awaiting decision

Consultation Expiry Date: Tue 24 Mar 2026

HPC – no objection

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 dwelling and associated ancillary works.

Status: Granted

26/00433/WTPO

School Masters Lodge Halstead Place Halstead Kent TN14 7BJ

Various works to trees.

Received: Thu 19 Feb 2026

Outcome: Granted

26/00304/NMA

Fig Tree House Otford Lane Halstead Kent TN14 7EF

Non-material amendment to 25/01070/FUL.

Outcome: Decided: Amendment - Non-Material No Conditions

26/00254/WTPO

31 Fort Road Halstead Kent TN14 7BT

Various works to trees.

Outcome: Granted

26/00196/DETAIL

The Cock Inn Shoreham Lane Halstead Kent TN14 7DD

Details pursuant to condition 14 (Biodiversity Enhancement) of 25/01646/MMA (IN PART - CONVERSION AND ALTERATION OF PUBLIC HOUSE ONLY)

Outcome: Granted

25/03566/FUL

Land North of Lamberhurst Farm Shoreham Lane Halstead Kent TN14 7BY

Single storey extension and conversion of existing building to form a new dwelling with roof lights. Extension of permeable hardstanding to create associated car parking. Creation of rear and side patio area and footpath leading to property. New post and rail fencing with gate.

Outcome: Granted

6. Date of next meeting:

Wednesday 1st April 10:00am

The meeting closed at 11.10am

