

**Minutes of a meeting of Halstead Parish Council Planning Committee held at The Pavilion,
Station Road, Halstead TN14 7DH at 10:00am on Wednesday 17 June 2026**

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

Minute number: PL260617:

1. To receive and accept apologies for absence – none were received.
2. Declarations of interest were declared by all councillors present in relation to 26/01066/VAR106 Fort Halstead.
3. Minutes of the Planning Committee meeting held on 20th May 2026 were approved as a true record and signed by the Chair.
4. Public participation forum – there were no members of the public present.
5. The Working Group reported that some further updates would be actioned on the questionnaire. Cllr Couchman and the Clerk would adjust this on mailchimp and send out. Cllr Peel would like to view the questionnaire
6. Applications
 - a. To agree comments or action on the following application(s):

SDC Reference	Site Address	Summary Description of Application/Consultation	SDC Deadline	HPC response	Action
26/00612/FUL	Bluebell Cemetery Old London Road Badgers Mount Kent TN14 7AE	Provision of a new exit road and associated vehicle crossover onto Old London Road to facilitate a one-way circulation system within the existing Bluebell Cemetery site	06.06.26	Object	Clerk to write to planning enforcement regarding illegal buildings that remain on site
26/01091/LDCEX	Fairfields Church Road Halstead Kent TN14 7HG	Application for Certificate of Lawfulness to confirm that commencement of development has taken place pertaining to 22/03088/LDCPR - Erection of an outbuilding.	09.06.26	Object	Clerk to write to planning enforcement

26/01066/VAR106	DSTL Fort Halstead Crow Drive Halstead Kent TN14 7BU	Application for Deed of Variation of Section 106 Agreement dated 01.12.2023 in respect of hybrid planning permission 19/05000/HYB. Amendments sought in relation to affordable housing, heritage, highways/public rights of way and school services as set out in Schedule 1	09.06.26	Further information requested	Clerk to contact case manager Nicola Furlonger to request virtual meetings as complex terminology and clarification required prior to response, plus confusion as also have 25/01285/REM for same to residents.
26/01061/HOUSE	30 Southdene Halstead Kent TN14 7HB	New side porch. Associated internal alterations	13.06.26	No objection	
26/01151/HOUSE	The View Church Road Halstead Kent TN14 7HG	Erection of detached garage including demolition of existing outbuilding.	02.07.26	No objection	
26/01133/DETAIL	The Cock Inn Shoreham Lane Halstead Kent TN14 7DD	Details pursuant to condition 7 (hard and soft landscaping) of 24/02997/FUL.	16.06.26	No objection	
26/01137/DETAIL	The Cock Inn Shoreham Lane Halstead Kent TN14 7DD	Details pursuant to condition 17 (boundary treatments) of 24/02997/FUL.	23.06.26	No objection	
26/01136/DETAIL	The Cock Inn Shoreham Lane Halstead Kent TN14 7DD	Details pursuant to condition 15 (enhance biodiversity) of 24/02997/FUL.	23.06.26	No objection	

26/01188/HOUSE	Colgates Cottages Shoreham Lane Halstead Kent TN14 7BY	Demolition of outbuilding. Part single storey, part two storey side extension and porch. Rooflights. Alterations to fenestration. Landscaping.	02.07.26	No objection	
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b. To note decisions made:

SDC Reference	Site Address	Summary Description of Application/Consultation	HPC response	SDC Decision
26/00882/LD CPR	The Needies Otford Lane Halstead Kent TN14 7EG	Removal of existing rear additional and introduction of single storey larger rear home extension (following Council grant of prior approval 26/00219/PAE) and erection of outbuilding to be used for purposes incidental to the enjoyment of dwellinghouse.	Noted	Granted
26/01062/PAE	30 Southdene Halstead Kent TN14 7HB	Prior notification of a single storey rear extension which extends 5.64m beyond the rear wall of the original dwelling house with a maximum height of 3.62m and eaves height of 3.26m.	No objection lodged	SDC Refused
26/01017/PIP	Land North West Of Haven Barn Lamberhurst Farm Shoreham Lane Halstead Kent TN14 7BY	Erection of dwellings with a minimum of 1 or maximum of 1 net dwellings and associated ancillary works.	Object	Granted 2.6.26
26/00616/DE TAIL	Fig Tree House Otford Lane Halstead Kent TN14 7EF	Details pursuant to condition 6 (Details of Hard and Soft Landscaping) of 25/01070/FUL.	Further information requested	Granted

26/01181/WT PO	17 Clarks Lane Halstead Kent TN14 7DG	Silver birch - The canopy hanging over clients drive has various rotten cuts and there have been recent branch failures onto the cars. Cut back S/E side by 2.5m and match in with remaining side limbs. Lowest branch at 5m reduce back by 3m to smaller growth. Remove central limb with birch polipore and westerly limb with large cavity on the top of the limb at 4m. Remove deadwood.	No objection lodged	Granted
26/01135/DE TAIL	The Cock Inn Shoreham Lane Halstead Kent TN14 7DD	Details pursuant to condition 11 (secure cycle parking) of 24/02997/FUL.	Noted	Granted
26/01281/WT CA	Widmore House Farm Church Road Halstead Kent TN14 7HG	Various works to trees in Conservation area	Noted	No Objection Lodged

7. Agreement made to revive group meeting to monitor development of infrastructure for Fort Halstead and adoption of Crow Drive. Clarification required regarding water supply to Crow Drive including proposal that residents pay for new supply to their properties. Further concern from other impacted residents e.g. on Otford Lane who have intermittent or low-pressure water supply. Roundabout and development of Crow Drive needs clarification as many amendments to planning.

Action Clerk: to email Kate Rowe and Mark Fairman from Barratt homes, D.Cllr John Grint requesting a meeting on 16th or 17th July.

8. Agreement to continue a partnership with HGBFG in relation to Broke Hill 25/02129/OUT.

9. Planning enforcement chart of December 2025 correct but needs to be sent from HPC not individuals. This should be discussed at next meeting on 1st July.

Action Clerk: to put on 1.7.2026 agenda

Action Cllr Meaton: to email document to Clerk.

10. Clark's Lane Development – Action clerk to email Emily Mulvaney for an update and Alison Salter to understand who SDC liaison now is and deadline for applications for this housing.

11. Scrutiny of SDC Local Plan Regulation 18 has been completed.

12. SDC Local Plan Regulation 19 is due for publishing in Summer 2026 – will use AI to summarise and meet to provide a response to SDC.

13. The planning log was noted

Date of next meeting: 1st July 2026 at 1.30pm