

**Minutes of a meeting of Halstead Parish Council Planning Committee held at The Pavilion,
Station Road, Halstead TN14 7DH at 1:30pm on Wednesday 1 July 2026**

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

Minute number: PL260701:

1. To receive and accept apologies for absence – none were received.
2. Declarations of interest were declared by Councillors Gardner and Peel in relation to 26/01497/PIP Merridene, TN14 7EU. Cllr Meaton declared interest in Yearling Coppice Farm.
3. Minutes of the Planning Committee meeting held on 17th June 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 the questionnaire is live online and paper copies will be distributed in the next few days. A Mailchimp was sent out and a link to the questionnaire is on the website. Deadline for return 12 July, Mailchimp to go out 6 July to remind – Cllrs to write this and send to Clerk for Mailchimp.
6. Planning enforcement document was reviewed, actions:
 - a. Hunters Den: Clerk to write to LBB enforcement about mobile homes and reports of ASB reports by their residents.
 - b. Grove House: Clerk to write to ask SDC enforcement for update.
 - c. Land North of Hunters retreat – residents report sand/bricks/bonfires: Clerk to contact SDC enforcement.
 - d. Widhurst Farm: Clerk to contact SDC enforcement for an update and to include previous update on emails.
 - e. Oak Tree Farm: Clerk to contact SDC enforcement for an update.
 - f. Yealing Coppice: Clerk to contact SDC enforcement update on stables and what appears to be barn development.
 - g. Deerleap Wood/Lavender Cottage - enforcement attending imminently.
 - h. A21/Sevenoaks Road: Cllr Marshall to follow this up and report back.
7. Update received regarding Clarks Lane development via email from Emily Mulvaney – moving slowly. Write to SDC planning requesting reason(s) for delays to the project as English Rural Housing not moving forward.
8. Fort Halstead – 16th July 1045 Pavilion meeting with Barratt Homes. Broadband remains an issue, Clerk to invite Kevin Cutler to HPC on 13 July to update on fibre broadband. Cllrs to prepare an agenda for this meeting.

9. Broke Hill development update. Broke Hill has now been put into the SDC Local Plan. Cllr Peel delighted with strong representation of residents 26/160 on the march. Sadly, members of the DIAC voted to push the SDC Local Plan through. Next Cabinet meeting on 7th July to discuss. Meeting to be held on 8 July 2-4pm. For Cllrs to develop response to latest Broke Hill amendments.

10. Update about SDC local plan Regulation 19. Consultation from 23rd July – 17th September 2026

11. Applications considered:

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 2026	Object	
26/01610/ADJ (26/02199/OUT Bromley planning reference)	Land At Rookery Estates Bromley Common Bromley	Hybrid planning permission for a phased residential-led mixed use development comprising: Full planning permission for a phase of the development to provide homes, retail and community uses, public open space and landscaping; demolition of existing structures and site clearance works; enhancements to Public Rights of Way; access and highway works; and all associated works including temporary and permanent enabling works. Outline planning permission (all matters reserved) for the	Bromley deadline 17.07.2026	Halstead Parish Council object to building on Green Belt. It has always been kept for a cleaner, greener Bromley. This is an enormous area and it benefits numerous people from all areas of Bromley. We know that the building of this large project will put an tremendous	Clerk to Comment for HPC

		provision of further homes, a residence for children in care, flexible commercial, social, healthcare and community uses, car and cycle parking, public open space and landscaping; demolition of existing structures and site clearance works; enhancements to Public Rights of Way; access and highway works; and all associated works including temporary and permanent enabling works		strain on the infrastructure including roads NHS, Hospitals and all other services provided by Bromley.	
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	09.06.2026	No comment after HPC meeting with Nicola Furlonger	
26/01497/PIP	Merridene Knockholt Road Halstead Kent TN14 7EU	Demolition of existing dwelling and construction of a minimum of 1 or maximum of 2 dwellings	03.07.2026	HPC object to 1 Dwelling. 2 Dwellings would fit into the space and provide more housing	

b. To note decisions made:

SDC Reference	Site Address	Summary Description of Application/Consultation	HPC response	SDC Decision
26/01091/LD CEX	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.	Object	Refused
25/03421/HO USE	Mapledene Otford Lane Halstead Kent TN14 7EF	Removal of existing swimming pool. Erection of a garage, lobby between garage and dwelling and part two storey and part single storey side and rear extensions (including demolition of conservatory) and provision of dormers, removal of existing chimneys and replacement with new chimney and reconstruction of parapet to north elevation, and canopy over the porch. Landscaping and alterations to fenestration.	Object	Granted
26/0446/W5D AY	Cromlix Otford Lane Halstead Kent TN14 7EB	Silver Birch tree - fell.	No objection	Granted
26/00908/HO USE	7 Station Road Halstead Kent TN14 7DH	04.06.2026	No objection lodged	Granted

12. The planning log was noted

Meeting concluded at 3.15pm

Date of next meeting: 27th July 2026 at 10.00am