

Minutes of a meeting of Halstead Parish Council Planning Committee held at The Parish Room Church Road, Halstead TN14 7HG at 09:30am on Tuesday 1 July 2026

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

1 member of the public.

Minute number: PL260721:

1. To receive and accept apologies for absence – none were received.
2. Declarations of interest – there were none
3. Minutes of the Planning Committee meeting held on 1st July 2026 were approved as a true record and signed by the Chair.
4. Public participation forum – one member contributed to discussion about Wilkins farm and Land West Of 1 To 6 Beldam Haw Shoreham Lane Halstead Kent.
5. The Working Group reported that there had been in excess of 273 responses so far, preliminary analysis report by Clerk
6. No update received regarding Clarks Lane development from SDC.
7. Fort Halstead – 16th July 1045 Pavilion meeting with Barratt Homes was very useful, further meeting in the Autumn. Clerk to send email to Kate Rowe and Simon Farr thanking them and requesting the map of parish boundaries overlaid on Barratt Homes housing plan for HPC to understand these.
8. Broke Hill development update: Pratt's Bottom proposal as a secondary service settlement, HPC will provide a response objecting, Cllr Peel preparing this for discussion. Clerk to write to Demographic services to enquire if London Borough of Bromley Councillor can speak at this meeting and if there are any limitations on how many people can speak. Response/Objection completed and emailed.
9. Update about SDC local plan Regulation 19. Consultation from 23rd July – 17th September 2026. Public meeting to be arranged action Cllr Peel.
10. Applications considered:

SDC Reference	Site Address	Summary Description of Application/Consultation	SDC Deadline	HPC response	Action

26/01454/LDCEX	Wilkins Farm Shoreham Lane Halstead Kent TN14 7DE	Confirmation that the formation of a chalk farm track running from the farm entrance on Shoreham Lane to the main agricultural barn is lawful	31.07.2026	Comment: HPC disappointed that this is retrospective	Clerk to comment that disappointed that this has been requested retrospectively which would have been preferable and in line with planning processes and law.
26/01176/OUT	Land West Of 1 To 6 Beldam Haw Shoreham Lane Halstead Kent	Erection of up to 52 residential dwellings (Use Class C3), with some matters reserved except for access with a new access from Shoreham Lane, public open space, biodiversity enhancements, landscaping, surface water drainage and other associated infrastructure.	30.07.2026	Object. Objection report prepared by Ctte	Clerk to submit objection report to SDC
26/01831/PAE	30 Southdene Halstead Kent TN14 7HB	Prior notification of a single storey 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	04.08.2026	Object to height of extension	Clerk to submit objection based on height – too high and will impact neighbours enjoyment of their property
26/01134/DETAIL	The Cock Inn Shoreham Lane Halstead Kent TN14 7DD	Details pursuant to condition 8 (noise impact assessment) of 24/02997/FUL	03.08.2026	No comment	

b. To note decisions made:

SDC Reference	Site Address	Summary Description of Application/Consultation	HPC response	SDC Decision
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		Granted

26/01137/DETAIL	The Cock Inn Shoreham Lane Halstead Kent TN14 7DD	Details pursuant to condition 17 (boundary treatments) of 24/02997/FUL		Granted
26/01610/ADJ	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 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	Object	No Objection Lodged
26/01645/DETAIL	The Granary Lamberhurst Farm Shoreham Lane Halstead Kent TN14 7BY	Details pursuant to condition 3 (Electrical charging points) of 26/00321/FUL	No comment	Granted
26/01136/DETAIL	The Cock Inn Shoreham Lane Halstead Kent TN14 7DD	Details pursuant to condition 15 (enhance biodiversity) of 24/02997/FUL.	No comment	Granted
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-	Object	Refused

		way circulation system within the existing Bluebell Cemetery site		
26/01061/HOUSE	30 Southdene Halstead Kent TN14 7HB	New side porch. Associated internal alterations	No objection	Granted

11. The planning log was noted

Meeting concluded at 1200pm

Date of next meeting: 2nd September 2026 at 10.00am

DRAFT