

High Halden Parish Council



ALL COUNCILLORS ARE HEREBY SUMMONED to the
**Parish Council Meeting due to take place on
Monday 8 December 2025 at 7pm in the Memorial Hall**

where it is proposed to transact the business shown in the agenda below.

The Meeting will be open to the press and public: Public Bodies (Admission to Meetings) Act 1960)

Louise Goldsmith

Louise Goldsmith, Clerk to High Halden Parish Council

3 December 2025

166/25 ADMINISTRATION:

Fire Exits, Fire Meeting Point, Mobile Phones, intention to record.

167/25 APOLOGIES:

To receive and accept apologies for absence. (LGA 1972 s85 (1))

168/25 DECLARATIONS OF INTEREST:

To receive any declarations of interests.

169/25 CO-OPTION:

To co-opt to fill a casual vacancy.

170/25 MINUTES OF THE LAST MEETING:

To consider the minutes of the Parish Council meeting held on the 10 November 2025 and the Extraordinary General Meeting held on the 2 December 2025 and if in order to authorise the Chair to sign as a true and accurate record

171/25 CLERKS REPORT/PAST MATTERS

172/25 COUNTY COUNCILLORS/WARD MEMBER REPORTS

173/25 OPEN SESSION:

No decision can be taken during this session but the Chair may decide to refer any matters raised for further consideration.

Councils cannot lawfully decide any business not specified on the agenda³

- a) To comment on Agenda items other than Planning Applications
- b) To raise new issues with the Parish Council
- c) To comment on Planning Applications

174/25 PLANNING

Planning Applications

PA/2025/1979: Caravan 100m West of Old Place Cottage, Woodchurch Road, High Halden

Change of use of land to residential caravan site, for one Romani family. To consist of one static caravan, two touring caravans, parking for two cars, with associated hardstanding, new fencing, gate, water treatment plant and infrastructure (Retrospective)

PA/2025/2168: Lodgeland Farm Cottage, Harbourne Lane, High Halden

Proposed riding menage including boundary treatments and lighting to supply existing stables and equestrian land with landscaping and biodiversity enhancements.

PA/2025/2142: Blackborne Cottage, Ashford Road, High Halden

Proposed partial replacement of existing rear conservatory.

PA/2025/2153: Blackborne Cottage, Ashford Road, High Halden

Listed Building Consent for partial replacement of existing rear conservatory.

PA/2025/2139: Land to the South East of Forge House, Biddenden Road

Chalet-style building for use as self-contained holiday lets/accommodation.

PA/2025/2038: Tenterden Business Centre, Ashford Road, St Michaels

Variation of condition 12 (Use Class) for planning permission 22/00605/AS "To replace the approved Unit 4 of application 19/01525/AS with a new unit to provide ancillary space and services to units 1,2, and 3 and amendments to parking layout"; to allow for part of unit 4 to be mixed use, to include a veterinary practice Class E(c).

OTH/2025/2201: Land North of Durrants Green, Oak Grove Lane, High Halden

Details submitted pursuant to conditions 3 (Materials), 4 (Walls & Fences) & 11 (Drainage works) of planning permission PA/2024/1942.

Decisions from ABC: *Response from HHPC in italics*

Approvals:

PA/2025/1702: Storage Land at Homestall Farm, Ashford Road, High Halden

Change of use of land to a commercial vehicle depot and storage yard (Retrospective). Proposed new building for vehicle and material storage and associated landscaping.

Resolved: Object. The Parish Council does not want to see another infill building and we object to the height. Otherwise, we have no objections.

NOT/2025/0585: Egerden Farm, Martens Lane, High Halden

Prior approval for the change of use and associated operational development of an agricultural building and land within its curtilage to 3no. dwelling houses.

Resolved: Object. We are concerned about the increase in traffic/vehicles on this single-track access road. We consider this proposal to represent an overdevelopment of the site.

PA/2025/1875: Old Place Farm, Woodchurch Road, High Halden

Erection of closed boarded fence and replacement gates with brick piers (retrospective).

Resolved: No objection.

PA/2025/1920: Old Place Farm, Woodchurch Road, High Halden

Single storey extension to barn/outbuilding with associated fenestration (retrospective).

Resolved: No objection. We are disappointed that this is another retrospective application for this site and we encourage the applicant to visit the planning portal to seek advice and support for any future developments.

PA/2025/1910: Harbourne Farm House, Harbourne Lane, High Halden

Erection of two storey and single storey side extension and a single storey rear extension following the demolition of an existing single storey side extension and rear conservatory, 3 new dormer windows to the rear elevation. Proposed changes to the fenestration. Erection of a timber pergola to the rear elevation. *Resolved: Support.*

PA/2025/1595: Coach House, Hookstead, High Halden

Proposed single-storey side extension.

Resolved: Support. We would like to support the objection of the neighbouring property regarding concerns about privacy.

PA/2025/1580: Land to the west of 1 Durrant Green, Ashford Road, High Halden

Two storey self-build detached dwelling with associated parking area.

Resolved: Object on the grounds that the egress is already dangerous to accommodate even more vehicles and that the proposed house is too big and does not fit in with the existing dwellings in the vicinity. We would like to request that the Ward Member calls the application in if the Planning Officer is minded to approve it.

Refusals:

PA/2025/1674: Potkiln Farm, High Halden

Replace window and brick surround with French doors to North East elevation.

Resolved: Refer to the Listed Building Officer.

PA/2025/1715: Potkiln Farm, High Halden

Listed Building Consent to remove window and brick infill below and to the right of and insert timber double glazed french doors to North East elevation.

Resolved: Refer to the Listed Buildings Officer.

Withdrawn: None to consider.

Other Planning Matters:

Enforcement Cases: To receive any update and to discuss any action

ENF/2025/0310: Hatchentan, alleged stationing of mobile homes for residential purposes and illegal dumping of waste.

ENF/2025/0107: Field west of Oak Tree Cottage known as Oak Tree Field, Woodchurch Road, alleged stationing of mobile homes for residential purposes.

ENF/2025/0286: Coombewood Fishery, Redbrook Street, alleged erection of tepee.

18/00262/AS: Land between Ransley Oast and Greenside, Ashford Road: alleged breach of soft landscaping.

Appeals: To receive an update and to discuss any action

AP-90772 - Land 100m East of, Homestall Farm, Ashford Road, High Halden,

Erection of 2no. residential dwellings, associated parking, landscaping and widening of existing access.

To ratify the wording of a submission to the Planning Inspectorate.

175/25 PARISH MATTERS

1. Community Warden/Kent Police/Anti-Social Behaviour

- a) To discuss any recent ASB incidents
- b) To arrange to meet with the new Beat Officer

2. **Recruitment of new Parish Clerk and Responsible Finance Officer**
 - a) To receive an update.
3. **Review of provision/facilities for young people**
 - a) To receive an update.
4. **Highways:**
 - a) Outstanding Faults b) New Faults to be reported
5. **Highways Improvement Plan:**

To receive an update
6. **Ordinance Survey Map**

To discuss a replacement sign.
7. **High Halden Infrastructure Needs/S106 Considerations**

To review the draft document.
8. **KALC Community Awards Scheme 2026**

To agree a nomination.

176/25 RESOLUTIONS

1. **Dates of Meetings 2026**
2. **Grounds Maintenance Contract**

To consider all the quotes and appoint a contractor
3. **Grass Pitch Funding**

To discuss.
4. **Budget/Precept 2026-2027**
 - a) To approve the budget for 2026-2027
 - b) To set the Precept for 2026-2027
5. **Asset Register**
6. **Finances**
 - a) Bank Mandate: To add Cllr. Sargent to the mandate.
 - b) To receive the updated accounts
 - c) To receive a bank reconciliation as at the 30 November 2025
 - d) To agree payments in accordance with the Budget

177/25 REPRESENTATION AT MEETINGS/TRAINING

- a) KALC Area Committee
- b) Village Hall Committee
- c) Parish Forum 24 November 2025

178/25 CORRESPONDENCE/CONSULTATIONS

179/25 ITEMS FOR THE NEXT MEETING

180/25 DATE OF NEXT MEETING: Monday 12 January 2026

181/25 CONFIDENTIAL ITEMS: Consideration of items to be taken in private (Exclusion of Public and Press). In accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting by the reason of its confidential nature.