

PLANNING MEETING HILDENBOROUGH PARISH COUNCIL 7PM 19 FEBRUARY 2024

PRESENT: KD, IS, NH, MW

APOLOGIES: MG

DECLARATION OF INTEREST: KD re Planning Application No. 24/00007

APPLICATION NO.	ADDRESS	PROPOSED APPLICATION	COUNCIL COMMENTS	DEADLINE FOR COMMENTS
23/03498	Accommodation at Nizel's Ridge Farm, Nizels's Lane, Hildenborough, Tonbridge.	Proposed conversion of redundant barn to a single 1 x 4-bedroom detached house. Revised proposal of TM/21/02035/FL	This is a substantial building within the Metropolitan Green Belt. However, no specific objection.	19/02/2024
23/03501	Hawden Farm, Hawden Lane, Hildenborough, Tonbridge.	Non Material Amendment to planning permission TM/22/00456/FLEA to realign the approved flood embankment so that it is more linear (primarily due to land ownership considerations), alter the internal access road within the site and relocate the temporary site compound to sit further east adjacent to the red line boundary.	We leave to the discretion of the Planning Officer.	19/02/2024
24/00007	7 Sheridan Court, Tonbridge Road, Hildenborough, Tonbridge.	Retention of boundary fence to a reduced height of 4ft with relocation of gate to side	We noted that the new level is greater than the 1m allowed. However, this matches the adjacent property.	19/02/2024
23/03464	14 Hardwick Rpoad, Hildenborough, Tonbridge	1 x Lime (overhanging 72 Riding Park) - Cut back overhang to the boundary line. Standing in Woodland W1 of Tree Preservation Order.	We leave to the discretion of the Tree Preservation Officer.	26/02/2024

23/03516	Sevenacre, Mill Lane, Hildenborough, Tonbridge	Demolition of existing dwelling and ancillary residential outbuildings. Replace with a 4 bed room dwelling with subterranean basement; erection of detached garage and associated works including alteration to vehicular access to create and in/out driveway.	<p>Sevenacre is very visible from both the approach roads and footpath networks in the vicinity. Mill Lane is an attractive rural area of the village in prime Green Belt.</p> <p>The proposal is not sympathetic in any form to the character and history surrounding the area, with the largest elevation being visible from some distance away. The proposal doesn't conform to the National Planning Policy Sections 2 and 136. Nor does the proposal meet the Local Planning Policy of CP7 & CP24 of T&MBC's Core Strategy concerning aesthetic design.</p> <p>The steel cladding along with other materials are out of keeping with the neighbouring dwellings.</p> <p>The proposed increase in the structure size is identified as being 43%. However, the total increase in floor area is much greater. The basement area, whilst not visible, means the new structure is actually much larger and therefore does not comply with Paragraph 154 Sections 'A' to 'G' of the NPPF.</p> <p>We urge the Planning Officer to reject this application completely.</p>	26/02/2024
24/00042	26 HawdenClose, Hildenborough, Tonbridge	Lawful Development Proposed: Loft conversion with rear dormer.	No comment.	26/02/2024

24/00170	10 Oakhurs Park Gardens, Hildenborough, Tonbridge.	Remove dead sycamore tree by the neighbouring fence. Tree standing in Group G1 of Tree Preservation Order.	We leave to the discretion of the Tree Preservation Officer.	26/02/2024
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OFFICER
NR 05/02/24
AS 05/02/24
HJ 05/02/24
EJ 12/02/24

SF 12/02/24

HJ 12/02/24

EJ 12/02/24
