

HILDENBOROUGH PARISH COUNCIL

Pavilion and Recreation Ground – Riding Lane – Hildenborough – TN11 9HY

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PLANNING

MINUTES

PLANNING COMMITTEE

Held on 12th May 2025

PRESENT

CLLRS –Coles, Sklavenitis, Batchelor, Wills

OFFICERS – Louise Jenner Parish Clerk

1. **APOLOGIES FOR ABSENCE** – Cllr Gorman, Cllr Pereira
2. **DECLARATIONS ON INTEREST** – Cllr Sklavenitis declared an interest in 25/00726/PA , Cllr Connor declared an interest in 25/00354/PA
3. **APPROVE MINUTES OF PREVIOUS MEETING 28th April 2025** – Approved
4. **PUBLIC SESSION** – No members of the public were present at the meeting
5. **APPLICATIONS**
 - 5.1 [25/00700/PA](#) – Details of Conditions 3 i (Roof tiles), ii (Hung tiles), iii (Bricks), iv (Windows and doors) and 4 (Exposed timber details) submitted pursuant to planning permission TM/24/01477/PA (Listed Building Application: Two storey rear extension, external and internal alterations, landscaping and surface water drainage works) - FARM COTTAGE, RIDING LANE, HILDENBOROUGH.
We leave to the discretion of the Listed Building officer.
 - 5.2 [25/00702/PA](#) - Details of Conditions 3 i (Roof tiles), ii (Hung tiles), iii (Bricks), iv (Windows and doors) submitted pursuant to planning permission TM/24/01476/PA (Two storey rear extension, external and internal alterations, landscaping and surface water drainage works) - FARM COTTAGE, RIDING LANE, HILDENBOROUGH.
We leave to the discretion of the Listed Building officer.

- 5.3 [25/00709/PA](#) - Details of Condition 4 - (Construction Environmental Management Plan) Pursuant to planning permission 24/01523/PA Proposed demolition of existing dwelling and ancillary residential outbuildings, and replace with a self-build dwelling with subterranean basement and associated works including alteration to vehicular access - SEVENACRE, MILL LANE, HILDENBOROUGH.
We leave to the discretion of the Planning officer.
- 5.4 [25/00713/PA](#) - Demolition of existing stables and erection of a detached dwelling (Self-build/custom build) - LAND NORTH OF FIR TREE FARM, RIDING LANE, HILDENBOROUGH.
Hildenborough Parish Council has concerns regarding the planning statement, where the proposal is defined as being on grey belt land. However, it is felt that this is not the case.
The proposed development would have a direct impact on the countryside, altering its character—particularly in this predominantly agricultural area.
As such, the proposal should be classified as being within the Green Belt.
Furthermore, the proposal would fundamentally undermine the purpose of the remaining Green Belt across the plan area and is therefore in contradiction to the National Planning Policy Paragraph 155. It should, therefore, be considered inappropriate development.
- 5.5 **Noted item 5.5 is missing error on numbering of the list.**
- 5.6 [25/00726/PA](#) - Details of Conditions 5 (Noise and vibration report), 6 (Foul Drainage strategy), 7 (Levels) and 8 (Tree protection plan) submitted pursuant to planning permission TM/22/00987/FL (Demolition of existing 3 bedroom detached dwelling and construction of new 3 bedroom detached dwelling) - PHILPOTS COTTAGE, PHILPOTS LANE, HILDENBOROUGH.
We leave to the discretion of the Planning officer.
- 5.7 [25/00354/PA](#) - Erection of an agricultural storage building - MERRYBROOK ESTATE LAND EAST OF, Riding Lane, Hildenborough.
Hildenborough Parish Council will delay commenting until the next planning meeting.
- 5.8 [25/00697/PA](#) - Listed Building Application: Demolish existing conservatories and build new in powder coated aluminium and glass - 4 Francis Cottages , London Road, Hildenborough.
We leave to the discretion of the Listed Building officer.
- 5.9 [25/00696/PA](#) - Demolish existing conservatories and build new in powder coated aluminium and glass - 4 Francis Cottages , London Road, Hildenborough

We leave to the discretion of the Listed Building officer.

- 5.10** [25/00744/PA](#) - Lawful Development Certificate Existing: Retention of hay barn building in situ for more than 10 years without complying with condition 14 (required to be demolished) of Planning Permission TM/10/00160. - RUNNING WATERS, COLDHARBOUR LANE, HILDENBOROUGH

We leave to the discretion of the Planning officer.

- 5.11** [25/00717/PA](#) - Details on condition 5 (Flood Proofing) Pursuant to planning permission 24/01863/PA Proposed two storey side extension, with other external alterations, to replace the single storey garage. 21, STACEY ROAD, TONBRIDGE, TN10 3AP

We leave to the discretion of the Planning officer.

- 6.** Discuss the meeting request received from Mark Weaver, Managing Director, STEP Affiliate land agent working on behalf of Fairlawne Estate Company Ltd
Hildenborough Parish Council meeting invite for Monday 9th June.

7. Date OF NEXT MEETING – Tuesday 27th May 2025

Meeting end 19.58

Approved at the Parish Council Meeting 14th May 2025