

HILDENBOROUGH PARISH COUNCIL

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

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PLANNING

MINUTES

PLANNING COMMITTEE

Held on 23rd June 2025

PRESENT

CLLRS –Coles, Sklavenitis, Batchelor, Wills, Pereira, Wynne

OFFICERS – Louise Jenner Parish Clerk

1. **APOLOGIES FOR ABSENCE - None**

2. **DISCLOSABLE PECUNIARY AND OTHER INTERESTS**

Members who have a disclosable pecuniary interest or other interest within the meaning set out in the Kent Code of Conduct 2021 are invited to disclose this.- **None**

3. **PUBLIC OPEN SESSION**

Members of the public may speak under this item as long as notice has been provided to the Clerk. – **No members of the public attended.**

4. **MINUTES OF THE PREVIOUS MEETING**

To approve the minutes of the meeting held on **9th June 2025 - Approved**

5. **TMBC**

Update Councillors on the meeting held with TMBC.

TMBC confirmed that Section 18 of the Local Plan is expected to be shared publicly around late September or October.

Actions Agreed:

5.1 An item will be added to the Parish Council meeting agenda proposing the delegation of powers to the Planning Committee to manage the dissemination of Section 18 information during August.

5.2 An additional agenda item will be included regarding the preparation of a letter to TMBC seeking clarification on Hildenborough's specific housing allocation. *Clr Batchelor* has kindly agreed to draft the letter for review at the upcoming meeting.

5.3 A draft Section 106 (S106) statement will be prepared for all planning applications involving developments of more than two houses.

6. APPLICATIONS

6.1 [25/00967/PA](#) - Lawful Development Certificate Proposed for the provision of a twin unit mobile home within the garden of the lawful dwelling house for use as additional accommodation by one household - CATARACT COTTAGE, HORNS LODGE, SHIPBOURNE ROAD. Deadline 30th June 2025. **- We leave to the discretion of the Planning Officer.**

6.2 [25/00160/PA](#) - Single storey side extension (Re submission of TM/20/02705/FL) - THE BULL PEN, 54, LONDON ROAD, TONBRIDGE, TN10 3DH - Fairlawne Estate Company Ltd. Deadline 30th June 2025.
We leave to the discretion of the Planning Officer.

6.3 [25/01014/PA](#) - Erection of a timber framed garden outbuilding. - FLATWOOD COTTAGES, 2, NOBLE TREE ROAD, HILDENBOROUGH, TONBRIDGE, TN11 8ND. Deadline 7th July 2025. **We leave to the discretion of the Planning Officer, however, we respectfully request that consultation take place with the Tree Preservation Officer regarding the location and potential impact on the mature trees present on this site.**

6.4 - [25/00963/PA](#) - Single storey rear extension and single storey side extension to create front porch with relocation of front door and associated internal works. Increase to driveway area with permeable finish. - 12, GREENVIEW CRESCENT, HILDENBOROUGH. Deadline 7th July 2025. **We leave to the discretion of the Planning Officer.**

6.5 - [25/00993/PA](#) - Lawful Development Certificate Proposed: Garage conversion to habitable room. 9, WOODVIEW CRESCENT, HILDENBOROUGH. Deadline 7th July 2025. **We leave to the discretion of the Planning Officer.**

7. OPEN SPACES

Maintenance Contractor update. The Planning Committee has been delegated authority to confirm the revised contracts by proxy, in accordance with the original recommendation made by the Open Spaces Committee.

7.1 – A spelling error was identified during the meeting and corrected.

7.2 – Clarification was added regarding the contract terms, specifying that it is a rolling agreement.

7.3 – A one-month termination clause was incorporated into the contract.

7.4 – All of the above amendments were made during the meeting and subsequently approved by the councillors.

8. PARISH INFRASTRUCTURE STATEMENT 2025

The Planning Committee has been delegated authority to confirm the Parish Infrastructure Statement by proxy, in accordance with the original recommendation made by the Full Parish Council. – **Approved**

8.1 Councillor Sklavenitis will seek additional information from Harry Rayner at Kent County Council regarding highway and bridle path infrastructure. While the Parish Infrastructure Statement 2025 focuses on parish-owned facilities, the Parish Council would like guidance on how best to submit suggestions or proposals concerning highways and bridle paths managed by KCC.

9. DATE OF NEXT MEETING – Monday 7th July 2025

Meeting end 19.50

DRAFT