

# HILDENBOROUGH PARISH COUNCIL

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

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## PLANNING

### MINUTES

#### PLANNING COMMITTEE

Held on 18th August 2025

#### PRESENT

CLLRS –Coles, Sklavenitis, Batchelor, Wills

1. **APOLOGIES FOR ABSENCE – Cllr Pereira.**

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.-

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**

The minutes of the meeting held on 4<sup>th</sup> August 2025 were approved.

5. **APPLICATIONS**

5.1 [25/01021/PA](#) - Prior Notification for Larger Home Extension (part 1 class A): Single storey flat roof rear extension to a depth of 8m, maximum roof height of 2.10m, and eaves height of 2.60m - 23, ASHLEY ROAD, HILDENBOROUGH. Deadline date 25<sup>th</sup> August 2025. **Leave to the discretion of the planning officer.**

5.2 [25/01249/PA](#) - Section 73 application varying the wording of condition 3 (approved plans and documents) to regularise the works of Planning application TM/23/03219/PA Demolition of existing outbuildings and replacement with new gym/pool room, garages and partial infilling of swimming pool -ROUGHETTS, COLDHARBOUR LANE, HILDENBOROUGH. Deadline date 25<sup>th</sup> August 2025. **Leave to the discretion of the planning officer.**

**5.3 [25/01254/PA](#)** - Consultation by Sevenoaks District Council: Variation of conditions 2, 3, 5, 9, 10 & 12 of 22/00026/CONVAR to modify consent to include domestic pet cremations (Sevenoaks DC reference: 25/01928/CONVAR). Sparrowhawks Equine Crematorium, Sevton Farm, Powder Mills, Leigh. Deadline date 25<sup>th</sup> August 2025. - **No comment**

**5.4 [25/01277/PA](#)** - Proposed removal of existing Dormer with first floor side extension. Demolition of existing conservatory, and construction of a part single/part two storey rear extension. COURTYARD COTTAGE, COLDHARBOUR LANE, HILDENBOROUGH. Deadline date 25<sup>th</sup> August 2025. **Leave to the discretion of the planning officer.**

**5.5 [25/01291/PA](#)** - Section 73 Application for the removal of conditions 4 and 5 (permitted development rights restriction) relating to planning approval TM/11/03278/FL - Fairhill Court Riding Lane Hildenborough. Deadline date 1<sup>st</sup> September 2025. – **The Parish Council Planning Committee objects to the proposed removal of Conditions 4 and 5 attached to planning approval TM/11/03278/FL. These conditions remain necessary to protect the rural character and residential amenity of the area. The site has not materially changed since the original approval, and the removal of these conditions would undermine the planning restrictions intended to ensure appropriate development in this location.**

**5.6 [25/01251/PA](#)** - Lawful Development Certificate Proposed: Extension of existing dropped kerb - 35, CORRENDEN ROAD, Tonbridge. Deadline date 1<sup>st</sup> September 2025. – **Submit image - The Parish Council are concerned that the proposed extension would set a precedent for excessively wide dropped kerbs in the area. It would reduce available on-street parking for other residents. There are utilities present within the footway that may be affected by the proposed works. The Parish Council is not aware of any consultation with Kent County Council Highways, who must be involved in any alterations to the public highway.**

6. To discuss new TMBC protocol for early developer engagement and how the planning committee should proceed in light of this protocol.  
**To send a letter to TMBC to work with Mark Rhodes and Kath Barton to move forward in working with the new protocol.**

**5 DATE OF NEXT MEETING – Monday 1st September 2025.**

**Meeting end – 19.48**

DRAFT