

HILDENBOROUGH PARISH COUNCIL

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

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PLANNING

MINUTES

PLANNING COMMITTEE

Held on 15th September 2025

PRESENT

CLLRS –Coles, Sklavenitis, Batchelor, Wills, Pereira, Gorman.

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.- Cllr Sklavenitis, Cllr Pereira declared an interest in 5.2,5.3 and 5.4.

3. **PUBLIC OPEN SESSION**

Members of the public may speak under this item as long as notice has been provided to the Clerk. – **Mark Rhodes TMBC Councillor attended the meeting.**

- Early Protocol Process

Councillors reviewed the early-stage planning protocol, particularly how it affects the Parish Council's ability to contribute local insight.

- Parish Council's Request for Clarity

Hildenborough Parish Council asked Cllr Rhodes to clarify when they can be involved in the planning feedback.

- Developer Confidentiality

Cllr Rhodes noted that developers are paying for confidentiality, which may limit early public disclosure. However, he committed to seeking further clarification.

- Housing Numbers Revision

He also mentioned that the anticipated housing figures contained within the local plan, may be lower than previously quoted in Keys magazine.

4. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 1st September 2025 were approved.

5. APPLICATIONS

5.1 - [25/01409/PA](#)

Section 73 application to vary condition 2 (materials), condition 3 (approved plans) and condition 5 (levels) of planning permission 23/01673/FL Demolition of existing buildings comprising Atcost barn and cart shed; erection of one 5-bed dwelling and part conversion and extension of existing barn to create one 4-bed dwelling (resubmission of approved application TM/21/00605/FL). Buildings At Trench Farm Coldharbour Lane Hildenborough. Deadline date 19th September 2025.

No comment.

5.2 [25/01359/PA](#)

Prior Approval Notification: Part 6 for the erection of a new agricultural storage building. BANK WOOD, BANK LANE, Hildenborough. Deadline date 29th September 2025.

The deadline date on the correspondents and application do not match. The deadline date within the portal has already closed for comments.

5.3 [25/01461/PA](#)

Addition of a pyramidical rooflight in the existing rear extension 14 HILDEN AVENUE HILDENBOROUGH.
Deadline date 1st October 2025.

No comment

6. DATE OF NEXT MEETING – Monday 29th September 2025.

7. Election of Chair of Planning Committee

It was noted that councillors are invited to submit written applications to the Parish Clerk expressing their interest in the role of Chair. The election will be scheduled for a future meeting following receipt of applications.

Meeting end – 19.18