

HILDENBOROUGH PARISH COUNCIL

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

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PLANNING

MINUTES

PLANNING COMMITTEE

Held on 1st September 2025

PRESENT

CLLRS –Coles, Sklavenitis, Batchelor, Wills, Pereira

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

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. – **No members of the public attended.**

4. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 18th August 2025 were approved.

5. **APPLICATIONS**

We leave to the discretion of the planning officer.

5.1 [25/01218/PA](#) - Introduction of a new garage, swimming pool and pool house with landscape alterations to suit. SEVENACRE, MILL LANE, HILDENBOROUGH. Deadline date 8th September 2025. **We leave to the discretion of the planning officer.**

5.2 [25/01338/PA](#) - Realign existing driveway to increase width. Fencing to frontage and east side boundaries. LYTTLEWOOD RIDING LANE

HILDENBOROUGH. Deadline date 8th September 2025. **We leave to the discretion of the planning officer.**

5.3 [25/01323/PA](#) - Details of condition 2 (Materials), 4 (Site levels), 14 (Foul and surface water drainage) and 16 (Construction traffic management plan) submitted pursuant to planning permission TM/24/01630/PA (Section 73 application to vary planning condition 3 (approved plans) of planning permission TM/24/00803/PA (Section 73 application to vary condition 3 (approved plans) of planning permission TM/23/01372/FL (Demolition of two existing bungalows and associated outbuildings and erection of 3 replacement dwellings with associated access and amenity areas) to amend the position of Plot 2's detached double garage) to allow for a change in the design of Plot 1 dwelling including a change from integral to detached garage). LYTLEWOOD RIDING LANE HILDENBOROUGH. Deadline date 8th September 2025. **We leave to the discretion of the planning officer.**

5.4 [25/01341/PA](#) - Proposed removal of trees standing in Woodland 1 of Tree Preservation Order (Identified on block plan and Arboricultural Impact Assessment) together with a scheme for new replacement planting, to facilitate widening of driveway. LYTLEWOOD RIDING LANE HILDENBOROUGH. Deadline date 8th September 2025. **We leave to the discretion of the Tree Preservation Officer.**

5.5 [25/01364/PA](#) - Non Material Amendment to planning permission TM/25/00207/PA Proposed first storey side extension over garage, changes to front elevation and additional fenestration to the rear elevation. - To Provide an additional window to the North Elevation to match previously approved. OAKDENE, EGGPIE LANE, HILDENBOROUGH. Deadline date 8th September 2025. **We leave to the discretion of the planning officer.**

5.6 [25/01374/PA](#) - Proposed single storey rear extension to include 2 x rooflights. 63 BROOKMEAD HILDENBOROUGH TONBRIDGE TN11 9EZ. Deadline date 10th September 2025. **We leave to the discretion of the planning officer.**

5.7 [25/01136/PA](#) - Proposed Change of use of land from equestrian to residential, and replacement of stables with new 1 x 3-bedroom Self-Build dwelling. POND PADDOCKS LONDON ROAD HILDENBOROUGH. Deadline date 5th September 2025. **We leave to the discretion of the planning officer.**

5.8 [25/01178/PA](#) - Tree work necessary to enable the work specified in the email dated 17.7.2025. T5 of Tree Preservation Order. PEMBROKE LODGE, 162, TONBRIDGE ROAD, HILDENBOROUGH.

Deadline date 16th September 2025. **We leave to the discretion of the Tree Preservation Officer.**

5.9 [25/01339/PA](#) - 1 x Horse Chestnut with significant root rot (standing in rear garden and shown in applicant and agents photos) - Fell.
Standing in Group G1 of Tree Preservation Order. The Lodge Nizels,
Nizels Lane, Hildenborough. Deadline date 16th September 2025.
We leave to the discretion of the Tree Preservation Officer.

6. DATE OF NEXT MEETING – Monday 15th September 2025.

Meeting end – 19.18

DRAFT