

HILDENBOROUGH PARISH COUNCIL

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PLANNING

MINUTES

PLANNING COMMITTEE

Held on 29th September 2025

PRESENT

CLLRS – 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 declared an interest in item 6.1

3. **PUBLIC OPEN SESSION**

Members of the public may speak under this item as long as notice has been provided to the Clerk. None were present.

4. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 15th September 2025 were approved.

5. **Election of committee Chair.**

Cllr Wills nominated themselves for the position of Chair.

Cllr Pereira seconded the nomination.

The other nomination was withdrawn.

All Councillors present voted unanimously in favour.

Resolved: That Cllr Wills be elected Chair of the Planning Committee.

6. **APPLICATIONS**

6.1 - [25/01440/PA](#) –

Details of condition 7 (Great Crested Newt Licence) submitted pursuant to planning permission 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 6th October 2025

We leave to the discretion of the planning officer.

6.2 - [25/01467/PA](#)

Details of condition 4 (Sound Insulation Assessment and Mitigation Report) Pursuant to planning permission TM/25/00551/PA Change of use of the first floor of the existing building from Class E office space to Class C3 residential to form a 2-bed flat at first floor level. Minor internal alterations to enclose the staircase to first floor level and existing void. Creation of first floor roof terrace to serve flat.

OLD FLORENCE PLACE, 152 - 154, TONBRIDGE ROAD,
HILDENBOROUGH.

Deadline date 6th October 2025

We leave to the discretion of the planning officer.

6.3 - [25/01480/PA](#)

Lawful Development Certificate Proposed: Single storey rear extension.

13, WOODFIELD AVENUE, HILDENBOROUGH.

Deadline date 6th October 2025.

We leave to the discretion of the planning officer.

6.4 - [25/01470/PA](#)

Lawful Development Certificate Existing: Demolition of the former storage and distribution buildings on site and the formation of the approved access road undertaken to lawfully commence planning permission TM/22/01658/FL. AGRICULTURAL LAND AND BUILDINGS AT THE SHAWS, NIZELS LANE, HILDENBOROUGH.

Deadline date 9th October 2025.

We leave to the discretion of the planning officer.

7. To receive feedback & recommendations from the Co-Chairs of the Planning and Public Engagement Working Group and discuss the merits of employing specialist consultants to advise the council in connection with the local plan.
- Councillors received an update from Cllr Batchelor and Cllr Pereira regarding their views on the Local Plan and potential next steps.
 - It was noted that Hildenborough appears to be allocated a disproportionately high number of new houses compared to neighbouring areas. The Council (HPC) has yet to receive confirmation from Tonbridge and Malling Borough Council (TMBC) regarding the expected housing numbers for Hildenborough.
 - Cllr Batchelor expressed the view that HPC's position should be supported by professional expertise. Engaging planning experts could strengthen the Parish's

ability to challenge the proposed development, particularly in terms of its location and scale.

- Cllr Pereira, however, highlighted that in the absence of a Neighbourhood Plan, the impact of professional support may be limited, as TMBC would rely on its own data and consultants. Cllr Pereira also raised concerns about the cost-effectiveness of such an approach, questioning whether the expenditure would result in tangible benefits for the Parish.
- Councillors discussed the constraints of the HPC budget and the level of reserves required. Concerns were raised about the potential expenditure on planning consultants, particularly if such investment failed to influence the outcome of the Local Plan.
- Cllr Batchelor noted that additional housing allocations could be introduced at Regulation 19. He questioned whether, in the absence of a formal submission at Regulation 18, HPC would still be able to make representations at the next stage of the plan.
- Cllr Sklavenitis informed Councillors of key dates that may affect the Local Plan. A transition to Unitary Authorities is expected in April 2027, with a shadow council operating at TMBC for one year prior to full implementation in April 2028. At that point, the current Local Plan will cease to exist, and the new Unitary Authority will develop its own Local Plan.
- Cllr Sklavenitis also highlighted that the development of a Neighbourhood Plan typically takes 18 months to 2 years and requires TMBC to conduct a referendum. Given the timeline, it may not be feasible to complete a Neighbourhood Plan before the transition to the Unitary Authority.
- Cllr Batchelor informed the Planning Committee that he has been researching planning consultants outside the local area, due to concerns that local firms may have affiliations with sites coming forward in the Local Plan.
- It was agreed that Cllr Batchelor will obtain three quotations for planning consultants, ecologists, and arboriculture consultants, to be presented at a future Parish Council meeting for consideration.
- The Committee confirmed that Cllr Batchelor may represent the Planning Committee as an individual and in his capacity as Co-Chair of the working group. However, Councillors noted that no individual may represent the full Parish Council without prior approval from the Council.
- The planning committee agreed to incorporate an update for the parish council meeting agenda. Working Group update, to consider and review quotations, and survey feedback.

8. DATE OF NEXT MEETING – Monday 13th October 2025.

Meeting end – 20.02