

HILDENBOROUGH PARISH COUNCIL

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

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PLANNING MINUTES PLANNING COMMITTEE Held on 2nd February 2026

PRESENT

CLLRS – Wills, Batchelor, and Haugh

Louise Jenner – RFO & Parish Clerk.

1. **APOLOGIES FOR ABSENCE** - Cllr Sklavenitis work commitments, Cllr Gorman unwell..
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 had declared an interest in item 5.1 but wasn't present at the meeting.**
3. **PUBLIC OPEN SESSION**
Members of the public may speak under this item as long as notice has been provided to the Clerk. **None**
4. **MINUTES OF THE PREVIOUS MEETING**
The minutes of the meeting held on 19th January were agreed and approved.
5. **APPLICATIONS**
 - 5.1 **[TM/25/02035/TPOC](#)** - Following approval of planning permission 23/01372/FL Demolition of two existing bungalows and associated outbuildings and erection of 3 replacement dwellings) we are seeking approval to connect utilities / services to Plot 2. This requires the placement of water, gas, electricity and communication conduits from Riding Lane through the TPO under arboricultural supervision. Arboricultural advice has already been sought in this regard and is detailed in the attached document. In summary, there is no requirement to remove existing trees and, where required, the trenchless method of placing conduits will minimise any impact on tree roots. Standing in Woodland W1 of Tree Preservation Order. Russetings Riding Lane Hildenborough. Deadline Date 9th February 2026
We leave to the discretion of the planning officer.
 - 5.2 **[TM/25/02121/FL](#)** - Single storey side and rear extension with store and office to rear garden, first floor window to side elevation. 34 Bramble Close Hildenborough. Deadline Date 5th February 2026.
We leave to the discretion of the planning officer.

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- 5.3 [TM/25/02133/FL](#) - Proposed construction of a new garage, swimming pool and poolhouse with landscape alterations to suit. Sevenacre Mill Lane Hildenborough. Deadline Date 9th February 2026.

We leave to the discretion of the planning officer.

- 5.4 [TM/25/02166/FL](#) - Change of use, conversion and extension of Cock Horse Public House (Class A4: Drinking Establishment) to create 3 x houses (Class C3: Residential Use) plus hard and soft landscaping works (Retrospective). The Cock Horse London Road Hildenborough. Deadline Date 9th February 2026.

We leave to the discretion of the planning officer.

- 5.5 [TM/25/02174/NMA](#) - Non-Material Amendment to planning permission for minor changes to the appearance of Plot 2 Barn House. Oakley Farm Eggpie Lane Hildenborough. Deadline Date 9th February 2026.

We leave to the discretion of the planning officer.

- 5.6 [TM/25/02153/FL](#) - Proposed single storey rear extension. 4 Gardeners Hope Riding Lane Hildenborough. Deadline Date 9th February 2026.

We leave to the discretion of the planning officer.

6. East Peckham Parish Council has applied to Tonbridge and Malling Borough Council to designate a Neighbourhood Plan Area covering the Parish of East Peckham. The designation of a neighbourhood area is the first formal stage in preparing a Neighbourhood Development Plan. TMBC and now seeking views on this application. <https://www.tmbc.gov.uk/east-peckham-neighbourhood-area>

Deadline date 2nd March 2026.

Councillors discussed how it would be beneficial to understand the progress East Peckham Parish Council is making with their Neighbourhood Plan. Hildenborough Parish Council will defer this item to the next planning meeting.

7. **Next Area 1 Planning Committee on Thursday 12th February 2026 at 7.30pm, agenda will be released by TMBC the week before the meeting.**

No comment but anything material is to be reported to the Next Parish Council Meeting.

8. **To consider the draft response to TMBC with regard to S106 monies on the approved development at Riding Farm.**

Draft approved. The Parish Clerk will submit the response to the Planning Obligations Team at TMBC.

9. **WWA Feedback provided by Cllr Batchelor.**

Delayed due to Councillor Batchelor's ill health. Councillors agreed that this item would be added to the agenda for the next full Parish Council meeting, along with an additional agenda item to review the Government's proposed

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reforms to the National Planning Policy Framework and other changes to the Planning Systems, including the merits of responding to the Government's Consultation which closes on 10th March 2026.

- 10. To consider WWA feedback and a framework enabling the Planning Committee to obtain timely professional planning advice during 2025/26 in response to speculative or complex development applications.**

Councillors agreed that this item would be added to the agenda for the next full Parish Council meeting.

- 11. DATE OF NEXT MEETING – Monday 16th February 2026.**

- 12. Meeting End 19.44**