

HILDENBOROUGH PARISH COUNCIL

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

telephone: 07818 329029

Email: clerk@hildenboroughparishcouncil.gov.uk

Website : www.hildenboroughparishcouncil.gov.uk

PLANNING MINUTES PLANNING COMMITTEE Held on 19th January 2026

PRESENT

CLLRS – Sklavenitis, Gorman, and Haugh

Louise Jenner – RFO & Parish Clerk.

1. **APOLOGIES FOR ABSENCE** - Cllr Wills on holiday, Cllr Batchelor 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. **None**
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 5th January were agreed and approved with an amendment to the minutes to include Cllr Batchelor will contact the local medical group regarding their capacity. The Minutes were signed by Cllr Sklavenitis
5. **APPLICATIONS**
 - 5.1 **[25/01936/PA](#)** - T4 (Applicants ref) English oak - Fell. T5 (Applicants ref) Pine - Fell. T6 (Applicants ref) English oak - Fell. T7 (Applicants ref) Weeping Willow - repollard. T8 (Applicants ref) Turkey oak - 2m reduction to reduce weight on the unions. T9 (Applicants ref) Turkey oak- Remove to ground level. Orchard Mains, Coldharbour Lane, Hildenborough.

Leave to the discretion of the Tree Preservation Officer
 - 5.2 **[TM/25/02127/AGN](#)** - Prior Approval Notification under Schedule 2, Part 6 Class A for the erection of an Agricultural storage building. Lower Street Farm Lower Street Hildenborough.

Leave to the discretion of the Planning Officer.
 - 5.3 **[TM/25/02150/AGN](#)** - Prior Approval Notification under Schedule 2, Part 6 Class A for the erection of an agricultural storage building. Agricultural Land Northwest Of Bank Wood Bank Lane Hildenborough.

Leave to the discretion of the Planning Officer

5.4 [25/01976/PA](#) - Proposed development of up to 350 no dwellings with associated access, landscaping open space, drainage and associated works. COBLANDS NURSERY, TRENCH ROAD, TONBRIDGE. Deadline date 21st January 2026.

Having reviewed the proposals, Hildenborough Parish Council considers that additional highways conditions should be applied to the development for the following reasons.

The Transport Assessment acknowledges that Links 1, 2 and 3 will experience a significant percentage increase in traffic; however, it does not provide the actual percentage uplift. Without this information, the conclusion that the impact is “not material” cannot be verified. The Parish Council therefore requests that TMBC require the applicant to provide the baseline flows, development flows, and percentage increases for Links 1, 2 and 3 so that the impact can be assessed.

The Parish Council further requests that TMBC consult KCC Highways and require the applicant to submit the missing traffic calculations so that the impact can be assessed transparently and in accordance with KCC’s Transport Assessment guidance.

In addition, any proposed development will place further pressure on existing infrastructure within Tonbridge, Shipbourne and Hildenborough. In light of this, Hildenborough Parish Council requests that the Planning Officer allocates 50% of the Section 106 contributions to Hildenborough within the overall allocation.

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

Councillors noted that Area 1 planning agendas are issued only one week prior to the meeting, which makes it challenging for the Planning Committee to prepare or respond effectively, given that their own meetings are held fortnightly. It was agreed that Cllr Sklavenitis would write to Mike Taylor to raise concerns about the current timings and to request whether Parish Councils could be given greater notice.

7. To consider writing to TMBC with regard to S106 monies on the approved development at Riding Farm.

Councillors noted their disappointment at the lack of Section 106 allocation to Hildenborough and commented on the lower levels of S106 funds allocated to the parish, as also seen with the Oakhill development, where Tonbridge will receive significantly larger contributions despite the development being located within Hildenborough. Councillors further observed that Hildenborough is not included within S106 agreements for Tonbridge-based developments.

It was agreed that Councillors would write to TMBC to express their concerns and to seek clarification on how S106 allocations are determined.

8. WWA Feedback provided by Cllr Batchelor.

Councillors agreed the item be deferred to the next planning meeting.

9. 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 the item be deferred to the next planning meeting.

10. **DATE OF NEXT MEETING – Monday 2nd February 2026.**

Meeting End 19.10