

HILDENBOROUGH PARISH COUNCIL

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

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PLANNING MINUTES PLANNING COMMITTEE Held on 16th February 2026

PRESENT

CLLRS – Sklavenitis, Wills, Batchelor, and Haugh

Louise Jenner – RFO & Parish Clerk.

1. **APOLOGIES FOR ABSENCE** - Cllr Wills and Cllr Gorman on holiday.
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. **Item 5.4 Hildenborough Parish Council cannot comment as they applied for the removal of the dead Ash Trees. Cllr Sklavenitis declared an interest item 5.3**
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 2nd February 2026 were agreed and approved.
5. **APPLICATIONS**
 - 5.1 **[TM/26/00006/TRD](#) Application to discharge condition 1 (details of proposed replacement tree) of TM/25/01704/PA. 31 Meadway Hildenborough.**
Hildenborough Parish Council agreed to submit a representation as they consider the condition requiring the replacement of the removed tree with one of an appropriate size and species that had been placed upon the approved application is reasonable. No documents or justification have been provided within the application to suggest any suitable reason for this condition to be lifted. Therefore, Hildenborough Parish Council suggest that the condition should be upheld.
 - 5.2 **[TM/26/00018/TPOC](#) 1 x dead Oak (standing opposite The Cottage London Road, Hildenborough, Tonbridge, Kent, TN11 8NQ) - Fell as specified. Standing in Area A1 of Tree Preservation Order.**
We leave to the discretion of the Tree Preservation Officer.
 - 5.3 **[TM/26/00011/RD](#) - Details of condition 5 (hard and soft landscaping), condition 12 (refuse storage) and condition 13 (cycle storage) 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**

HILDENBOROUGH PARISH COUNCIL

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 And Russettings Riding Lane Hildenborough.

Cllr Sklavenitis has declared an interest relating to this application. As a result, the Planning committee is no longer quorate and is unable to comment on this application.

- 5.4 **[TM/26/00200/TPOC](#) 2 x dead Ash (shown in applicants photos) - Remove. Standing in Woodland W1 of Tree Preservation Order. Land At West Wood Tonbridge Road Hildenborough.**

Hildenborough Parish Council is unable to comment on this item as it is the applicant.

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.**

Cllr Wynne attended the East Peckham Chair meeting with the meeting notes to be circulated. Cllr Batchelor will draft a reply and circulate should we deem a response appropriate. The item shall be added to the next planning meeting agenda, noting that this is the deadline date. This will allow councilors the opportunity to consider a draft response.

7. **S106 Parish council drop online drop-in session. To discuss any questions that planning committee many have for the S106 Team.**

- How does TMBC determine the split of S106 funds between KCC, TMBC, and Parish Councils?
- What weight is given to Parish Council Infrastructure Plans when S106 allocations are considered?
- How can Parish Councils strengthen their Infrastructure Plans so they carry greater weight? For example, do quotations and inflation-adjusted costings increase the likelihood of securing S106 funding?

8. **Area 1 Planning Committee on Thursday 12th February 2026 Land West of 103 London Road – Councillor feedback from meeting.**

Cllrs noted Cllr Mark Rhodes' email with feedback on The Meeting. And by way of further information, Cllr Batchelor explained that the resolution to refuse the application was initially tied at 6 votes each, and the resolution was only passed by the chair casting his deciding vote in favour of it.

But because the resolution was contrary to the Officer's Recommendation, it is deemed to be a 'recommendation' only under Rule 15:24 and the application is adjourned until the next Area 1 committee meeting (currently scheduled for 26th March) to enable the Director of Central Services (& Monitoring Officer) to report on the possibility of costs or compensation being awarded against the Council if the

HILDENBOROUGH PARISH COUNCIL

application is determined in that way. And if the report indicates that there is a likelihood of '*significant costs*' being awarded against the Council (deemed to be **£5,000** or more at the date of the meeting), then the Committee can't determine the application contrary to the advice contained in the report, and any further resolution to determine it in that manner will also be a '*recommendation*' only and the application shall stand adjourned to Council for determination.

Post Meeting Note

The Cabinet are to consider changes to Rule 15.24 at their meeting on 24th February 2026 (Item 16 on the Agenda) and the pertinent papers are on pages 387-390 of the Public Agenda Pack which can be accessed via this link:

<https://democracy.tbmc.gov.uk//mgChooseDocPack.aspx?ID=6030> . In short, the proposal is that henceforth a financial threshold of **£50,000** or more should apply, calculated by reference to estimated costs of the Council in defending any appeal together with any potential liability to pay the costs of the appellant in the event of an adverse costs award.

9. DATE OF NEXT MEETING – Monday 2nd March 2026.