

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 2nd March 2026

PRESENT

CLLRS – Wills, Batchelor, Gorman and Haugh

Louise Jenner – RFO & Parish Clerk.

1. **APOLOGIES FOR ABSENCE** - Cllr Sklavenitis 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.
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**
Councillors agreed to defer signing the minutes of 16th February. Cllr Sklavenitis was not present at the meeting but had emailed regarding a possible amendment. The Clerk had not received confirmation at the time of the meeting, so approval of the minutes will be carried forward to the next session.
5. **APPLICATIONS**
 - 5.1 **TM/26/00015/TNCA** - Laurel Hedge: Reduce the height to be level with the property's gutters, and bringing in one side face (the gate side) to be in line with the client's gate post. Acer: Reduce height by approximately two metres to a natural form. Remove two lower secondary limbs to source on house side. Rowan: Remove deadwood, epicormic growth, and intertwining branches, totalling no more than a 10% reduction. Martins Coldharbour Lane Hildenborough. Deadline Date 16th March 2026.
We leave to the discretion of the Tree Preservation Officer.
 - 5.2 **TM/26/00012/FL** - Proposed outside kitchen building in the grounds of a listed building. The kitchen building is a timber framed building made up of a kitchen and separate store. 83 Tonbridge Road Hildenborough.
Deadline Date 9th March 2026.
We leave to the discretion of the Listed Building Officer.
 - 5.3 **TM/26/00102/RD** - Details of condition 4 (Landscape and Boundary treatment) Pursuant to Planning permission TM/23/03498/FL Proposed conversion of redundant barn to a single 1 x 4-bedroom detached house. Revised proposal of

HILDENBOROUGH PARISH COUNCIL

TM/21/02035/FL. Applewood Barn Nizels Lane Hildenborough. Deadline Date 16th March 2026.

We leave to the discretion of the Planning Officer.

6. <https://www.tmbc.gov.uk/east-peckham-neighbourhood-area> - East Peckham Parish Council has applied to Tonbridge and Malling Borough Council to designate the Parish of East Peckham a Neighbourhood Plan Area. Deadline date 2nd March 2026. As agreed at the last meeting, Cllr Batchelor to draft a reply and circulate it in advance of the meeting if he deems a formal response is appropriate.

We understand East Peckham Council's rationale for wanting to pursue a Neighbourhood Plan, and that must be a matter solely for East Peckham and their Parishioners to decide, not us. We would request that we are kept up to date with the progress of this application.

7. **S106 Parish council drop-in session online with TMBC. To review the meeting minutes and S106 guidance.**

Councillors reviewed the submitted documents and discussed the need for stronger supporting evidence regarding projected costings. Members considered the criteria for items that can or cannot be included within the Parish Infrastructure Plan and noted the importance of aligning proposals with eligible infrastructure categories. The Council also discussed the ability of Hildenborough Parish Council to request Section 106 contributions when planning applications are submitted within the wider area, including applications made in neighbouring Tonbridge.

It was agreed that a further, more detailed discussion is required, and an item will be added to the next Parish Council meeting agenda.

8. **To consider WWA feedback and a framework enabling the Planning Committee to obtain timely professional planning advice during 2025/26, including responding to speculative and/or complex development applications as necessary.**

Councillors reviewed the feedback provided by WWA and Cllr Batchelor provided an update. It was agreed that Cllr Batchelor will contact WWA to request a formal written proposal, including clarification on the number of hours to be provided, the terms relating to any unspent funds, and whether unspent amounts would be returned.

Members discussed the implications for planning committee expenditure and noted that, subject to approval of a retainer by the full Parish Council, the Planning Committee would not require independent spending powers. Instead, the Committee would operate under delegated authority to instruct WWA in relation to relevant planning applications.

Councillors agreed that an item will be added to the agenda for the next full Parish Council meeting to seek approval for the proposed retainer.

9. **To consider the Government's proposed reforms to the National Planning Policy Framework and related planning changes and whether (and if so how) to respond to the Consultation (closing 10 March 2026), including reviewing the Chair's Meeting Minutes and the associated draft template letters for Parish Councils & Residents.**

Councillors discussed at length the recent changes to the National Planning Policy Framework including contradicting case law seen at the High Court and the potential implications for Hildenborough. Members noted that the Council does not currently

HILDENBOROUGH PARISH COUNCIL

have sufficient resources to prepare a comprehensive or technically robust response. It was further observed that the templates shared by another Parish Council did not address material planning considerations and were therefore not suitable for circulation.

Councillors reviewed the proposed fee from WWA and considered the need for professional planning support. The Parish Clerk advised that although she currently holds delegated authority for the month due to the absence of a Parish Council meeting, this delegation is limited to pre-approved spending and emergency works required to prevent damage to council buildings or public spaces. The Clerk confirmed that this delegation does not extend to authorising the WWA expenditure.

10. Area 1 Planning Committee on 26th March 2026. Cllr Sklavenitis will contact Cllr Mike Taylor to ask whether written representation may be accepted.

Cllr Batchelor provided Councillors with an overview from the last area 1 meeting and noted the post meeting note from the last planning meeting. Cllr Sklavenitis wasn't present but councillors agreed there was little harm to submit a written response in relation to application 103 London Road that had been previously circulated.

11. Local Plan update.

Councillors discussed the Regulation 19 stage of the Local Plan and discussed the implications of the changes to the National Planning Policy Framework. Members noted that the revised NPPF may significantly influence future development expectations and planning policy within Hildenborough.

12. DATE OF NEXT MEETING – Monday 16th March 2026.

The Chair to move that the press and public to be excluded from the remainder of the meeting.

CONFIDENTIAL ITEMS

13. A review of activities and the way forward, including resources, risks and priorities, and the Housing Requirement Figure for the Hildenborough Neighbourhood Area.

This item was covered by the discussions above. This item will be added to the next meeting agenda.

Meeting End 20.03