

HILDENBOROUGH PARISH COUNCIL

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

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MINUTES PLANNING COMMITTEE Held on 27th April 2026

PRESENT

CLLRS – Sklavenitis, Wills, Batchelor, Haugh and Leeson.

Louise Jenner (Parish Clerk & RFO)

1. APOLOGIES FOR ABSENCE – Cllr Gorman work commitments.

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 Wills Item 5.14 & 5.15, Cllr Haugh item 5.13, Cllr Leeson item 5.4. All Cllrs declared an interest in item 5.6 Parish owed West Wood tree works.

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 13th April 2026 were agreed and approved.

5. APPLICATIONS

5.1 [DC/26/00375/FL](#) Single storey front extension and relocation of front entrance, two storey side square bay window, two storey rear extension and front extension to existing garage. 18 Knowsley Way Hildenborough. **Deadline Date 29th April 2026.**

The Parish Council notes a discrepancy in the proposed materials, as the materials listed on the application form do not match those shown on the drawings. The Parish Council therefore requests clarification regarding the materials intended for use.

5.2 [DC/26/00363/FL](#) Renovation and refurbishment of existing cold water pool. Coldharbour Farm Coldharbour Lane Hildenborough. **Deadline Date 29th April 2026.**

We leave to the discretion of the Planning Officer.

5.3 [DC/26/00370/FL](#) Section 73 application to vary condition 2 (plans List) of planning permission [TM/25/00452/FL](#) Proposed erection of 1 new residential dwelling. To make changes to windows and porch. Willow Tree Stables Vines Lane Hildenborough. **Deadline Date 30th April 2026.**

We leave to the discretion of the Planning Officer.

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- 5.4 [26/00373/LDE](#) **Lawful Development Certificate Existing : Use of building and land edged red on the attached Location Plan as a Class C3 dwelling. Resubmission of (25/01979/LDE). Land West Of Little Foxbush Cottage Noble Tree Road Hildenborough. Deadline Date 1st May 2026.**
We leave to the discretion of the Planning Officer.
- 5.5 [TM/26/00279/RD](#) **Details of Condition 7 (Landscaping Plan and boundary treatment) submitted pursuant to planning permission TM25/01249/PA (Section 73 application varying the wording of condition 3 (approved plans and documents) to regularise the works of Planning application TM/23/03219/PA Demolition of existing outbuildings and replacement with new gym/pool room, garages and partial infilling of swimming pool). Roughetts Coldharbour Lane Hildenborough. Deadline Date 4th May 2026**
Councillors noted that this application has already been determined by TMBC. Members agreed the Clerk's draft letter would write to TMBC to note: (1) the incorrect consultation deadline; (2) that the Parish Council had not been consulted; and (3) that neighbour concerns should be formally logged.
- 5.6 [TM/26/00361/TPOC](#) **50 dead Ash trees (applicants ref. G001): Fell, Removal of dead stems, saplings, grasses and Brambles to widen ride 001 as specified in tree Safety Report dated 27th February 2026. Standing in Woodland W1 of Tree Preservation Order. Land At West Wood Tonbridge Road Hildenborough. Deadline Date 4th May 2026.**
No comment.
- 5.7 [TM/26/00356/FL](#) **Proposed detached two storey outbuilding to rear garden (Amendment to Previous Approval Ref: TM/18/02872/FL). Nizels Oast Nizels Lane Hildenborough. Deadline Date 4th May 2026.**
The Planning Committee request that TMBC verify the Land Registry title prior to determining the application. Members noted that two neighbours have reported that the red-line boundary is incorrect and that this requires clarification.
The Planning Committee raise concerns regarding the significant increase in bulk and massing, together with the proposed rise in ridge height, which materially alters the scale and appearance of the building
- 5.8 [26/00415/LB](#) - **Listed Building Application: Installation of internal perimeter walling to room with ceiling over. Latters Barn 1A Hill View Road Hildenborough. Deadline Date 4th May 2026.**
We leave to the discretion of the Listed Building Officer.
- 5.9 [TM/26/00371/FL](#) - **Single storey rear extension, loft conversion, facade and fenestration updates, internal alterations and landscape alterations to suit. Russet Tiles Mill Lane Hildenborough. Deadline date 4th May 2026.**
We leave to the discretion of the Planning Officer.
- 5.10 [TM/26/00410/RD](#) - **Details of Conditions 4 (Badger survey), 5 (Non Native species management), 7 (Biodiversity Enhancement Plan), 9 (External materials), 10 (Drainage strategy), 11 (Waste storage and recycling), 12 (Secure cycle storage), 13 (Landscaping) and 14 (Construction Management Plan) submitted pursuant to planning permission TM/25/01136/FL (Change of use of and from equestrian to residential and replacement of stables with 1 x 3 bedroom Self-Build dwelling). Pond Paddocks London Road Hildenborough. Deadline Date 4th May 2026.**
We leave to the discretion of the Planning Officer.

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- 5.11 [TM/26/00268/FL](#) - Revised scheme to extant planning permission 11/01465/FL (single storey rear extension and insertion of windows within gables) replacing the roof lights with extension glazed gable end. 5 Copse Road Hildenborough. Deadline date 11th May 2026.
We leave to the discretion of the Planning Officer.
- 5.12 [TM/26/00415/LB](#) - Listed Building Application: Installation of internal perimeter walling to room with ceiling over. Latters Barn 1A Hill View Road Hildenborough. Deadline date 11th May 2026.
Item 5.12 is a duplicate item of 5.8.
- 5.13 [TM/26/00481/FL](#) - Demolition of garage and chimney and construction of single storey side extension and porch extension to front. First floor extension to create chalet bungalow with dormers to front and rear. 57 Brookmead Hildenborough. Deadline Date 11th May 2026.
We leave to the discretion of the Planning Officer.
- 5.14 [TM/26/00436/FL](#) - Demolition of existing side extension and erection of single storey side extension. 47 Brookmead Hildenborough. Deadline date 11th May 2026.
We leave to the discretion of the Planning Officer.
- 5.15 [TM/26/00686/LB](#) - Listed Building Application: single storey garden studio for use as a home office. 2 Club Cottages Riding Lane Hildenborough. Deadline Date 11th May 2026.
The Planning Committee raise concerns regarding the proposed materials to be used within this in this application. The materials used are discordant with the listed building located on the site.
The Planning Committee also noted that the proposed floor plan includes a WC, which is not referenced on the application form. Councillors are concerned that the use of the building, combined with the internal layout, may indicate a different intended use of the building than stated.
- 5.16 [TM/26/00462/FL](#) - Erection of conservatory to rear (revised design). 8 Church Road Hildenborough. Deadline Date 11th May 2026.
We leave to the discretion of the Planning Officer.
- 5.17 [26/00694/PIP](#) - Permission in Principle for up to 2 dwellings. Noble Tree End Philpots Lane Hildenborough. Deadline Date 11th May 2026.
Councillors reviewed the application and documents and agreed to request extra time. The Parish Clerk will write to the officer to request more time to allow the planning committee to draft a response.
- 5.18 [26/00230/OA](#) - Outline planning application (all matters reserved except for means of access from Tonbridge Road) for residential development of up to 40 dwellings and associated works. Land Rear Of 100 Tonbridge Road Hildenborough. An extension of two weeks was granted by TMBC. Deadline Date 4th May.
Councillors reviewed the draft response documents, together with the annexed supporting information, and discussed the item at length. The Planning Committee approved that Cllr Leeson and Cllr Batchelor were sending additional comments for inclusion.
- 5.19 [TM/26/00424/DR3](#) - Erection of a new leisure centre to facilitate the relocation of the Angel Leisure Centre. Sovereign Way Mid Car Park

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Sovereign Way. An extension of two weeks was granted by TMBC. Deadline Date 4th May 2026.

Councillors reviewed the documents and the reviewed submitted responses from other consulted parties. The Planning Committee agree with the objections raised and discussed how the application would affect the residents of Hildenborough. The outline draft points for the response was agreed to be submitted to TMBC. Due to the consultation deadline falling before the next scheduled meeting, the Committee delegated authority to the Cllr Batchelor, in consultation with the Chair, to finalise the representation to TMBC

6. Full Council Meeting 21st April 2026 – Application 103 Tonbridge Road on TMBC meeting agenda.

Noted.

7. For the Planning Committee to review and discuss the Planning Committee Terms of Reference, with a view to presenting them to the full Parish Council meeting.

Councillors reviewed and approved the draft Planning Committee Terms of Reference for presentation to the Full Council.

8. For councillors to discuss the Shipborne and Hildenborough Parish Council Neighbourhood Plans.

Councillors noted that the item should refer to East Peckham's Neighbourhood Plan. The East Peckham Parish Neighbourhood Area was approved by TMBC on 9 April 2026.

Members were informed that, at a recent event, a KCC Councillor suggested that the Government may be considering Option 4B/4D. Under this option, the area of East Peckham Parish would be divided between two new unitary councils.

The Parish Clerk was asked to circulate to councillors the details of each option for information.

9. Local Plan

Cllr Sklavenitis updated Councillors that Cllr Wynne reported that she had attended a recent KACL meeting and that meeting notes would be circulated in due course. It was noted conflicting views between TMBC officers and TMBC councillors regarding whether the Regulation 19 Local Plan deadline is achievable.

10. WWA to discuss if their support is required for any of the above listed applications.

Not required at present. Parish Clerk to contact WWA to request a time sheet with each invoice.

The Parish Clerk will chase the police and KCC for the updated crash data for the B245.

11. DATE OF NEXT MEETING – Monday 11th May 2026.

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

Meeting End 21.09