

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

MINUTES PLANNING COMMITTEE Held on 11th May 2026

PRESENT

CLLRS – Sklavenitis, Wills, Gorman, Haugh and Leeson.
Louise Jenner (Parish Clerk & RFO)

1. **APOLOGIES FOR ABSENCE** – Cllr Batchelor family 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 Sklavenitis Item 5.6
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 27th April 2026 were agreed and approved.
5. **APPLICATIONS**
 - 5.1 **[TM/26/00501/FL](#) - Demolition of existing garage and construction of two storey side extension. 36 Meadway Hildenborough. Deadline Date 18th May 2026.**
We leave to the discretion of the planning officer.
 - 5.2 **[TM/26/00367/FL](#) - Retrospective application for the installation of a timber-framed pergola with a translucent polycarbonate roof covering to the side elevation of the existing detached dwelling. Due to the site's natural topography, the structure features a graduated height (ranging from 2.75m at the side gate to 2.9m at the garden entrance) and a tapering width (1.34m at the front, widening to 2.54m at the rear). The pergola is attached to the side masonry wall, designed to follow the architectural transition between the ground-floor brickwork and the first-floor white-painted masonry finish. The proposal includes black PVC rainwater goods to ensure managed drainage within the site boundary.
1 Tonbridge Road Hildenborough. Deadline date 26th May 2026.**
We leave to the discretion of the planning officer.
 - 5.3 **[TM/26/00488/FL](#) Single storey rear extension, nine skylights increased height of 2 roundel windows and 3 dining room windows, internal alterations to the first floor, remove existing stair and insert new stair in the roundel**

HILDENBOROUGH PARISH COUNCIL

(part retrospective). The Oast House, Philpots Lane Hildenborough.

Deadline Date 26th May 2026.

We leave to the discretion of the planning officer.

- 5.4 [TM/26/00466/FL](#) Demolition of existing conservatory and construction of a single storey rear extension. 81 Brookmead Hildenborough. **Deadline Date 26th May 2026.**

We leave to the discretion of the planning officer.

- 5.5 [TM/26/00509/FL](#) & [TM/26/00793/LB](#)
Demolish existing conservatories and build new in powder coated aluminium and glass. 4 Francis Cottages London Road Hildenborough. **Deadline Date 26th May 2026.**

We leave to the discretion of the planning officer.

- 5.6 [TM/26/00546/RD](#) Details of Conditions 3 (Materials) and 9 (Foul and surface water) submitted pursuant to planning permission TM/25/00195/PA (Demolition of existing dwelling and construction of two replacement detached properties. Associated landscaping alterations). 6 Half Moon Lane Hildenborough. **Deadline Date 26th May 2026.**

We leave to the discretion of the planning officer.

- 5.7 [TM/26/00584/RD](#) - Details of Conditions 3 (External materials), 4 (Boundary treatments), 5 (Access, car and cycle provision and turning area), 6 (Levels), 8 (Soft landscaping), 9 (Tree protection plan), 10 (Tree felling/pruning specification), 11 (Bird and bat boxes) and 12 (External lighting) submitted pursuant to planning permission TM/25/00452/PA (Proposed Erection of 1 new residential dwelling). Willow Tree Stables Vines Lane Hildenborough. **Deadline Date 26th May 2026.**

We leave to the discretion of the planning officer.

- 5.8 [26/00545/FL](#) Demolition of existing garage and dining room, construction of two storey side extension and single storey rear extension, alterations to fenestrations, pergola to rear. 20 Bramble Close Hildenborough. **Deadline Date 26th May 2026.**

We leave to the discretion of the planning officer.

- 5.9 [26/00694/PIP](#) - Permission in Principle for up to 2 dwellings. Noble Tree End Philpots Lane Hildenborough. **Deadline Date 14th May 2026.**

Councillors reviewed the draft response to ensure that all key points were included, including concerns about the Green Belt/Grey Belt assessment and highways issues relating to limited visibility and the 60mph speed limit. It was also noted that KCC had not been consulted. Councillors agreed that the draft response should be submitted by the Parish Clerk.

- 5.10 [TM/26/00424/DR3](#) - Erection of a new leisure centre to facilitate the relocation of the Angel Leisure Centre. Sovereign Way Mid Car Park Sovereign Way

An extension of two weeks was granted by TMBC. Deadline Date 14th May 2026

Councillors reviewed the circulated draft and discussed the key issues raised by Hildenborough residents, including the shortage of hall space for community groups, parking pressures, highways concerns, and flooding. Councillors agreed to consider the proposed amendments, and the final version will be submitted the Parish Clerk on 14 May 2026.

HILDENBOROUGH PARISH COUNCIL

6. [TM/26/00279/RD](#) - Roughetts Coldharbour Lane Hildenborough. TMBC
Planning responses to passed deadline date for comments. – Noted
7. **Local Plan**
Councillors discussed South East Water and Southern water responses.
8. **WWA to discuss if their support is required for any of the above listed applications.**
Councillors noted that support is not required at present. It was further noted that the six-month period ends in October 2026, and that WWA require two months' notice to end the contract. This notice period would fall in August, when no Parish Council meeting is held. A decision will therefore need to be made at the July Parish Council meeting.
Councillors will review the contract at the June Planning Committee meeting. The Parish Clerk will add this item to the agenda for the meeting on 22 June.
9. **DATE OF NEXT MEETING – Tuesday 26th May 2026.**
The Chair to move that the press and public to be excluded from the remainder of the meeting.

Meeting End 19.39