

# HILDENBOROUGH PARISH COUNCIL

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

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## MINUTES PLANNING COMMITTEE Held on 8<sup>th</sup> June 2026

### PRESENT

CLLRS – Sklavenitis, Wills, Haugh, Batchelor 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 Batchelor declared an interest in item 6.5, Cllr Gabriel declared an interest in item 6.5 and 6.6, Cllr Sklavenitis declared an interest in item 6.4.

#### 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. ELECTION OF CHAIR OF PLANNING

Councillor Wills was proposed by Councillor Sklavenitis and seconded by Councillor Batchelor. It was resolved unanimously that Councillor Wills be elected as Chair of Planning.

#### 5. MINUTES OF THE PREVIOUS MEETINGS. – 26<sup>th</sup> May 2026

The minutes of the previous meeting were approved and signed.

#### 6. APPLICATIONS

##### 6.1 [TM/26/00675/LDP](#) Erection of two timber framed roundhouses within domestic curtilage. Brook Cottage Leigh Road, Hildenborough. **Deadline Date not available.**

Councillors noted that there were no documents available on the portal and were therefore unable to comment on the application. The Parish Clerk will make the Planning Department at TMBC aware.

##### 6.2 [TM/26/00743/FL](#) Single storey building to accommodate home gym. Tetley Barn Horn Lodge, Shipbourne Rd, Tonbridge. **Deadline 9<sup>th</sup> June 2026.**

The Planning Committee has previously commented on this application and its comments can be seen on the TMBC Planning Portal.

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- 6.3** [TM/26/00755/FL](#) **The erection of 5 dwellings with garages, and associated private amenity space, landscaping and parking. Gatehouse Nursery, Coldharbour Lane, Hildenborough Deadline Date 18<sup>th</sup> June 2026**

The Planning Committee reviewed the draft response and noted an error regarding the direction of the plot location. The Planning Committee discussed the definition of the land as agricultural or commercial, the location of the public sewer across the site, and the sustainable drainage systems (SuDS) within the application. The Planning Committee agreed that the amended draft response be submitted to TMBC.

- 6.4** [TM/26/00777/FL](#) **Replacement and extension to existing swimming pool and utility building, installation of air source heat pump and associated development. Chequers Dairy, 105B Tonbridge Rd, Hildenborough. Deadline 10<sup>th</sup> June 2026**

We leave to the discretion of the Planning Officer.

- 6.5** [TM/26/00806/FL](#) **Conversion of the attic space to habitable rooms with hip to gable extension and dormer windows. Construction of first floor side extension over existing with roof lights to the new kitchen pitched roof. Construction of a porch to front of the property. Conversion of the garage to living accommodation with bay window to match existing. Repositioning of solar panels. Erection of car port to front of site with parking spaces and extended permeable driveway.**

**15 Stocks Green Rd, Hildenborough. Deadline Date 12<sup>th</sup> June 2026**

We leave to the discretion of the Planning Officer.

- 6.6** [TM/26/00811/FL](#) **Single storey rear extension, open porch and associated works. 24 Knowsley Way, Hildenborough. Deadline Date 13<sup>th</sup> June 2026**

We leave to the discretion of the Planning Officer.

- 6.7** [TM/26/00979/FL](#) **- Formerly River Centre Car Park Medway Wharf Road Tonbridge Kent. Redevelopment of the former car park with a 7 to 9 storey building comprising of 118 residential units, car and cycle parking, refuse storage and facilities, roof terrace and landscape and biodiversity enhancements. Deadline date 22<sup>nd</sup> June 2026.**

The Planning Committee supports the appropriate development of brownfield sites and requests that TMBC secure S106 contributions for the benefit of Hildenborough Parish.

The Planning Committee agreed to add this item to the next Planning Committee agenda, in order to allow Councillors additional time to review consultee responses. Southern Water, for example, have advised a 21-day response time.

- 7. To finalise a list of approved planning consultants along with costs to present to the Parish Council.**

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Councillors agreed to add WWA with services up to £3000, DHA Planning (Cllr Leeson to chase costs), Cllr Batchelor to chase costs from contacts.

**8. Local Plan**

Update to be provided at the Parish Council meeting regarding timings from TMBC.

**9. WWA to discuss if their support is required for any planning applications.**

The Planning Committee confirmed that WWA's contract will be reviewed at the next Planning Committee meeting before being referred back to Full Council in July.

The Planning Committee discussed the use of WWA's services to review the previous representation for planning application reference 25/01693/PIP — Land West of 103 Tonbridge Road, Hildenborough — now that the application is proceeding to the Planning Inspectorate for appeal.

The Planning Committee agreed to seek WWA's professional input to review the submitted documents and any additional documents submitted by the applicant. The Planning Committee is to seek clarification from WWA on whether there is anything further that Hildenborough Parish Council should be putting forward in respect of this application

**10. DATE OF NEXT MEETING – Monday 22nd June 2026.**

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

Meeting End 19:52