

HILDENBOROUGH PARISH COUNCIL

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

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MINUTES

PLANNING COMMITTEE

Held on 22nd June 2026

PRESENT

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

Louise Jenner (Parish Clerk & RFO)

1. **APOLOGIES FOR ABSENCE – None**

2. **DISCLOSABLE PECUNIARY AND OTHER INTERESTS – None**

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 MEETINGS. – 8th June 2026**

The minutes of the previous meeting where approved and signed.

5. **APPLICATIONS**

5.1 **[TM/26/00919/FL](#) - Installation of 20 x solar PV panels to existing roof.**

17 Hildenbrook Farm Hildenborough.

Deadline date: 29th June 2026.

We leave to the discretion of the Planning Officer.

5.2 **[TM/26/00987/FL](#) - Single storey rear extension and all associated works. 47**

Hilden Park Road Hildenborough Tonbridge Kent TN11 9BN

Deadline date: 2nd July 2026.

Comment as per the below application.

5.3 **[TM/26/00988/LDP](#) - Lawful development Certificate Proposed: Conversion of loft to habitable room incorporating hip to gable with Juliet balcony in gable end, 2 side dormers and rooflight in the front roofslope. 47 Hilden Park Road Hildenborough Tonbridge Kent TN11 9BN.**

Hildenborough Parish Council wishes to draw the attention of the planning officers to a concern regarding the submitted drawings for the above application. The windows shown at roof level on the side flanks of the proposed development do not appear to include top-light openings.

5.4 **[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 22nd June 2026.**

Comments previously submitted, no further comment.

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6. **To consider applications that will be referred to The Planning Committee meeting at TMBC on Wednesday 23rd June 2026 :**

- a) **TM/25/00713/PA - Land North of Fir Tree Farm, Riding Lane, Hildenborough.** No further comment.
- b) **TM/24/00733/PA - Riding Farm, Riding Lane, Hildenborough, Tonbridge TN11 9LN.**

Hildenborough Parish Council notes there are unresolved issue with the application.

The Parish Council notes that the proposed access to the site requires the use of third-party land over which the applicant does not appear to have control. There is a public footpath that runs through the application site and a bridleway in the vicinity. The Parish Council would also raise concerns regarding the drainage issues and the surface water flooding that occurs in this location. The Parish Council notes that there is no footpath connecting the development site to the village or its amenities, rendering the site accessible only by private motor vehicle.

The Parish Council has reviewed the draft Section 106 agreement and is concerned that only 16% of the S106 contributions are currently allocated to Hildenborough. This is inadequate given that the development site lies entirely within the Hildenborough Parish and that its impacts will be borne almost exclusively by the local Hildenborough community.

7. **Consultation on Planning Appeal (25/01693/PIP) – Letter received from TMBC.**

The committee agreed to add this item to the next planning committee meeting agenda to allow time for the WWA response to be reviewed.

8. **Local Plan** – No update.

9. **WWA to discuss if their support is required for any planning applications. -**
None

10. **To review the WWA contract and how the Planning Committee wish to proceed with a view of providing feedback to the next Parish Council Meeting.**

The Planning Committee recommends that the Full Council resolves to continue with the WWA contract.

The WWA contract will enable the Planning Committee to access professional support in preparation for the forthcoming Local Plan Regulation 19 stage.

The Planning Committee requests that this recommendation be considered at the next Parish Council meeting.

11. **To review the proposed panel of advisers across relevant disciplines, from whom indicative pricing has been obtained to present to the next Parish Council Meeting.**

Cllr Leeson has a few additional suggestions and would seek indicative prices to share with the planning committee.

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12. The Hildenborough Conservation area.

Councillors discussed the Conservation Area within Hildenborough and considered what further advice or improvements could be made to the area. Councillors agreed that the item be added to the agenda for the next Parish Council meeting for further discussion. Cllr Leeson would seek advice from a conservation contact.

13. The Hildenborough Neighbourhood Plan.

Councillors discussed the Neighbourhood Plan and what it could achieve in relation to both the current Local Plan and the forthcoming Local Government Reorganisation. It was noted that Tonbridge & Malling Borough Council are due to confirm the housing allocation numbers for Hildenborough on 26th June. The Planning Committee agreed that the item be added to the agenda for the next Parish Council meeting for further consideration.

14. DATE OF NEXT MEETING – Monday 6th July 2026.

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

Meeting End 19:49