

HILDENBOROUGH PARISH COUNCIL

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

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MINUTES PLANNING COMMITTEE Held on 20th July 2026

PRESENT

CLLRS – Sklavenitis, Wills, Haugh and Batchelor.

Louise Jenner (Parish Clerk & RFO)

1. APOLOGIES FOR ABSENCE – Cllr Leeson and Cllr Gorman work commitments

2. DISCLOSABLE PECUNIARY AND OTHER INTERESTS –Cllr Batchelor Item 5.3 and Cllr Sklavenitis item 5.2.

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. – 6th July 2026

The minutes of the previous meeting were approved and signed.

5. APPLICATIONS

5.1 [TM/26/01117/FL](#) & [TM/26/01118/LB](#) - Demolition of single storey outbuilding and erection of single storey side/rear extension. Trench Farmhouse Coldharbour Lane Hildenborough. Deadline date 27th July 2026. We leave to the discretion of the Planning Officer and Listed Building Officer.

5.2 [TM/26/00855/TPOC](#) - 1 x twin-stemmed Hornbeam (applicants ref. T48) - Fell and grind out stump. Standing in Woodland W1 of Tree Preservation Order. 1 x dead Oak stump - grind out. Russettings Riding Lane Hildenborough. Deadline date 27th July 2026. No comment

5.3 [TM/26/01093/LB](#) - Listed Building Application: Installation of 9 solar panels on 3 roofslopes and 2 storage batteries. Muddle Cottage Eggpie Lane Hildenborough. Deadline date 3rd August 2026. We leave to the discretion of the Listed Building Officer.

5.4 [TM/26/01178/FL](#) - Two storey side extension, first floor rear extension and front extension with extended porch. The Meadows Leigh Road Hildenborough. Deadline date 3rd August 2026. We leave to the discretion of the Planning Officer

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5.5 [TM/26/01222/FL](#) - Demolition of existing outbuilding, erection of garage and shed. Dove Cottage Lower Street Hildenborough. Deadline date 3rd August 2026.

Hildenborough Parish Council's Planning Committee notes that a garage on this site was previously converted to residential use. The committee would request a condition to restrict parking provision to the use of a garage, the Committee requests that any permission be subject to the following condition:

The garage shall be retained and kept available at all times for the parking of motor vehicles associated with the dwelling, and shall not be converted to, or used as, living accommodation or for any other purpose. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order), the garage shall not be converted, extended or altered in any way that would prevent its use for the parking of motor vehicles without the prior grant of planning permission on an application made to the Local Planning Authority. This requirement shall apply to the dwelling and shall bind all subsequent owners and occupiers, regardless of any change in ownership or occupation.

5.6 [TM/26/01133/FL](#) & [TM/26/01134/LB](#) - Installation of solar panels to roof, including Listed Building Application. Fairhill Riding Lane Hildenborough. Deadline date 27th July 2026.

Hildenborough Planning Committee supports the principle of improving energy efficiency and green energy systems. However, the Committee raises concerns about this proposal.

Fairhill is an important listed building which sits in an open setting and is visible from all directions, and the panels would be clearly seen from more distant vantage points. The Committee considers that the panels, on this roof slope, would be unsympathetic to the building's special architectural and historic character.

While the Committee supports green energy solutions in principle, in this case the installation would be clearly visible, and the Committee therefore raises concerns.

- 6. Local Plan –** Noted that Cllr Boughton (TMBC) has started an online petition to Government calling for no new building without adequate water provision. It was clarified that individual councillors are free to sign or respond in a personal capacity, but not on behalf of the Parish Council.
- 7. WWA to discuss if their support is required for any planning applications. –**
None
- 8. 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. –** Prices are awaited from 4 companies; this item shall be added to the next agenda.
- 9. Conservation Area — Review of Document and Framework**
The Parish Council has delegated authority to the Planning Committee to review the conservation area document and framework. To consider the

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document and framework and to agree a report or recommendation to the Parish Council on how it should proceed.

The Committee considered the Conservation Area document and framework under its delegated authority. It noted that TMBC has indicated it may carry out a conservation area review in Autumn 2026.

It was agreed that the item be added to the next Planning Committee agenda for further discussion.

10. Neighbourhood Plan — Feasibility Report

To consider the feasibility of a Neighbourhood Plan, taking into account the emerging Local Plan and Local Government Reorganisation, and to agree a feasibility report to be brought back to Full Council.

The Committee considered the feasibility of preparing a Neighbourhood Plan, considering the emerging Local Plan and Local Government Reorganisation (LGR).

Members discussed the timing of a Neighbourhood Plan against the risks involved. It was noted that no grant funding was expected to be available, with the cost of preparing a plan estimated at between £18,000 and £20,000.

Members further noted that a Neighbourhood Plan would not, in itself, reduce the number of homes to be built within the parish.

The Committee discussed the considerable uncertainty affecting the wider planning framework. This included the emerging new National Planning Policy Framework (NPPF), recent changes of leadership within Government including the appointment of a new Housing Minister, and the impact of Local Government Reorganisation. Under LGR, TMBC and KCC are expected to be replaced by a new West Kent authority, which would in due course prepare its own Local Plan. Members also noted concern that TMBC had built no new social housing in the last year.

Having weighed these factors, the Committee agreed that the item be added to the agenda of the next Planning Committee meeting.

11. DATE OF NEXT MEETING – Monday 3rd August 2026.

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

Meeting End 19.52