

HILDENBOROUGH PARISH COUNCIL

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

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MINUTES PLANNING COMMITTEE Held on 6th July 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. – 22nd June 2026**
Cllr Batchelor raised an item regarding TMBC being invited to attend the Parish Council meeting. The matter would be raised again during this meeting.
The minutes of the previous meeting were approved and signed.
5. **APPLICATIONS**
 - 5.1 [TM/26/01006/FL](#) & [TM/26/01007/LB](#) - Rear and side extensions with internal alterations. Changes to front door, porch and steps. Roof alterations including new rooflights & Listed Building Application. Pembroke Lodge 162 Tonbridge Road Hildenborough. Deadline date 13th July 2026.
We leave to the discretion of the Planning Officer.
 - 5.2 [TM/26/01019/LDP](#) Lawful Development Certificate Proposed: Conversion of two flats into a single dwelling involving the removal of a kitchen at first floor. 13 Byrneside Hildenborough. Deadline date 13th July 2026.
We leave to the discretion of the Planning Officer.
 - 5.3 [TM/26/00969/FL](#) - Section 73 application to vary condition 2 (Plans List) of planning permission TM/23/01030/FL (Removal of existing attached garage and construction of single storey side and rear extensions) to change the flat roof to pitch on the side extension and add a window to the ground floor front elevation.
82 Brookmead Hildenborough. Deadline date 20th July 2026.
We leave to the discretion of the Planning Officer.

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5.4 [TM/26/01108/LDP](#) Lawful Development Certificate Proposed: Conversion of garage to habitable room with new internal door. 6 Fairfield Way Hildenborough. Deadline date 20th July 2026.

We leave to the discretion of the Planning Officer.

5.5 [TM/26/01203/TNCA](#) 1 x Weeping Willow (applicants ref. T1) - Crown reduce by approximately 50% to historical pollarding points. (1 x dead Oak (applicants ref. T2) - Fell to ground level). Roughetts Coldharbour Lane Hildenborough. Deadline date 20th July 2026.

We leave to the discretion of the Tree Preservation Officer.

5.6 [26/01117/FL](#) & [26/01118/LB](#) - Demolition of single storey outbuilding and erection of single storey side/rear extension. Trench Farmhouse Coldharbour Lane Hildenborough. Deadline date 20th July 2026.

We leave to the discretion of the Planning Officer & Listed Building Officer.

6. Consultation on Planning Appeal (25/01693/PIP) – Letter received from TMBC. To review WWA response.

Councillors discussed the draft response; the planning committee were awaiting the final WWA version for approval. The Parish Clerk would circulate on arrival and request any final alterations via email and agreed that the final version provided by WWA would be submitted no later than 9th July 2026.

7. Local Plan

Councillors discussed the local plan and the Housing Allocation number for Hildenborough. The Parish Clerk is to write to Matt Boughton to invite him to the Parish Council meeting and provide the below questions to advance.

1. Please could you clarify what the housing numbers allocated to Hildenborough through the Local Plan mean in practice, and how these relate to the indicative housing figure for the parish? We'd find it helpful to understand whether these are the same figure or two distinct numbers, and what each implies for the level of development expected?
2. We understood that a conservation area review would be carried out ahead of the Regulation 19 stage, and that the Parish Council would be consulted on it. We don't believe we've received anything on this. Please could you confirm the current status of that review and when we can expect to be consulted?
3. If Hildenborough continues to pursue a Neighbourhood Plan, how would that sit alongside the emerging Local Plan — for example, in terms of housing allocations?

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

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- 9. 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.** WWA have provided a list of leading consultants through memorandums of understanding. Cllr Batchelor will contact WWA for outlined costs. Cllr Leeson will follow up with the Conservation Consultant. The Parish Clerk will add all the current prices into one document.
- 10. DATE OF NEXT MEETING – Monday 20th July 2026.**

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

Meeting End 19.43