

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 17th August 2026

Present

Cllrs – Sklavenitis, Wills, Leeson, Haugh and Batchelor

Louise Jenner, Parish Clerk

1. Apologies for Absence

Cllr Gorman.

2. Disclosable Pecuniary and Other Interests

None declared.

3. Public Open Session

Members of the public may speak under this item as long as notice has been provided to the Clerk. None present.

4. Minutes of the Previous Meeting – 3rd August 2026

The minutes of the previous meeting were approved and signed.

5. Applications

5.1 TM/26/01386/TPOC

1 x dead Ash (standing adjacent to driveway entrance of 105 Tonbridge Road at what3words location [///ruby.smart.pardon](https://www.what3words.com/ruby.smart.pardon)) – fell as specified. Standing in Woodland W1 of Tree Preservation Order. Tonbridge Road, Hildenborough. Deadline date 17th August 2026.

No comment; TMBC decision already determined.

5.2 TM/26/01426/TPOC

Trees standing in Woodland W1 of Tree Preservation Order – root pruning necessary to enable repair of leak (excavation along part of red line annotation on submitted plan) in highway/highway verge opposite Oakhurst Farmhouse, Bank Lane, Hildenborough. Deadline date 17th August 2026.

No comment; TMBC decision already determined.

5.3 TM/26/01442/CNA

Consultation by Sevenoaks District Council: change of use of existing agricultural building to flexible commercial use within E(g)(ii), with associated changes to elevations, access, parking, landscaping and associated infrastructure. Great Hollenden Farm, Mill Lane. Deadline date 31st August 2026.

Hildenborough Parish Council objects to this application on highway safety grounds and because of the unsuitability of the proposed flexible range of uses for this location.

Mill Lane is a narrow rural lane and is the sole vehicular access serving the site before it joins the B245 and the wider road network. The intensification of traffic that would result from the broad and flexible range of uses sought would be detrimental to highway safety on this lane.

Hildenborough Parish Council therefore objects and requests that the application be refused.

5.4 TM/26/01451/FL

Section 73 application to vary conditions 2 (materials), 3 (approved plans), 4 (external lighting), 6 (surface and foul water drainage), 7 (contamination investigation and remediation), 8 (remediation verification report) and 10 (landscaping and boundary treatment) of planning permission 23/01673/FL and subsequent TM/25/01409/PA. Variations required to separate the two building plots for construction purposes and to submit information to discharge conditions. Please refer to the cover letter for further information. Trench Farm, Coldharbour Lane, Hildenborough. Deadline date 31st August 2026.

Left to the discretion of the Planning Officer.

6. TM/25/01976/PA – Coblands Nursery, Trench Road, Tonbridge

This item features on the Tonbridge and Malling Borough Council Planning Committee agenda for Wednesday, 19th August 2026.

Hildenborough Parish Council was disappointed at not being considered for S106 funding but agreed that it had no further comments beyond its last submission in January 2026.

7. Local Plan

Hildenborough Parish Council is awaiting a response from TMBC regarding the settlement scoring. Councillors noted the Local Plan timetable and how Local Government Reorganisation will affect the Local Plan. It was noted the expected NPPF changes and how these may impact Hildenborough and developments around train stations.

8. WWA – Support Required for Any Planning Applications

None.

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.

The prices obtained will be submitted to the next full Parish Council meeting.

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

Cllr Leeson offered to photograph the areas of Noble Tree Road and Fox Bush. Cllr Leeson and Cllr Batchelor will coordinate collecting photographs and producing a document for circulation.

11. 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 Parish Council is currently awaiting further news from TMBC and agreed to add this item to the next agenda.

12. To review an example of a Village Design Statement

Councillors reviewed the example provided and noted the document took 12 people one year to produce and required online consultations and public displays. The item will not be placed on the next agenda.

13. To discuss the South East Water's Draft Drought Plan 2027–2032

Councillors discussed the failure of South East Water to communicate their drought plan with parish councils. The Planning Committee agreed to add the item to the next Parish Council meeting agenda to consider sending a formal Parish Council response.

14. Date of Next Meeting

Tuesday 1st September 2026.

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

Meeting ended: 19.46.