

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 3rd August 2026

PRESENT

CLLRS – Sklavenitis, Wills, Leeson and Batchelor.

Stephanie Dill Parish Admin

1. APOLOGIES FOR ABSENCE

Cllr Haugh (prior meeting)

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 MEETINGS. – 20th July 2026

The minutes of the previous meeting were approved and signed.

5. APPLICATIONS

5.1 [TM/26/01097/FL](#) - Erection of a modular building for use all year round. Stocks Green County Primary School Leigh Road Hildenborough.

Deadline date 10th August 2026

Hildenborough Parish Council have concerns regarding the suitability of construction materials, as the building will be used for young children, and with current climate conditions this could be a safety issue, i.e. too hot in the summer months and too cold in the winter.

5.2 [TM/26/01310/FL](#) - Section 73 application for the variation of condition 4 (Removal of PD rights) of planning permission 26/00371/FL (single storey rear extension, loft conversion, facade and fenestration updates, internal alterations and landscape alterations) to allow development falling within Class E of Part 1 of Schedule 2 without prior written approval of the Local Planning Authority. Russet Tiles Mill Lane, Hildenborough. **Deadline date 10th August 2026.**

Hildenborough Parish Council believes that the Class E restriction imposed under condition 4 of planning permission 26/00371/FL (approved 8 June 26) should be upheld. In granting that permission, the case officer's report stated that removing permitted development rights was "considered reasonable and necessary, given that the dwelling is approaching the limit of what would be regarded as a proportionate enlargement within the Green

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Belt, and to prevent further incremental additions that could cumulatively result in harm."

The Council shares that assessment and is concerned that removing the Class E restriction would allow further outbuilding development at this site without any further planning oversight, notwithstanding the officer's own conclusion that the site was already approaching its capacity for further built form. The Council has ongoing concerns, more generally, about the cumulative impact of auxiliary structures and outbuildings on the openness of the Green Belt, and supports the existing condition being upheld in this instance.

5.3 [TM/26/01274/FL](#) - Garden room. 32A Riding Lane, Hildenborough. Deadline date 17th August 2026.

Hildenborough Parish Council have no objection in principle; however, we have some concerns with the closeness to the boundary and the height of the building. We would therefore ask the planning officer to add two conditions if they are minded to approve the application. 1. A full lighting scheme which is considerate of the proximity to neighbouring properties. 2. The installation of obscure glass windows on the flanks of the garden room to ensure privacy.

5.4 [TM/26/01358/LB](#) & [TM/26/01369/FL](#) Listed Building Application: siting of outbuilding to south east corner of garden. High Weald House Stocks Green Road Hildenborough. Deadline date 17th August 2026.

This planning application had previously been denied due to the closeness to the neighbour. Although the position of the building has been addressed, Hildenborough Parish Council now have concerns with the proximity to a natural pond. We therefore believe that this is an inappropriate location and that this raises environmental issues to endangered species, in particular, Great Crested Newts. We also have concerns over the impact the proposal would have on the existing listed building.

With this in mind, we request that a conservation report and an environmental survey be undertaken before any decision is finalised

- 6. Local Plan –** It was noted that Damien Robert's reported at a recent KALC meeting outlined that TMBC are working hard to meet the existing local plan timetable.
- 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. –** The committee continue to work on putting a suitable list together which covers all necessary consultants.

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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 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 was noted that at the recent TMBC Housing & Scrutiny Committee meeting Eleanor Hoyle was questioned by Cllr David Thorniwell regarding the outstanding conservations reviews and if these were likely to be completed by LGR. Eleanor Hoyle outlined that there were still 30 reviews to complete and was unsure if this was likely to be completed by LGR due to the additional workload involved in making TMBC 'safe and legal' prior to it being disbanded.

Cllrs Batchelor and Leeson will work together on the review document and start to collate the relevant photographs.

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 agreed that the item be added to the agenda of the next Planning Committee meeting.

11. DATE OF NEXT MEETING – Monday 17th August 2026.

Meeting End 20.10