

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

PLANNING

Dear Councillor,

You are summoned to the Planning Meeting to be held in the Jim England Room of Hildenborough Village Hall, Riding Lane on **Monday 14th September 2026 at 7pm** at which your attendance is required

All meetings and agendas are open to the public, except where confidential information is being discussed. The agenda of the meeting will identify whether any meeting or part of the meeting is not open to the public and explain why.

Seating for the public will be allocated on a first come first serve basis and cannot be guaranteed. If you would like to attend the meeting in person then please contact the Clerk clerk@hildenboroughparishcouncil.gov.uk

Members of the public may speak under the Public Open Session as long as notice has been given of their intent to speak to the Clerk. Speeches will not be permitted longer than 5 minutes unless by a resolution of the Committee.

Louise Jenner

Parish Clerk

PLANNING AGENDA

1. APOLOGIES FOR ABSENCE

To receive

2. DISCLOSABLE PECUNIARY AND OTHER INTERESTS

Members who have a disclosable pecuniary interest or other interest within the meaning set out in the Kent Code of Conduct 2021 are invited to disclose this.

3. PUBLIC OPEN SESSION

Members of the public may speak under this item as long as notice has been provided to the Clerk

4. MINUTES OF THE PREVIOUS MEETINGS.

5. APPLICATIONS

5.1 [TM/26/01565/PIP](#) - Old House Farm Philpots Lane Hildenborough Permission in Principle for one dwelling. Passed deadline date and no extension granted by TMBC.

5.2 [TM/26/01577/TPOC](#) 12 Leybank Hildenborough Tonbridge Kent 1 x Norway Maple situated on adjoining land - remove low lying branches to a height of 4m. overhanging the property of 22 Leybank. Standing in Group G1 of Tree Preservation Order. Deadline date 22nd September 2026.

5.3 [TM/26/01602/RD](#) [TM/26/01614/NMA](#) [TM/26/01639/RD](#)
Riding Farm Riding Lane Hildenborough. Deadline date 22nd September 2026.

[TM/26/01602/RD](#) Details of condition 3 (Materials) 4 (Noise Mitigation) 5 (Site Investigations) 7 (CEMP) 21 (Archaeological Watching brief) pursuant to planning permission TM/24/00733/FL Demolition of existing buildings and erection of eight residential dwellings together with access, parking, drainage, landscaping, and associated works.

[TM/26/01614/NMA](#) - Non-Material Amendment to planning permission 24/00733/FL (Demolition of existing buildings and erection of eight residential dwellings together with access, parking, drainage, landscaping, and associated works) for alterations to house type locations, internal layouts and parking layout. Alterations to stonework on the elevation of units, external doors, windows and roof lights.

[TM/26/01639/RD](#) Details of condition 12 (Shared access) Pursuant to planning permission TM/24/00733/FL Demolition of existing buildings and erection of eight residential dwellings together with access, parking, drainage, landscaping, and associated works.

5.4 [TM/26/01643/TNCA](#) Roughetts Coldharbour Lane Hildenborough 1x Oak (applicant ref T1) - Fell. 1x Oak (applicant ref T2 - Fell) Deadline date 28th September 2026.

5.5 [26/01524/FL](#) Single storey rear extension, structural opening up & associated works. 30 Ashley Road Hildenborough. Deadline Date 28th September 2026.

6. Local Plan
7. WWA to discuss if their support is required for any planning applications.
8. 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.
9. 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.
10. DATE OF NEXT MEETING –Monday 28th September 2026.

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