

HILDENBOROUGH PARISH COUNCIL

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

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MINUTES PLANNING COMMITTEE Held on 14th September 2026

PRESENT

CLLRS – Sklavenitis, Wills, Leeson, Batchelor and Haugh.

Louise Jenner RFO & 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.

Hildenborough Village Preservation Association (HVPA) 4 members attended the planning meeting to discuss the local plan.

For Regulation 18 HVPA and Hildenborough Parish Council held two separate meetings with Cllr Matt Boughton Leader of Tonbridge and Malling Borough Council.

It was discussed that it would be more beneficial to have a collaboration for the meeting. Both parties could share the information locally regarding the local plan to increase attendance and spread awareness through the village.

It was agreed to collaborate on pooling data, reports and evidence that would strengthen submissions, but each party would make their own submission.

A sustainability challenge was highlighted regarding the railway capacity; morning trains are at capacity and standing room only by

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the time they reach Hildenborough, with a tunnel that is limited to two lines.

4. MINUTES OF THE PREVIOUS MEETINGS. – 1st September 2026.

The minutes of the previous meeting were approved and signed.

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.

The Councillors approved the prepared draft for submission to TMBC.

Having consulted with Cllr Mike Taylor (cabinet member for planning at TMBC) regarding the refusal of the consultation extension sought from TMBC by Cllr Sklavenitis. Cllr Taylor confirmed that it was within the constitution as per the officer's extension denial. However, he outlined that previously Parish Councils had been given the grace to get their representations into the officer. This has not changed and no grace would be given. As such, Parish Councils will need to work on the basis that representations, statutorily speaking, are required to be considered by the planning officer up until the date of decision.

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.

We leave to the discretion of the Tree Preservation Officer

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

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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.

The Parish Council has considered the three related applications currently under consultation and responds as follows.

TM/26/01639/RD – Condition 12 (Shared access): The Parish Council considers that the submitted details contain insufficient information regarding the safety of users at this location. The Council does not consider that the condition can properly be discharged on the information currently provided.

TM/26/01614/NMA – Non-material amendment: The covering letter does not appear to be among the documents published for this application. Without it, the Parish Council is unable to assess the proposed amendments and is therefore not in a position to comment substantively at this stage.

The Parish Council requests that the outstanding matters set out above are resolved, and that it is reconsulted once the missing and additional information has been made available.

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.

The application has already been approved, no comment.

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

Leave to the discretion of the Planning officer but to note that the A3 brochure is missing.

6. Local Plan

The Planning Committee agreed to collaborate on information gathering. The response and guidance to the residents on Hildenborough needs to focus on policy inconsistencies, infrastructure deficits and the legal grounds for objections.

Councillors discussed the site allocations for Hildenborough and noted that the Vestry site now appears within the allocation under HP1.

7. WWA to discuss if their support is required for any planning applications. – None

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.

Councillors discussed the proposal and the conservation area perimeter. It was agreed that Cllrs Leeson and Batchelor would liaise, and that Cllr Leeson would review the existing framework for the conservation area. It was further agreed that the item would be added to the agenda for the next meeting.

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.

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Councillors agreed that it was currently unfeasible to proceed with a recommendation on creating a neighbourhood plan, and that this item would be paused.

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.

Meeting End: 20.15.