HILDENBOROUGH PARISH COUNCIL

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MINUTES
PLANNING COMMITTEE
Held on 12th October 2026

PRESENT
CLLRS – Sklavenitis, Wills, Leeson, Batchelor and Haugh.
Louise Jenner RFO & Parish Clerk

1. APOLOGIES FOR ABSENCE

Cllr Gorman away on holiday.

2. DISCLOSABLE PECUNIARY AND OTHER INTERESTS

Item 5.1 Cllr Sklavenitis, Cllr Batchelor & Cllr Leeson. Cllr Sklavenitis declared an interest in HVPA.

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 – 2 members present HVPA provided an update regarding their progress and evidence gathering. HVPA and HPC will submit individual responses to the Regulation 19 Local Plan. HPC advised their current timeline that they are working to, along with the planned extraordinary meetings to allow the Parish Council to make changes to the first draft received.

HVPA left the meeting at 19:08.

4. MINUTES OF THE PREVIOUS MEETINGS. – 28th September 2026.

The minutes of the previous meeting where approved and signed.

5. APPLICATIONS

5.1 TM/26/01729/FL - Land North and South Of Bassetts Mill Lane Hildenborough. Change of use to equestrian use and erection of a riding arena for personal use. Deadline date 19th October 2026.

Following declarations of interest by members, the Planning Committee is not quorate and is unable to consider the application. The Parish Council therefore has no comment to make on this application.

5.2 TM/26/01763/FL 3 Woodfield Avenue Hildenborough. 1x 2-bed detached dwelling with access drive and parking. Deadline date 26th October 2026.

Hildenborough Parish Council has no objection in principle to this application. Should the planning authority be minded to grant permission, the Parish Council requests that the following conditions are attached.

1. First-floor rooflights. Before first occupation, every rooflight serving the bedrooms and landing shall be installed with the lowest part of its glazing at least 1.7m above the finished floor level of the room it serves, or shall be obscure glazed and non-opening below that height, and retained as such. *Purpose: to protect the privacy of the neighbouring gardens (Ground 1.1).*
2. Bathroom window. The first-floor bathroom window in the front dormer shall be obscure glazed and non-opening, except for a top-hung light whose lowest part is at least 1.7m above finished floor level, as shown on drawing 2405/11 Rev F, and retained as such. *Purpose: to protect the privacy of the neighbouring gardens (Ground 1.1).*
3. No further roof openings or alterations. Permitted development rights shall be removed for roof extensions and roof alterations, and for any new window, dormer or rooflight at first-floor or roof level, other than those approved. *Purpose: the scheme is acceptable on privacy grounds only because of its limited first-floor openings (Ground 1.1).*
4. Boundary fencing. The 2.0m close-boarded fence and the 1.8m boundary fences shown on drawing 2405/10 Rev C shall be erected before first occupation and retained. *Purpose: to screen the access drive and parking from the gardens of Nos. 3 and 5 (Ground 1.2).*
5. External lighting. No external lighting shall be installed on the access drive or parking area other than to details first approved in writing, designed to avoid light spill into neighbouring gardens. *Purpose: to protect the living conditions of Nos. 3 and 5 (Ground 1.2).*
6. Landscaping. The tree and hedge planting shown on drawing 2405/10 Rev C shall be carried out in the first planting season after first occupation, and any plant that dies or is removed within five years shall be replaced. *Purpose: to screen the drive and the new dwelling (Grounds 1.1 and 1.2).*
7. Parking for both dwellings. Before first occupation, parking for 3 Woodfield Avenue, and parking and turning for the new dwelling, shall be laid out in accordance with a revised site plan first approved in writing. The shared access shall be kept free of parked vehicles and the parking retained. *Purpose: to keep the access clear and avoid displaced parking on Woodfield Avenue (Ground 1.3).*
8. Bin collection point. Before first occupation, a collection point for both properties shall be provided at the frontage, to details first approved in writing, and located so that bins presented on collection day do not obstruct the shared access or the footway. *Purpose: to allow refuse collection without obstruction (Ground 1.3).*

5.3 TM/26/01793/RD - Riding Farm Riding Lane Hildenborough. Details of Condition 19 (Habitat Management and Monitoring Plan) submitted 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). Deadline date 26th October 2026.

The Parish Council asks the Borough Council not to approve the Habitat Management and Monitoring Plan in its current form. The off-site habitat land is

shown only on aerial photographs, and the plan says the agreement securing it for 30 years is still only anticipated. No organisation is named to carry out or review the management, and the plan does not explain how habitats and trees in the gardens of the eight new houses will be maintained once the houses are sold. The grassland and scrub mixes specified are for chalk soils, whereas the plan itself records the site as wet clay. The plan does not state the biodiversity figures it is intended to deliver and contains errors and unfilled template placeholders. The Parish Council asks to see a revised plan

5.4 **TM/26/01794/FL 26 Ashley Road Hildenborough - Demolish existing rear conservatory. Single storey rear extension. Deadline date 26th October 2026.**

We leave to the discretion of the Planning Officer.

5.5 **To consider the Surplus Land Request for Land adjoining 1 Fellowes Way, Hildenborough received by KCC.**

The Parish Council has no objection in principle, provided KCC is satisfied that junction visibility to the north is kept clear by covenant or by retaining the necessary land, that utility and pumping station access is protected, and that any trees are retained.

6. **SDC/26/00899/FUL - To receive an update on this application and the Parish Council's Transport Assessment and agree any further actions required in advance of Sevenoaks Council's Development Management Meeting on 15th October.**

Councillors reviewed the current draft response and identified some minor errors. It was proposed by Cllr Sklavenitis, seconded by Cllr Batchelor, and **RESOLVED** unanimously that Cllr Wills, as Chair of the Planning Committee, will send the required amendments to GTA. Once the amended version is received, the Clerk will submit it to Sevenoaks District Council and then circulate it to Cllr Rayner, Cllr Rhodes and those members of the public who have contacted the Parish Council regarding the application.

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

8. **Local Plan - To consider the matters discussed and arising from the Local Plan Information Evening held on Wednesday 30th September.**

Local Plan information evening – TMBC presentation slides are on our website.

Cllr Sklavenitis attended the Snodland and Hadlow Local Plan information evenings. It was reported that the TMBC are not carrying out any further traffic modelling. They have asked KCC to undertake additional modelling instead.

Cllrs discussed the wider economic conditions, inflation, interest rates and diesel shortages and the effect that would have on construction and materials. The Local Plan runs to 2042 and some landowners tend to take a long-term view regarding sites.

9. Conservation Area —To consider progress since the last meeting. 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 for recommendation to the Parish Council on how it should proceed.

Cllrs discussed the direction of the report and agreed that the first step would be a comparison document (the 2011 appraisal against the current position) as the first stage. The Parish Clerk will send Cllr Leeson an outline and schedule of photos for comparison.

10. To consider the planning budget for 2027 – 2028 and a recommendation to the Finance Committee.

Councillors reviewed expenditure on planning to date for 2025/26 and RESOLVED unanimously to recommend to the Finance Committee a planning budget of £30,000 for 2027/28, with the following outline allocation:

Item	Amount
Retainer services	£12,500
Local Plan support	£6,500
Technical support	£8,000
Conservation Area	£1,000
Contingency	£2,000
Total	£30,000

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

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11. Regulation 19 Consultation Strategy: To review the draft local plan parameters, rectify structural site boundary data, and determine the council's response to the Regulation 19 consultation.

Full review of WWA's first draft agreed list of amendments and additions

12. DATE OF NEXT MEETING –Monday 19th October & Monday 26th October 2026.

Meeting End 21:35