HILDENBOROUGH PARISH COUNCIL

Pavilion and Recreation Ground – Riding Lane – Hildenborough – TN11 9HY
telephone: 07818 329029
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website: www.hildenboroughparishcouncil.gov.uk

PLANNING

Dear Councillor,
You are summoned to the Planning Meeting to be held in the Committee Room of Hildenborough Village Hall, Riding Lane on **Monday 23rd November 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. 9th November Planning Meeting

5. APPLICATIONS

5.1 26/01904/FL - Proposed 2-storey side extension over the existing attached garage. Single storey rear extension with a flat roof and 1 x roof lantern. 28 Fairfield Way Hildenborough. Deadline date 30th November 2026.

5.2 26/01906/TPOC - 8 x Common Ash (Fraxinus excelsior) T1-T8 (Applicant reference) Reduce crown by approximately 6-7m to create a high pollard framework in the interest of retention and safety, due to advanced Ash dieback with significant crown decline and deadwood. All trees standing with A2 of TPO. Longholt Vines Lane Hildenborough. Deadline date 4th December 2026.

5.3 **26/01924/RD - Details of condition 20 (Landscaping plan) 21 (External lighting plan) 22 (fence and bin store details) pursuant to planning permission TM/24/00341/FL Section 73 application for the variation of condition 2 (Plans list) of planning permission TM/23/00015/FL (Demolition of existing stables, part demolition of cattery and erection of a detached 5 bedroom dwelling) for fenestration alterations to windows and doors, including the reduction of rear gables from 3 to 2, to allow for floor layout changes and change in external cladding finish. Stables West Of Nizels Hoath Nizels Lane Hildenborough. Deadline date 30th November 2026.**

5.4 **26/02016/FL - Conservatory to the rear. 1 Grenadier Cottages Riding Lane Hildenborough. Deadline Date 4th December 2026**

5.5 **26/02146/PDVAR - Prior Notification under Schedule 2, Part 3, Class Q: Conversion of 3 bays of existing barn into a dwelling with associated works. Barn At Horns Lodge Shipbourne Road. Deadline date 4th December 2026.**

6. **Correspondence received from residents on the following applications, on which the Parish Council has already submitted comments to TMBC:**
6.1 - Riding Farm Development 24/00733/FL
6.2 - Planning Application 26/01876/FL - Erection of 9 dwellings

7. **TMBC consultation: Article 4 Direction – Houses in Multiple Occupation (HMOs)**
To consider Tonbridge and Malling Borough Council's re-launched public consultation on the extended Immediate Article 4 Direction, which requires planning permission to convert a family home into a small HMO (up to six people) in specified areas of the borough, and to agree whether the Parish Council should submit a formal response. Consultation closes: 18 December 2026.
www.tmbc.gov.uk/hmo-consultation

8. **WWA to discuss if their support is required for any planning applications.**

9. **Local Plan**

10. **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.

11. **DATE OF NEXT MEETING –Monday 7th December 2026.**