

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

MINUTES

Thursday, 12th February, 2026

Present: Cllr M A J Hood (Chair), Cllr D W King (Vice-Chair), Cllr L Athwal, Cllr K Barton, Cllr G C Bridge, Cllr J Clokey, Cllr F A Hoskins, Cllr A Mehmet, Cllr R W G Oliver, Cllr B A Parry, Cllr S Pilgrim, Cllr M R Rhodes and Cllr K S Tunstall

An apology for absence was received from Councillor A Cope.

PART 1 - PUBLIC

AP1 26/7 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

AP1 26/8 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 8 January 2026 be approved as a correct record and signed by the Chairman.

AP1 26/9 GLOSSARY AND SUPPLEMENTARY MATTERS

Decisions were taken on the following applications subject to the prerequisites, informatives, conditions or reasons for refusal set out in the report of the Director of Planning, Housing and Environmental Health or in the variations indicated below. Any supplementary reports were tabled at the meeting.

Members of the public addressed the meeting where the required notice had been given and their comments were taken into account by the Committee when determining the application. Speakers are listed under the relevant planning application shown below.

MATTERS FOR DECISION UNDER DELEGATED POWERS (IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION)

AP1 26/10 TM/25/01693/PA - LAND WEST OF 103 TONBRIDGE ROAD, HILDENBOROUGH, TONBRIDGE

Permission in Principle for the development of between 5-7 residential dwellings as set out in Schedule 1 of the Town and Country Planning

(Permission in Principle) Order 2017 (as amended) located on Land at Tonbridge Road, Hildenborough.

Due regard was given to the determining issues detailed in the report of the Director of Planning, Housing and Regulatory Services, as well as points raised by the speaker. Members expressed concerns regarding the location of the site falling within the Metropolitan Green Belt, while recognising there were unmet housing needs in the borough with regard to all types of development.

Members also noted that precise nature of the development would be assessed at the Technical Details Consent stage and that conditions could not be imposed on a grant of Permission in Principle, as the terms of such permission were limited to the site location, the type of development and the amount of development.

It was proposed by Councillor D King and seconded by Councillor M Rhodes that the application be refused, contrary to Officer's recommendation, for the following reason:

- (1) by reason of the provision of five to seven dwellings, the proposed development would be inappropriate development within the Green Belt and result in harm to the openness of the Green Belt, and the benefits of the development would not outweigh the harm to the Green Belt, contrary to Policies CP14 and CP3 of the Tonbridge and Malling Core Strategy 2007 and paragraphs 142 and 145 of the National Planning Policy Framework.

Following a formal vote, the proposal was supported by majority of the Committee and on the grounds that the above refusal reason was not considered could be substantiated at an appeal, the vote taken was a recommendation only in accordance with Council and Committee Procedure Rule 15.24, Part 4 Rules of the Constitution.

RESOLVED: That consideration of the planning application be DEFERRED for a report from the Director of Central Services and Monitoring Officer on the risks arising from a decision contrary to the recommendation of the Director of Planning, Housing and Environmental Health* (as set out in Council and Committee Procedure Rule 15.24, Part 4 (Rules) of the Constitution).

[Speaker: Mr D Bedford (Agent on behalf of the Applicant) addressed the Committee in person.]

*The post title of the Director of Planning, Housing and Environmental Health was renamed to the Director of Planning, Housing and Regulatory Services from 22 January 2026 and the relevant references within the Constitution were being updated accordingly.

MATTERS FOR INFORMATION

AP1 26/11 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS

It was noted that there had been no planning appeals, public inquiries or hearings since the last meeting of the Planning Committee.

AP1 26/12 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.25 pm
with an adjournment between 8.09 and 8.13 pm