



TONBRIDGE & MALLING BOROUGH COUNCIL

EXECUTIVE SERVICES

Chief Executive
Damian Roberts

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NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Democratic Services
committee.services@tmbc.gov.uk

16 June 2026

To: MEMBERS OF THE PLANNING COMMITTEE
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Planning Committee to be held in the Council Chamber, Gibson Drive, Kings Hill on Wednesday, 24th June, 2026 commencing at 6.30 pm.

Members of the Committee are required to attend in person. Other Members may attend in person or participate online via MS Teams.

Information on how to observe the meeting will be published on the Council's website. Deposited plans can be viewed online by using [Public Access](#).

Yours faithfully

DAMIAN ROBERTS

Chief Executive

A G E N D A

- | | | |
|----|--------------------------------------|---------|
| 1. | Guidance for the Conduct of Meetings | 7 - 10 |
| 2. | Terms of Reference | 11 - 14 |

PART 1 - PUBLIC

3. Apologies for Absence
4. Notification of Substitute Members 15 - 16
5. Declarations of Interest

Members are reminded of their obligation under the Council's Code of Conduct to disclose any Disclosable Pecuniary Interests and Other Significant Interests in any matter(s) to be considered or being considered at the meeting. These are explained in the Code of Conduct on the Council's website at [Code of conduct for members – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](http://www.tmbc.gov.uk).

Members in any doubt about such declarations are advised to contact Legal or Democratic Services in advance of the meeting.

6. Glossary and Supplementary Matters 17 - 24

Glossary of abbreviations used in reports to the Planning Committee (attached for information)

Any supplementary matters will be circulated via report in advance of the meeting and published to the website.

Matters for Decision under Delegated Powers (In accordance with Part 3 of the Constitution)

7. TM/24/02011/FL - 2-12 Avebury Avenue, Tonbridge TN9 1TF 25 - 70

Alteration, extension and change of use of the existing building to a mixed use to comprise 34 no. apartments, with associated parking and refurbishment of existing gym (Revision of TM/19/00287/FL).

8. TM/25/00713/PA - Land North of Fir Tree Farm, Riding Lane, 71 - 102
Hildenborough

Demolition of existing stables and erection of a detached dwelling (Self-build/custom build).

9. TM/24/00733/PA - Riding Farm, Riding Lane, Hildenborough, 103 - 152
Tonbridge TN11 9LN

Demolition of existing buildings and erection of eight residential dwellings together with access, parking, drainage, landscaping, and associated works.

10. TM/24/00372/OAEA - Land to the East of Kilbarn Road, and 153 - 470 West of Hermitage Lane, Aylesford

Outline planning application with all matters reserved (except for access, which is to include the Sustainable Movement Corridor from New Road East Malling to Kiln Barn Road) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of: a residential-led development of up to 1,300 dwellings including affordable housing; a new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure; new access points and associated transport infrastructure, including demolition of existing vacant buildings. Application supported by an Environmental Statement.

- Annex 1 – Main report and map considered by both Area 3 and Area 2 Planning Committees on 9 March 2026
- Annex 1.1 – Supplementary report considered by both Area 3 and Area 2 Planning Committees on 9 March 2026
- Annex 2 – Minutes of Area 3 Planning Committee of 9 March 2026
- Annex 3 – Minutes of Area 2 Planning Committee of 9 March 2026

11. TM/24/00675/PA - Land south of St Andrews Close, St Andrews 471 - 498 Close, Aylesford

Erection of a part 2/part 3 storey building to provide Class C3 Retirement Home to create 50x residential units with associated communal facilities, parking, landscaping, access and associated works.

12. TM/25/01412 - Land North of Drayhorse Meadow, Fields Lane, 499 - 562 Wateringbury

Erection of 66 new homes (including affordable homes), together with associated open space, landscaping, access and parking.

Matters for Information

13. Planning Appeals, Public Inquiries and Hearings 563 - 564

To receive and note any update in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee.

14. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

Matters for consideration in Private

15. Exclusion of Press and Public 565 - 566

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

PART 2 - PRIVATE

Matters for Information

16. TM/25/01412/FL - Land North of Drayhorse Meadow, Fields Lane, Wateringbury 567 - 614

(Reason: LGA 1972 – Sch 12A Paragraph 5 – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).

This report provides legal advice on the consequences of taking decisions against the advice of officers.

17. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

MEMBERSHIP

Cllr W E Palmer (Chair)
Cllr D A S Davis (Vice-Chair)

Cllr R I B Cannon
Cllr J Clokey
Cllr R W Dalton
Cllr P M Hickmott
Cllr M A J Hood
Cllr S A Hudson

Cllr D W King
Cllr S Pilgrim
Cllr Mrs M Tatton
Cllr D Thornewell
Cllr K S Tunstall