

TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 1 PLANNING COMMITTEE

MINUTES

Thursday, 8th January, 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 A Cope, Cllr F A Hoskins, 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 Mehmet.

PART 1 - PUBLIC

AP1 26/1 DECLARATIONS OF INTEREST

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

AP1 26/2 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 1 Planning Committee held on 16 October 2025 be approved as a correct record and signed by the Chairman.

AP1 26/3 GLOSSARY AND SUPPLEMENTARY MATTERS

Decisions were taken on the following applications subject to the pre-requisites, 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 26/4 TM/24/00733/PA - RIDING FARM, RIDING LANE, HILDENBOROUGH, TONBRIDGE

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

Due regard was given to the determining issues detailed in the report of the Director of Planning, Housing and Environmental Health, as well as the points raised by the speakers. Members expressed concerns regarding the location of the site lying outside of any defined boundary and within the Metropolitan Green Belt and Countryside, proposed site access arrangement and safety due to poor access to the public highway, potential impact on residential amenity, and risk of surface water flooding.

However, it was acknowledged that the proposed scheme supported the overarching aims of national and local planning policy in relation to housing delivery by providing eight dwellings and supported economic growth and productivity both in the short term and during the lifetime of the development. Therefore, on balance, it was considered that no unacceptable impact arising from the proposal had been identified that would significantly and demonstrably outweigh the potential benefits of the scheme.

It was proposed by Councillor M Hood (Chair), seconded by Councillor J Clokey, and the Committee

RESOLVED: That planning permission be GRANTED in accordance with the submitted details, conditions and reasons and informatives as set out in the report of the Director of Planning, Housing and Environmental Health, subject to:

- (1) the signing of a section 106 agreement; and
- (2) Amended Condition 8:

Prior to the erection of any dwellings on the site the access shall be implemented as shown on the approved plans. No obstructions over 1.05 metres above carriageway level within the splays, or 0.6 metres where a footway crosses the access, and thereafter retained and maintained as such.

Reason: In the interests of general amenity and highway safety.

[Speakers: Mr D Malkinson, Ms J Hampson (Agent on behalf of Mr I McIntyre), Mrs E Smith, Ms S Kennedy and Ms G Shukla (members of the public) and Mr D Bedford (Agent on behalf of the Applicant) addressed the Committee in person.]

MATTERS FOR INFORMATION

AP1 26/5 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 26/6 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 8.40 pm