

**Hildenborough**  
Hildenborough

**26 MARCH 2026**

**TM/25/01693/PA**

**Location:** Land West of 103 Tonbridge Road, Hildenborough Tonbridge

**Proposal:** 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.

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## **1. Description of Proposal:**

1.1 Determination of this application was deferred on 12 February 2026 to allow for the Director of Central Services and Monitoring Officer to provide the committee with a report setting out the risks involved should the recommendation of officers to grant Permission in Principle subject to conditions not being accepted, and Permission in Principle refused.

1.2 This is in line with the Council's Constitution which sets out as follows:

"If, contrary to a recommendation of the Director of Planning, Housing and Regulatory Services, an Area Planning Committee is minded to determine an application in a way or on grounds which the Director does not consider can be substantiated, a resolution by the committee to make such a determination will be a recommendation only and the application shall stand adjourned to the next meeting of the committee to enable the Director of Central Services and Deputy Chief Executive to submit a report on the possibility of costs or compensation being awarded against the Council in the event that the application is determined in that way.

"If the Director of Central Services and Deputy Chief Executive's report indicates that there is likely to be a risk of significant costs\* being incurred by the Council in defending any appeal, the committee may not determine the application in a manner contrary to the advice set out in the report, and a resolution by the committee to make such a determination will be a recommendation only and the application shall stand adjourned to Council for determination.

"\*'significant costs' means costs of £50,000 or more, calculated by reference to estimated costs of the Council in defending any appeal together with any potential liability to pay the costs of the appellant in the event of an adverse costs award."

1.3 The February 2026 committee report can be found at Annex 1. The report of the Director of Central Services and Monitoring Officer is contained within Part 2 of the agenda. This report should be read as a whole with both of those documents.

**2. Recommendation: Grant Permission in Principle.**

Contact: Susan Field