



Birchington Parish Council

Agenda

Standing Committee: Planning and Highways

Tuesday 26th March 2024 at 6.30pm

At the Parish Office, 2 Albion Road, Birchington CT7 9DN

Members of the public can attend the meeting.

**Please contact the Parish Clerk by email: (clerk@birchington-pc.gov.uk)
to receive any of the agenda papers.**

To: The Planning and Highways Committee members: Councillors N. Blankley (Chairman), L. Wright (Vice-Chairman) B. Prebble, M. Houghton, J. Moore, and R. Giddins (Appointed member)

Ex Officio: Councillors Hudson and Pooke (Chairman and Vice-Chairman of the Parish) You are hereby summoned to attend a meeting of the Planning and Highways Committee on Tuesday, 26th March 2024 at 6.30pm at the Parish Office, 2 Albion Road, Birchington, CT7 9DN

- 1. Apologies for absence.**
Mr R Giddins (Appointed member)
- 2. Declarations of Interest.**
To receive any declarations of pecuniary or non-pecuniary interests.
- 3. Minutes of the Planning Committee meeting held on 5th March 2024**
To approve and to consider any matters arising. (Copy attached).
- 4. Chairman's Report & Public Participation.**

Planning

5. Planning Applications to be discussed

FH/TH/23/1653 | Erection of single storey rear extension | 21 Kings Avenue BIRCHINGTON Kent CT7 9QL
<https://planning.thanet.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S5P7KMQE14200>

FH/TH/24/0228 | Erection of porch and conservatory to southern elevation and installation of first floor balcony to northern elevation, together with increase in height and alterations to roof configuration to facilitate loft conversion. | 20 Colemans Stairs Road BIRCHINGTON Kent CT7 9HJ
<https://planning.thanet.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9KPUSQEJ8G00>

FH/TH/24/0016 | Erection of a single storey rear extension with alterations to side extension and front entrance door together with installation of raised decking to rear | 40 Westfield Road BIRCHINGTON Kent CT7 9RN (AMENDED application)
<https://planning.thanet.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S6Y48OQEIH000>

A. Please note that the recommendations made at this meeting by the Parish Council in respect of applications on the agenda are advisory only but due consideration of the Birchington Neighbourhood Plan will be taken into account when submitting comments to Thanet District Council.

B. It is recommended that any comments the public wish to make be submitted direct to Thanet District Council, either via their website or by letter.

Decided applications to be noted:

F/TH/23/1608 Erection of a 2-bed detached bungalow dwelling, together with demolition of existing garage and outbuilding Land Rear Of 258 Canterbury Road BIRCHINGTON Kent

Decision: Grant Permission

BPC: Support

F/TH/23/1633 | Change of use from single storey commercial unit (Use Class E) to 1No 2-bed dwelling together with associated parking, landscaping, bin and cycle store, together with erection of single storey front extension following demolition of existing, creation of flat roof to existing extension and introduction of an EV charging point. | 211 Canterbury Road BIRCHINGTON Kent CT7 9AH

Decision: Grant Permission

BPC: Object on grounds of overdevelopment of the site and would be contrary to Local Plan Policy QD02

FH/TH/24/0082 | Erection of a single storey rear extension | 19 Queens Avenue BIRCHINGTON Kent CT7 9QN

Decision: Grant Permission

BPC: Object on the grounds that the proposed extension would be overbearing, overshadowing and detrimental to the occupiers of the neighbouring property at 17 Queens Avenue.

FH/TH/23/1363 | Variation of condition 2 of planning permission FH/TH/22/1632 for the "Erection of single storey side and rear extensions with 4 no. rooflights, together with dormer to rear, the addition of 2 no. roof lights to the front elevation to facilitate a loft conversion and the replacement of 1 no. existing side window serving the stairwell with 2no. windows." to allow reduced works including removal of side extension, infilling of side entrance, retention of stairwell window and introduction of 1 no. window on side elevation at second floor level, retention of existing openings to front and rear elevations and altered positioning and size of roof light to front elevation, whilst increasing the height of the approved rear dormer and depth of the approved rear extension. | Chatelaine Epple Bay Avenue BIRCHINGTON Kent CT7 9HR

Decision: Grant Permission

BPC: Support subject to use of throughout of materials matching the

L/TH/23/1551 | Application for Listed Building Consent for the replacement of existing roof and re-use of existing tiles, together with replacement of 2 no. existing roof lights with new | 1 Quex Farm Cottages Quex Park Birchington Kent CT7 0BB

Decision: Grant Permission

BPC: Support

6. Enforcement Action

To receive a verbal report and consider any matters arising.

7. Appeals

To receive a verbal report and consider any matters arising.

8. Conservation Area Appraisal and Management Plan

To receive a verbal progress report

Highways

9. Highways Improvement Plan - Update

10. Thanet Council Parking Review – Update

11. Canterbury Road crossing – Suggestion by resident & response from TDC

12 Clerk's Correspondence

13. Date of next meeting:

Tuesday, 16th April 2024 at 6.30pm at the Parish Office, 2 Albion Road, Birchington,

Signed by Parish Clerk:

Jane Bevan

Dated: 20th March 2024