



Birchington Parish Council

Planning Committee

Meeting held on:

**18th February 2025 at 6.30pm at the Parish Office,
2 Albion Road, Birchington, CT7 9DN**

Present:

Cllr Blankley (Chairman)
Cllr Hudson
Cllr Moore
Cllr Prebble

Jane Bevan – Parish Clerk

P/2024/151 Apologies for Absence

An apology for absence was received from Cllrs Pooke and Houghton. Cllr Wright did not attend.

P/2024/152 Declarations of Interest

P/2024/153 Minutes

The minutes of the Planning meeting held on 28th January 2025 were presented for approval and were **Agreed** as a true record.

The Chairman went through the matters arising which would be covered in the agenda items.

Planning

P/2024/154 Planning Applications to be discussed (see attachment 1)

Please see attachment 1 for the applications discussed and the decided applications to be noted.

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.

Action

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.

P/2024/155 Chairman's Report

The Chairman said he had attended the Parish Forum meeting at TDC. He said planning issues that were reported on and discussed were an update on the Local Plan and Sealink project. Devolution was also discussed. The Chairman said he also spoke to TDC Strategic Planning Manager, Adrian Verral on ongoing work being undertaken on design codes. The Chairman referred to the discussions on the Sealink Project and said that members at the meeting were advised to register their interest with the Planning Inspectorate to be kept informed of progress. Although the proposed site of transformer station would be at Minster and therefore not affect Birchington, it was **agreed** to register an interest. The Chairman referred to SP16 and said an outstanding action for him was to collate a number of documents he had previously produced to send to the Planning Inspectorate. He had recently circulated these to members for their information. .

P/2024/156 Enforcement Action

The Clerk provided an update on a meeting held at TDC on planning issues and enforcement was covered. She said she had raised the case of a property where enforcement action was agreed but later found out that no action had been taken by TDC for over a year as it was considered to be low priority. The Clerk said it showed that TDC needed to be prompted to ensure enforcement action was actually followed up.

P/2024/157 Appeals.

None

P/2024/158 OL/TH/20/1755 - 1,600 New Homes in Birchington

No further updates other than what was reported under item P/2024/155.

P/2024/159 Proposed Working Groups

The Chairman provided an update on the progress of the 3 new working groups and said that the Neighbourhood Plan Working Group had recently met for the first time where terms of reference and aims of the group were agreed. He said the other working group would be looking at Southern Water. However, Southern Water were currently working on their 5 year plan with Ofwat and were not currently in a position to attend meetings. He said he would chase them up in late March. The other group was looking at the Local Plan. He said an aspect of this was the Conservation Area Appraisal and said that TDC had been in contact, and it was likely that consultation would commence after the May 2025 elections. He referred to the Local Heritage Lists and reported that TDC had now decided that because it formed part of the Neighborhood Plan process it would be for the Parish Council to deal with.

Highways

P/2024/160 Highways Reporting Log

Cllr Moore said he had circulated the Highways Reporting Log and provided an update. He said he would take up with KCC the possible assessment of the Rosetti Road/Station Road. He said he had requested an assessment by KCC for the placing of salt bins in St Janes' Terrace and will advise the resident who raised the issue accordingly. KCC would undertake the assessment in the summer. He said another issue was Albion Road Car Park and the access from Yew Tree Gardens via a step which was in the car park. Cllr Moore said he had checked the path from Yew Tree Gardens and it was not showing as

public right of way. A resident had raised concerns about the step being a hindrance to mobility scooter users and people with prams. He said he had referred the issue to Cllr Emma Dawson. Following a Facebook post about potholes, Cllr Moore suggested an article by KCC about reporting potholes which was previously published in the Parish Magazine was re-inserted for the next edition – **agreed**. Cllr Moore referred to the tactile paving issue in Albion Road Car Park and correspondence received from Penny Button of TDC. The Clerk said there were two issues with the tactile paving, one inside the car park and the other outside. Cllr Moore said he would request that the issues were discussed with KCC for tactile paving at the access point to the car park and with TDC for the tactile paving inside the car park.

P/2024/161 Highways Improvement Plan (HIP)

Cllr Moore said there were no further updates.

P/2024/162 Brunswick Road/Park Lane (PROW)

Cllr Moore said having contacted KCC he could not obtain confirmation as to who owned the path between Brunswick Road and Park Lane next to the allotments. Following discussion it was **agreed** to add the issue to the agenda for Full Council with a supporting paper for them to decide on one of 3 options: (i) To do nothing; (ii) seek designation as a Public Right of Way or (iii) to seek ownership of the land forming the route.

P/2024/163 Clerk's Correspondence

The Clerk said that notification had been received that Station Road would be partially closed for 4 days due to roadworks undertaken by Southern Water, commencing on 3rd March 2025.

FC/2024/150 Date of next meeting

Tuesday 18th February 2025 at 6.30pm in The Parish Council Office, 2 Albion Road, CT7 9DN.

The meeting closed at 8pm

Signed by Parish Clerk

Jane Bevan

Dated: 4th March 2025

Birchington Parish Council

Planning Committee Meeting Tuesday, 18th February 2025

New Planning Applications

[**FH/TH/25/0038 | Erection of first floor extension, single storey side extensions, two storey front extensions, and porch to front elevation, following demolition of existing side extensions | 21 Kings Avenue Birchington Kent CT7 9QL**](#)

2 objections

Application for development which would be out of character with the nearby properties and which would disturb the rhythm of the street scene.

The proposed height and massing of development would be overbearing on neighbouring properties and the risk of overlooking to the sides and rear should be considered.

The choice of materials for the roof and render colour conflict with the existing nearby homes on that side of the avenue.

Such development is contrary to BNP design guidelines and codes, in breach of policies B1 and B2.

Object

[**TPO/TH/25/0140 | TH/TPO/4\(1983\)A1 - T1 \(Holmoak\) Fell, to allow light into this area, replace with Hawthorn tree in the same location. T2 and T3 \(Sycamore\) Reduce both crowns by a maximum of 2m from the tips, to maintain the size of the trees in their setting. | 19 Grenham Road Birchington Kent CT7 9JH**](#)

Defer to arborist; note that felled trees should be replaced by two per tree.

[**TPO/TH/25/0141 | TH/TPO/4\(1983\)A1 - \(T1\) Oak tree to be reduced by a maximum of 2m from the tips, leaving appropriate growth points and a natural shape. | 21 Grenham Road Birchington Kent CT7 9JH**](#)

Defer to arborist

[**F/TH/25/0056 | Erection of a part single, part two storey building following demolition of existing buildings, together with erection of bin and cycle store, external works and temporary accommodation | Birchington Primary School Park Lane Birchington Kent CT7 0AS**](#)

Approve

Decided Applications

A/TH/24/1310 Officer Rosemary Bullivant Location **Seaview Service Station 361 Canterbury Road Birchington** Kent Proposal Erection and display of a free standing single sided digital display Ward Birchington South Decision **Grant Permission**

BPC: Object on the grounds that the proposed digital display would be an intrusion on the residential adjoining property at 359a Canterbury Road.

FH/TH/24/1058 Officer Dawn Rollason Location **Cranworth The Parade Birchington** Kent Proposal Installation of glass balustrade to front balcony, erection of single storey extension to annexe with roof terrace above together with 1.8m timber fence to South West elevation (part retrospective) Ward Birchington North

Decision Grant Permission

BPC: Neutral