



Birchington Parish Council

Planning Committee

Meeting held on:

**2nd June 2025 at 6.30pm at the Parish Office,
2 Albion Road, Birchington, CT7 9DN**

Present:

Cllr Blankley (Acting Chairman)
Cllr Houghton
Cllr Moore

Jane Bevan – Parish Clerk

Cllr Hudson (Observer)

13 x Members of the Public

P/2025/15 Apologies for Absence

Apologies for absence was received from Cllrs Prebble, Brown, Fellows.

Absent: Cllr Wright

P/2025/16 Declarations of Interest

None

P/2025/17 Minutes

The minutes of the Planning meeting held on 13 May 2025 were presented for approval and were **Agreed** as a true record.

Planning

P/2025/18 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.

B. It is recommended that any comments the public wish to make be submitted

Action

direct to Thanet District Council, either via their website or by letter. P/2025/19 Chairman's Report Cllr Blankley said he was standing for the Chairman (Cllr Prebble) who was currently away on holiday). Cllr Blankley said his report would be covered in the agenda items. P/2025/20 Enforcement Action The Clerk provided an update on a restaurant in The Square where TDC undertook enforcement action which led to the owners being fined and ordered to remove and replace its new windows as they did not meet planning and conservation area regulations. She said there were no further updates on the property in St James' Terrace. P/2025/21 Appeals. The Clerk confirmed that although the Parish Council had not received any formal notification, the appeal for planning development on land at the rear of Brunswick Road had been dismissed by the Planning Inspectorate. P/2025/22 OL/TH/20/1755 - 1,600 New Homes in Birchington Cllr Blankley provided an update. He said following the Secretary of State's decision not to call in this application, The Parish Council had sent a letter to her stating its disappointment at her decision and suggested that she might not have had sufficient information to make a fully informed decision. The letter re-iterated concerns over affordable housing, poor living conditions, impact on the local community and questions over the legal ownership of the land. A response was awaited. P/2025/23 Sea Link Project Consultation Cllr Blankley provided an update on this project which would now be subject to a public inquiry. He said the Parish Council had previously submitted its concerns over this project. The Clerk said she had received a form to complete from the Planning Inspectorate to register concerns. It was agreed for the form to be completed and submitted registering the Parish Council's concerns. P/2025/24 TDC Draft Housing Allocation Policy Cllr Blankley said that BPC (the Council) welcomed the opportunity to comment on the draft policy. He said the Council noted that TDC managed a high proportion of social housing provided in the area and that there was a persistent and significant waiting list for suitable properties, representing 25% of the total current social housing provision (1233/4777). Other than raising the bar for eligibility TDC would only resolve the social housing shortage by: • Encouraging more provision by independent social housing providers - it was likely this could only be achieved through improved incentives funded by central government or local revenues, neither of which could be regarded as sustainable. • Likewise, TDC could increase its own provision but that too would require funding and would most likely be unsustainable. • Or, TDC could opt to adopt stronger application of existing policies that require major developments to deliver affordable, and therefore proportionate social, housing. Whilst the Council generally supported the proposed approach to allocations policies and recognised that social housing provision may be out of scope of this consultation, it wished to highlight the relationship between these matters and the importance of TDC taking sustainable steps to address the underlying problem of provision.	Cllr Blankley Clerk
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New development offered opportunities to deliver benefits for all sectors of our community; when deciding applications for major development TDC should recognise and give more weight to the needs of those who require social housing.	Clerk
P/2025/25 Proposed Working Groups Birchington Neighbourhood Plan Review Cllr Blankley said that the final review report had now been circulated and that it included recommendations for the committee and Full Council. It was agreed that the report should be accepted by the committee and recommended to Full Council at its meeting on 8 July 2025.	Cllr Blankley
Southern Water Cllr Blankley said he was now liaising with a new contact from Southern Water representative to arrange a meeting.	Cllr Blankley
Local Plan Review The Clerk said that Adrian Verrall from TDC provided a presentation at the Parish Forum on 20th May 2025. Cllr Blankley said there was no further updates at the present time.	
Highways	
P/2025/26 Brunswick Road to Park Lane - Public Right of Way Cllr Moore said the Chairman would provide an update at the next meeting.	Chairman
P/2025/27 Proposed " Welcome to Birchington on Sea " signs Cllr Moore said there was detailed criteria from both the Department of Transport and KCC that must be adhered to. The proposal had now been placed on the Highways Improvement Plan(HIP).	
P/2025/28 Highways Reporting Log Cllr Moore said he had circulated the report log. He referred to streetlighting over the footbridge at Station Approach and suggested it was placed on the HIP – agreed.	
P/2025/29 Highways Improvement Plan (HIP) Cllr Moore provided an update on HIP. He said he was intending to go through a new format for the HIP document but would defer until the next meeting when more members would be in attendance.	Cllr Moore
P/2025/30 Clerk's Correspondence The Clerk said she had forwarded video footage to Penny Button at TDC of the problems that Cllr Brown and his guide dog had encountered in Albion Road Car Park which had raised serious Health and Safety issues regarding the incorrect siting of tactile paving.	
FC/2025/31 Date of next meeting Tuesday 24th June 2025 at 6.30pm in The Parish Council Office, 2 Albion Road, CT7 9DN.	
The meeting closed at 8.05pm	
Signed by Parish Clerk Jane Bevan Dated: 6th May 2025	

Agenda - Planning Committee Meeting 13th May 2025

Attachment 1

[F/TH/25/0318 | Erection of 1no. two storey 4 bed detached dwelling with associated parking and garden following demolition of existing garage | Land Adjacent 130 Alpha Road Birchington Kent](#)

BNP Policy B1 - this policy aims to protect the prevailing character of different areas of the parish and requires that proposal align with the village-wide Design Guidelines.

This development would result in a property out of character with neighbouring properties, it would be dominant, intrusive and would allow overlooking of nearby dwellings. Its presence would destroy the openness of this small cul de sac and existing green frontage would be lost.

The Design & Access Statement does not acknowledge the Birchington Neighbourhood Plan policies or the guidelines, therefore it does not demonstrate alignment with them.

BNP Policy B3 - this policy seeks to ensure that development is informed by and reflects its setting.

The development site is in a small cul de sac comprising low rise bungalows, successive developments of the site have respected its character and that of the surroundings.

A tall, two storey property squeezed in between existing homes runs against the grain creating a feeling of enclosure where there is currently openness and an overshadowing presence where there is currently harmony.

BNP Policy B14 - the proposals to increase the footprint of development and to introduce development which would significantly raise illumination of the area run counter to this policy which seeks consistency with the existing character, **enhanced** habitats and **increased** biodiversity.

The analysis presented with this application is muddled and fails to demonstrate compliance with this policy.

BNP Policies B15 & B16 - the aims of these policies are to protect and enhance safe movement for pedestrians and vehicle users.

The proposals for access and parking are unrealistic. The parking arrangements shown on submitted drawings do not allow sufficient turning arcs and appear unworkable; furthermore, there would be insufficient room for vehicles to turn around and enable entry and access to the main highway by forward movement. The inevitable reversing in or out by residents, delivery vans and trades people would be an unacceptable risk for pedestrians and vehicle users.

The Parish Council objects to this application on the grounds that it is in breach of multiple neighbourhood plan policies and is not compliant with the village wide guidelines, as such the harm caused would significantly outweigh any perceived benefit of this development.

[FH/TH/25/0488 | Erection of single storey front and side extension to enlarge the existing garage structure, together with internal reconfiguration | 2 Plum Tree Grove Birchington Kent CT7 9PG](#)

The Council does not object to this application but is concerned that the loss of garage parking space may result in informal verge parking along the access road to the detriment of the visual appearance of the area.

Neutral

[F/TH/25/0579 | Erection of 3no. single storey buildings \(use class F1 learning and non residential institutions\) with associated parking and landscaping \(retrospective\) | The Llewellyn School Quex Park Birchington Kent CT7 0BB](#)

Support

[F/TH/25/0541 | Change of use of Annexe to temporary holiday let for 3 years \(use class C3\) \(Retrospective\) | 15 Surrey Gardens Birchington Kent CT7 9SA](#)

The Council notes the proposed change of use of this 6-bedroom property is retrospective and has concerns about its impact on on-street parking. If this application is consented it should condition that the change of use will revert after 3 years.

Neutral