



Birchington Parish Council

Agenda

Standing Committee: Planning

Tuesday 26th August 2025 at 6.30pm

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

Members of the public can attend the meeting.

Please note that as per the Terms of Reference for this Committee, public attendance is welcomed with the caveat that the Chairman will invite and direct any representation and will be the sole arbiter on attendance and participation. (Members of the public wishing to speak at the meeting will be restricted to a maximum of 3 minutes)

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

To: The Planning Committee members: Councillors B. Prebble (Chairman), J. Moore, P. Fellows, and L. Wright

Ex Officio: Councillors N. Blankley and M. Houghton (Chairman and Vice-Chairman of the Parish Council)

You are hereby summoned to attend a meeting of the Planning Committee on Tuesday, 26th August 2025 at 6.30pm at the Parish Office, 2 Albion Road, Birchington, CT7 9DN

- 1. Apologies for absence.**
- 2. Declarations of Interest.**
To receive any declarations of pecuniary or non-pecuniary interests.
- 3. Minutes of the Planning Committee meetings held on 15th July 2025** - to approve and consider any matters arising (copy attached).
- 4. Public Participation.**

Planning

- 5. Planning Applications to be discussed (see attachment 1)**
- 6. Chairman's Report**
- 7. Enforcement Action**
To receive a verbal report and consider any matters arising.
- 8. Appeals**
To receive a verbal report and consider any matters arising.
- 9. OL/TH/20/1755 - 1,600 New Homes in Birchington**
To provide an update.
- 10. TDC Design Codes**
To discuss TDC's invitation for volunteers to participate in the East Kent design codes project.

11. Working Groups

To provide an update on:
Birchington Neighbourhood Plan Review
Southern Water
Local Plan Review

Highways – Councillor Moore

12. Highways Reporting Log

To receive the Highways Reporting Log and to note updates

13. Highways Improvement Plan

To review and agree the priorities for the Highways Improvement Plan.

14. Clerk's Correspondence

15. Date of next meeting:

Tuesday, 16th September 2025 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.

Signed by Parish Clerk:

Jane Bevan

Dated: 18th August 2025

Agenda - Planning Committee Meeting 26th August 2025

Attachment 1

[TCA/TH/25/0756 | T1 - Sycamore, remove lateral limb overhanging wall and into garden. Trees locations is Cobb House, T2 - Sycamore, remove several small lateral limbs overhanging to next doors property trees location is The Hay Barn. | The Hay Barn Dilnot Lane Acol Birchington Kent CT7 0HW](#)

[FH/TH/25/0753 | Erection of a single storey rear extension following demolition of existing conservatory | 27 Grenville Gardens Birchington Kent CT7 9LA](#)

[FH/TH/25/0613 | Erection of a single storey rear extension following demolition of existing garage and alterations to fenestration | 28 Alpha Road Birchington Kent CT7 9EQ](#)

[FH/TH/25/0796 | Erection of a single storey rear extension following demolition of existing conservatory \(retrospective\) | 24 Linington Road Birchington Kent CT7 0AL](#)

[F/TH/25/0752 | 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](#)

[FH/TH/25/0801 | Erection of a single storey front and side extension following demolition of existing | 1 Sea View Avenue Birchington Kent CT7 9LU](#)

[FH/TH/25/0818 | Erection of single storey rear extension, with erection of external staircase to parking level, excavation of rear garden to form access with retaining wall to parking space | Flat 1 140 Minnis Road Birchington Kent CT7 9QB](#)

[F/TH/25/0834 | Erection of a first floor extension to existing rear extension, and erection of dormer to rear to facilitate loft conversion | Beach House 1 Beach Avenue Birchington Kent CT7 9JS](#)

Decided applications

FH/TH/25/0395 260 Canterbury Road, Birchington, CT7 9TD Erection of first floor terrace to rear together with erection of outbuilding to front (Retrospective) .**Decision: Grant Permission**

BPC: Support on the condition that the outbuilding was not used for accommodation or commercial purposes.

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

Decision Grant Permission

BPC: Neutral

FH/TH/25/0575 6 Alpha Road Birchington Kent CT7 9EQ Erection of a single storey side extension together with alterations to fenestration

Decision: Grant Permission

BPC: Support

F/TH/25/0541 15 Surrey Gardens Birchington Kent CT7 9SA

Proposal Change of use of Annexe to temporary holiday let for 3 years (use class C3) (Retrospective

Decision: Grant Permission

BPC : Neutral

FH/TH/25/0603 6A Colemans Stairs Road Birchington Kent CT7 9HJ

Extension of existing garage to create annexe

Decision: Grant Permission

BPC: Object – Concerns raised over lack of detail on application; conflict of the stated purpose on application – drawings show it as a garage but the description shows it as an annex. If TDC approves the application, Birchington Parish Council requests that there should be a condition that the building is not used for commercial purposes but for residential use only.

F/TH/25/0573 Telephone Exchange Albion Road Birchington Kent Removal of 6no. antenna and supporting equipment and installation of 3no. commscope antenna and supporting equipment

Decision: Grant permission

BPC: Neutral

FH/TH/25/0695 1A Tudor Close Birchington Kent CT7 9BD

Erection of single storey side/rear extension together with reduction of existing side store and installation of new side window

Decision: Grant Permission

BPC: Support