



Birchington Parish Council

Agenda

Standing Committee: Planning

Tuesday 23rd September 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, N. Hudson 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, 23rd September 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 26th August 2025 - to approve and consider any matters arising (copy attached).**
- 4. Appointment of Vice-Chairman of the Planning Committee.**
- 5. Public Participation.**

Planning

- 6. Planning Applications to be discussed (see attachment 1)**
- 7. Chairman's Report**
- 8. Enforcement Action**
To receive a verbal report and consider any matters arising.
- 9. Appeals**
To receive a verbal report and consider any matters arising.
- 10. OL/TH/20/1755 - 1,600 New Homes in Birchington**
To receive an update.

11. East Kent Design Code Community Panel

To receive an update .

12. Working Groups – 2025/26 Planning Committee Workplan

To receive an update on the following:

Conservation Area Review and Management Plan

Birchington Neighbourhood Plan

Southern Water

Highways – Councillor Moore

13. Highways Reporting Log

To receive the Highways Reporting Log and to note updates

14. Highways Improvement Plan

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

15. Clerk's Correspondence

16. Date of next meeting:

Tuesday, 21st October 2025 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.

Signed by Parish Clerk:

Jane Bevan

Dated: 15th September 2025

Planning Committee Meeting 23rd^d September 2025

Attachment 1

[F/TH/25/0760 | Erection of 1No. two bedroom detached dwelling with associated parking and landscaping \(Retrospective\). | 15A Minnis Road Birchington Kent CT7 9SE](#)

[FH/TH/25/0878 | Erection of a single storey garage to side elevation | 116 Park Avenue Birchington Kent CT7 0DL](#)

[FH/TH/25/0892 | Variation of condition 2 of planning permission FH/TH/25/0038 for the "Erection of first floor extension, single storey side extensions, two storey front extensions, and porch to front elevation, following demolition of existing side extensions" to allow alterations to materials | 21 Kings Avenue Birchington Kent CT7 9QL](#)

[FH/TH/25/0920 | Erection of a single storey side and rear extension following demolition of existing garage, erection of 1no dormer to front roof slope and 1no dormer to side roof slope, installation of juliette balcony to rear with 4no rooflights to side elevations together with alterations to fenestration | 5 Lancaster Gardens Birchington Kent CT7 9TH](#)

[FH/TH/25/0920 | Erection of a single storey side and rear extension following demolition of existing garage, erection of 1no dormer to front roof slope and 1no dormer to side roof slope, installation of juliette balcony to rear with 4no rooflights to side elevations together with alterations to fenestration | 5 Lancaster Gardens Birchington Kent CT7 9TH](#)

[A/TH/25/0711 | Erection and display of 1no non-illuminated fascia sign, 1no hanging sign, 1no brass plaque and frosted vinyl to door and windows at front elevation | 2 Station Road Birchington Kent CT7 9DQ](#)

[F/TH/25/0912 | Change of use of an area of grassland to a glamping facility \(retrospective\) | The Quex Park Estates Co Ltd Quex Park Birchington Kent CT7 0BH](#)

[FH/TH/25/0976 | Erection of 2no single storey extensions to form annexe | 18 Grenham Road Birchington Kent CT7 9JH](#)

Decided Applications:

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**

FH/TH/25/0610 Casa Mare Queens Avenue Birchington Kent Alterations to roof to facilitate loft conversion and insertion of 2no. rooflights and balcony, together with reduction in rear extension, and alterations to fenestration

Decision Grant Permission **BPC: Neutral - The Committee requested clarification of roofing materials to be used which should be consistent with neighbouring properties.**

F/TH/25/0648 63 Yew Tree Gardens Birchington Kent CT7 9AL Erection of a single storey outbuilding (Retrospective)

Decision Grant Permission **BPC: Neutral – Recommend that that the legal situation regarding ownership is verified. If TDC approves the application, Birchington Parish Council requests that there should be a condition that the building is not used for habitable purpose.**

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

Decision Grant Permission **BPC: Support**

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

Decision Grant Permission **BPC Support**