



Birchington Parish Council

Planning Committee

Meeting held on:

**26th August 2025 at 6.30pm at the Parish
Office, 2 Albion Road, Birchington, CT7 9DN**

Present:

Cllr Prebble (Chairman)

Cllr Fellows

Cllr Moore

Cllr Wright

Cllr Blankley

Parish Clerk – Jane Bevan

8 x members of the public

P/2025/63 Apologies for Absence

Apologies for absence were received from Cllr Houghton.

P/2025/64 Declarations of Interest

Cllr Wright declared an interest in planning application FH/TH/2025/0702 130 Alpha Road and said she would leave the room whilst this application was being discussed.

P/2025/65 Minutes

The minutes of the Planning Committee meeting held on 15th July 2025 were presented for approval. Cllr Blankley referred to minute no. P/2025/51 and said this should be qualified by adding 'subject to Full Council approval' - **agreed**.

The minutes were subsequently agreed.

Planning

P/2025/66 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

<u>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.</u>	
P/2025/53 Chairman's Report The Chairman said his report would be covered in the agenda items. He referred to the recently agreed work programme and said that for planning committee there were 6 areas identified and asked if any members wished to take on the lead responsibilities. Cllr Blankley provided an update on the six areas and made some suggestions as to how they should be managed and added that he would lead on some of them.	
P/2025/54 Enforcement Action The Deputy Clerk said there were no further updates.	
P/2025/55 Appeals. None.	
P/2025/56 OL/TH/20/1755 -1,600 New Homes in Birchington Cllr Blankley provided an update. He said Sir Roger Gale had written to the Secretary of State asking her to reconsider her decision not to recover (call in) the application. Cllr Blankley said that considerable information had been received through freedom of information requests submitted by local residents to St John's College, Cambridge to ascertain the status of the land placed in trust with the college in the 1642 will of Henry Robinson. Following unsatisfactory responses from St John's, the Information Commissioner had conducted an investigation which confirmed that the will was made and the trust created in 1642. St John's College stated it 'understood' that the trust was terminated in 1860. Cllr Blankley said that it appeared the College had no evidence to substantiate how it came to that 'understanding'. Cllr Blankley proposed that BPC submits a Freedom of Information request to St John's to establish the grounds of their understanding that the trust was terminated, what process was followed to disburse the assets of the trust and how the college became the equitable owners of the land - Agreed. Cllr Blankley also proposed to write to the Secretary of State to reiterate the reasons why this application should be called in – Agreed. He also proposed to seek confirmation from the Planning Inspectorate about land ownership checks and how it was validated - Agreed. Cllr Blankley also proposed to write to KCC and TDC regarding land ownership and that he would seek to meet with the TDC Director of Place and/or TDC Chief Executive – Agreed.	Cllr Blankley

P/2025/57 TDC Design Codes Cllr Blankley said this was an important issue which would underpin the nature of development in Thanet. The Clerk said the deadline for residents to participate was 18th August. Two workshops to be held in September had been arranged for participants. The Clerk said she would contact a resident who had offered to participate to advise him that the closing date had passed.	Clerk
P/2025/58 Working Groups Birchington Neighbourhood Plan Review Cllr Blankley suggested that this group take responsibility for relevant items in the work programme discussed at minute P/2025/53– Agreed. Southern Water The recent presentation by Southern Water to the Parish Council was discussed and the Clerk said she would contact Southern Water for responses to questions raised at the presentation. The Chairman referred to discussions about a new reservoir project for Kent and said this project was being undertaken by South East Water and not Southern Water.	Cllr Blankley Clerk
Highways	
P/2025/59 Highways Reporting Log Cllr Moore confirmed he had circulated the reporting log to members, it was agreed the following issues be closed: (a) Minnis Road railway bridge – debris following heavy rain; (b) Parking in Edward Road near the junction of Canterbury Road - TDC Councillor Dawson had requested an officer report from KCC; (c) Speeding and poor driving standards in various roads – Cllr Moore said he had requested a meeting with PC Steve England and TDC Cllr Kup. Cllr Blankley said the re-introduction of Speedwatch might assist. It was agreed this should be addressed by the General Purposes committee. Cllr Moore referred to other issues which required TDC intervention. It was agreed he would recommend to complainants that they approach their TDC Councillor for support. He proposed that TDC relevant issues be forwarded to Thanet District Council’s Birchington Councillors, in alphabetical order. No objections were raised. – Edward Road (parking) – Cllr Dawson. – Albion Road car park (tactile paving); – Surrey Gardens (yellow and white lines); – Kent Gardens (footway parking) – Cllr Fellows; – Epple Road (parking on the pavement) in Epple Road – Cllr Wright	
P/2025/60 Highways Improvement Plan (HIP) Cllr Moore said he had received 5 responses from members regarding the priority list . The Chairman registered his disappointment that not all Parish Councillors had responded. Cllr Moore recommended that the priority list be sent to KCC with a request for indicative costs - Agreed.	Cllr Moore

P/2025/61 Clerk's Correspondence

The Clerk requested that members noted that following the decision to reduce Planning Committee meetings from 17 to 12 per year, that the office was now requesting TDC to extend the deadlines for comments on planning applications for several applications each month.

P/2025/62 Time and Date of Next Meeting

Tuesday, 23rd September 2025 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.

The meeting closed at 1936 hours

Signed by Parish Clerk:

Jane Bevan

Dated: 29th August 2025

Attachment 1 – Planning Applications

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 BPC: Support subject to arborists report FH/TH/25/0753 Erection of a single storey rear extension following demolition of existing conservatory 27 Grenville Gardens Birchington Kent CT7 9LA BPC: Support 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 A member of the public made representations objecting to this application BPC Neutral – recommend that officers ensure that a party wall agreement be in place and that satisfactory arrangements for drainage are approved. There are concerns that this development may have a detrimental impact on parking and the local street scene. FH/TH/25/0796 Erection of a single storey rear extension following demolition of existing conservatory (retrospective) 24 Linington Road Birchington Kent CT7 0AL BPC Object – Object on the grounds of overdevelopment of the site. Council understands from comments posted on the portal that these premises are being used for operation of a childcare business to the detriment of neighbour’s enjoyment and amenity. If the application is approved, it should be conditioned that the premises must not be used for business purposes or financial gain. Furthermore, officers should consider whether current business activities require change of use permission. 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 A member of the public made representations objecting to this application. BPC Object – Council is dismayed that the applicant makes no reference to the Birchington Neighbourhood plan and does not set out reasons why the application is in breach of several of its policies. Council reiterated it grounds for objection as previously submitted. 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 BPC - Support 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 BPC – Neutral – Council is concerned that the proposed development may have a detrimental effect on the quality of living space in the property.	
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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 BPC - Support	
FH/TH/25/0856 Erection of front porch, erection of single storey rear extension, extensions to front and rear dormers together with extension to garage 19 Grenville Gardens Birchington Kent CT7 9LA BPC- Support	