



Birchington Parish Council

Planning Committee

Meeting held on:

**23rd September 2025 at 6.30pm at the
Parish Office, 2 Albion Road, Birchington,
CT7 9DN**

Present:

Cllr Prebble (Chairman)

Cllr Fellows

Cllr Hudson

Cllr Moore

Cllr Wright

Cllr Blankley

Parish Clerk – Jane Bevan

1 x member of the public

P/2025/77 Apologies for Absence

Apologies for absence were received from Cllr Houghton.

P/2025/78 Declarations of Interest

None

P/2025/79 Minutes

The minutes of the Planning Committee meeting held on 26th August 2025 were presented for approval. The minutes were subsequently **agreed**.

P/2025/80 Appointment of Vice-Chairman of the Planning Committee

The Chairman welcomed Cllr Hudson to the committee and said he had been nominated to be Vice-Chairman. Cllr Hudson accepted.

Planning

P/2025/81 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/2025/82 Chairman's Report The Chairman referred to the Sealink Project and asked members for their views. Cllr Blankley provided an update regarding the consultation process. The Clerk said that Iain Livingstone, TDC Planning Manager had given a presentation at the recent Parish Forum and that she would circulate the presentation slides once they had been received.	Clerk
P/2025/83 Enforcement Action The Clerk said there were no further updates.	
P/2025/84 Appeals. None.	
P/2025/85 OL/TH/20/1755 - 1,600 New Homes in Birchington Cllr Blankley provided an update. He said a letter had been sent to the new Secretary of State requesting reconsideration of the request for the application to be 'called in' in the light of new information regarding landownership and information received following the recent meeting with Southern Water. Sir Roger Gale had submitted supporting correspondence. A Freedom of Information (FOI) request which had been submitted to St John's College had been rejected as vexatious and would now be escalated. A meeting request had also been sent to Bob Porter, Director of Place at TDC.	Cllr Blankley
P/2025/86 East Kent Design Code Community Panel The Chairman introduced Mr R Giddins who was recently appointed to the East Kent Design Community Panel. Mr Giddins said he had attended one meeting of the panel and the next meeting would be in November. Following the second meeting, Parish and Town Councils would be consulted on outline design codes for East Kent. Mr Giddins proceeded to give a presentation on the design code guide and how it would be used when assessing planning applications in Birchington.	
P/2025/87 Working Groups 2025/26 Planning Committee Workplan Cllr Blankley reported: Conservation Area Review & Management Plan - the Clerk was seeking progress a progress report from TDC Areas of High Townscape Value – He suggested and it was agreed that Birchington Heritage Trust be approached regarding a commission to carry out this work. Landmark Trees – No progress. He referred to the meeting with representatives from Southern Water earlier in the year and said that the Parish Council was still awaiting Southern Waters' responses to questions submitted at the meeting with them.	Clerk Cllr Blankley
Highways P/2025/88 Highways Reporting Log Cllr Moore said he had circulated his report. He said he had received reports of inconsiderate driving in Minnis Road, as well as other roads in Birchington. He said he had discussed this issue with Cllr Kup and PC Steve England and was hoping to arrange a meeting with them.	

He referred to the loose paving at the rear of Alpha Road carpark. This was on a privately owned service road. He said he had written to the owners but had not received a response. He said he would close the issue on the log but it would remain on file. He said that going forward he would only report on current active issues.	Cllr Moore
P/2025/89 Highways Improvement Plan {HIP} Cllr Moore said the HIP document had been submitted to KCC but they had responded that the process had since been changed and only a priority list of 5 was required. He said he would be arranging a meeting with them to discuss the new process. He referred to a proposal for a 20mph speed limit in Park Lane and said he would speak to Paul Valek of KCC about the process.	Cllr Moore
P/2025/90 Clerk's CorrespondenceThe Clerk reported that the bike rack in Station Road had been removed by KCC as it was considered to be a dangerous structure. P/2025/91 Time and Date of Next Meeting Tuesday, 21st October 2025 at 6.30pm at the Parish Office, 2 Albion Road, Birchington. The meeting closed at 2010 hours Signed by Parish Clerk: Jane Bevan Dated: 3rd October 2025	

Attachment 1 – Planning Applications

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

Neutral

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

Neutral – concerns were raised that there had been no application for a dropped kerb and that there is a telegraph post that would appear to block access to the proposed garage.

[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](#)

Neutral – BPC objected to the original application and nothing has changed.

[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](#)

Object – property is part of a cluster of bungalows retaining their original appearance from the street, the proposed dormer would be visible from the street and contrary to the rhythm and character of Lancaster Gardens, it would be detrimental to the street scene – NHP Policy B1 and Birchington Design Guidelines

[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](#)

Support - although it was noted that excessive frosted effect on ground floor windows detracts from the overall appearance of the building.

[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](#)

Support although there are concerns that incremental commercial development at Quex Park may have a cumulative long term detrimental effect on the character and must be considered by officers.

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

Object on the grounds of the description is not what is being proposed – this development would create two independent 2 bedroomed semi-detached homes. If officers are minded to approve, it should be on condition that neither property should be used for commercial or financial gain.