



**Birchington Parish Council**

**Planning Committee**

**Meeting held on:**

**18<sup>th</sup> November 2025 at 6.30pm at the Parish  
Office, 2 Albion Road, Birchington, CT7 9DN**

**Present:**

Cllr Hudson (Vice-Chairman)  
Cllr Moore  
Cllr Blankley

Parish Clerk – Jane Bevan

10 x members of the public

**P/2025/107 Apologies for Absence**

Apologies for absence were received from Cllr Prebble (Chairman), Cllr Houghton, Cllr Fellows, and Cllr Wright

**P/2025/108 Declarations of Interest**

None

**P/2025/109 Minutes**

The minutes of the Planning Committee meeting held on 21<sup>st</sup> October 2025 were presented for approval. The minutes were subsequently **agreed**.

**Planning**

**P/2025/110 Planning Applications to be discussed (see attachment 1)**

See attachment 1 for details.

**Action**

**P/2025/111 Chairman's Report and Public Participation**

Three members of the public made representations objecting to planning application no. F/TH/25/0752. One member of the public made representations objecting to planning application no. F/TH/25/1000. One member of the public spoke in support of planning application no. F/TH/25/1003.

The Chairman thanked the members of the public for attending and for their comments.

**P/2025/111 Enforcement Action**

The Clerk said there were no further updates.

**P/2025/112 Appeals.**

None.

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| <p><b>P/2025/113 OL/TH/20/1755 - 1,600 New Homes in Birchington</b></p> <p>Cllr Blankley provided an update and referred to an exchange of correspondence with TDC regarding ownership of land by St Johns College. Issues had been identified with procedures relating to ownership certificates.</p> <p>Cllr Blankley requested support for serving notice on TDC of BPC intention to join with a third party regarding a possible injunction. It was <b>agreed</b> full costs of this action would have to be discussed and agreed at Full Council.</p>                                                                                                                                                                                                                                                                                                            | <p><b>Cllr Blankley</b></p>                               |
| <p><b>P/2025/114 East Kent Design Code</b></p> <p>The Clerk said there were no further updates other than the consultation process concluded on 9<sup>th</sup> November 2025.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |
| <p><b>P/2025/115 Working Groups 2025/26 Planning Committee Workplan</b></p> <p><i>Conservation Area Review &amp; Management Plan</i> – a member of the public, Mr Giddins, said he had written to the TDC Leader and Birchington District Councillors asking why there had been no further action since the TDC Cabinet meeting of July 2024 where a decision was taken to implement the report recommendations.</p> <p>Mr Giddins said he had not received a reply from TDC Leader, Birchington District Councillors or TDC Conservation Officer until last week when Cllr Fellows informed Mr Giddins he intended to raise the matter at the TDC Full Council meeting on 10<sup>th</sup> December.</p> <p>Cllr Hudson said there were no further updates on the Neighbourhood Plan or from Southern Water and these items should be removed from future agenda.</p> | <p><b>Cllr Blankley</b></p> <p><b>Clerk</b></p>           |
| <p><b>Highways</b></p> <p><b>P/2025/116 Highways Reporting Log</b></p> <p>Cllr Moore had circulated the report log for review.</p> <p>He confirmed that he had made a formal complaint to KCC over their inaction to resolve the constant puddle on the access road next to the United Service Club in Station Road. He said he had also sent an email to Cllr Luke Evans regarding a concrete post that was leaning over from a residents garden on the footpath between Westfield Road and Oxney Close. He had since received a response that KCC would be contacting the owner to repair it.</p>                                                                                                                                                                                                                                                                   |                                                           |
| <p><b>P/2025/117 Highways Improvement Plan {HIP}</b></p> <p>Cllr Moore had received correspondence from KCC regarding the HIP which he would discuss this further with the Clerk.</p> <p>Cllr Moore referred to lighting at the footbridge at the railway station and costings that he had received from KCC. It was agreed that this was an important issue that needed to be addressed and to be further considered by the Parish Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Cllr Moore / Clerk</b></p> <p><b>Cllr Moore</b></p> |
| <p><b>P/2025/118 Clerk's Correspondence</b></p> <p>The Clerk reported that lighting on a section of Albion Road was not working due to a power cable failure. This had been reported to KCC and UK Power Networks. The response was that it might take up to 28 days to be fixed. The Clerk had since escalated the issue as it was a health and safety issue.</p> <p>A member of the public asked the Parish Council to investigate the new signage on a shop in Station Road and to consider whether it required consent.</p> <p><b>P/2025/119 Time and Date of Next Meeting</b></p> <p>Tuesday, 16<sup>th</sup> December 2025 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.</p>                                                                                                                                                                      | <p><b>Clerk</b></p> <p><b>Clerk</b></p>                   |

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| The meeting closed at 2020 hours                                              |  |
| Signed by Parish Clerk:<br>Jane Bevan<br>Dated:26 <sup>th</sup> November 2025 |  |

## Attachment 1 – Planning Applications

### Planning Committee Meeting 18<sup>th</sup> November 2025

Please note that the recommendations made at this meeting by the Parish Council in respect of planning applications on the agenda are advisory only.  
Due consideration of the Birchington Neighbourhood Plan policies will be taken into account when submitting comments to Thanet District Council.

**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.**

#### Attachment 1

[F/TH/25/1003 | Erection of a single storey detached building for use as a cafe/restaurant \[Use Class Eb\], together with external seating area and associated development | The Quex Park Estates Co Ltd Quex Park Birchington Kent CT7 0BH](#)

A member of the public spoke in support of the application.

**Support**

[FH/TH/25/1069 | Erection of a single storey extension to existing garage at front and erection of a single storey rear extension following demolition of existing conservatory | 11 St Magnus Close Birchington Kent CT7 9UW](#)

**Object on the grounds of overdevelopment for commercial purposes with inadequate car parking and detrimental to amenities of neighbours.**

[L/TH/25/1006 | Application for listed building consent for the erection and display of 1no non-illuminated fascia sign, 1no hanging sign, 1no brass plaque and frosted vinyl to door and windows to front elevation | 2 Station Road Birchington Kent CT7 9DQ](#)

**Support with the proviso that the Conservation Officers' comments are taken into account.**

[FH/TH/25/1070 | Erection of single storey rear extension with mono-pitch roof, together with erection of a mono-pitch canopy and construction of bay window to the front elevation | 9 Beach Avenue Birchington Kent CT7 9JS](#)

**Support**

[F/TH/25/1000 | Installation of replacement timber windows with uPVC to the first floor front and west elevation \(retrospective\), together with the installation of modified timber lining strips to uPVC frames | 1 The Square Birchington Kent CT7 9AE](#)

A member of the public objected to the application that the replacement timber windows was not acceptable as the property was in a conservation area.

**Object on the grounds that the property is in a conservation area and the proposal to have disguised uPVC windows was unacceptable**

[FH/TH/25/0957 | Erection of a pitched roof dormer to front elevation | 2 Smugglers Way Birchington Kent CT7 9HP](#)

**Object on the grounds that the proposal is not consistent with the street scene – Neighbourhood Policy no. B1**

[TCA/TH/25/1139 | 1No Whitebeam \(T153\) - Fell, 1No Elder \(T163\) - Fell, 1No Yew \(T183\) - Remove failed branch, 1No Holly \(T189\) - Cut back by 1.5m to clear building, 2No Alder \(T142, T143\) - Cut back by 2m to clear building, 1No Sycamore \(T151\) - Fell, 1No Alder \(T155\) - Cut back to clear BT wires by 0.5m, 1No Sycamore \(T160\) - Sever ivy, 1No Alder \(T173\) - Install non invasive flexible brace at 15m, 2 x 50cm stems, 3m span, 1No Hybrid Black Poplar \(T176\) - Re-pollard | All Saints Church The Square Birchington Kent CT7](#)

[OJD](#)

**Support**

[FH/TH/25/0983 | Increase to ridge height and erection of 2No.dormers to side roof slopes to facilitate loft conversion together with erection of single storey rear extension following demolition of existing rear addition and sun room | 17 Kings Road Birchington Kent CT7 0DU](#)

**Previously discussed.**

[F/TH/25/1044 | Erection of first floor balcony to the East Elevation | 2 Hengist Road Birchington Kent CT7 9QP](#)

**Neutral**

[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 spoke objecting to the application and cited that the environmental reports were incorrect and misleading. Another member of the public spoke objecting to the application citing that their privacy would be compromised and that existing green space could be lost to potential parking requirements. Another member of the public raised concerns about how drainage would cope with the additional property and also vehicles blocking the lane.

**Object – the revised plans and biodiversity reports had discrepancies. The underlying objections of overbearing, overlooking and the impact on the environment had not been resolved.**