



Birchington Parish Council

Agenda

Standing Committee: Planning

Tuesday 27th January 2026 at 6.30pm

At The Parish Council Office , 2 Albion Road, 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, 27th January 2026 at 6.30pm at the Parish Council Office, 2 Albion Road, 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 meeting held on 16th December 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 and actions arising**
- 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 receive an update.
- 10. East Kent Design Code**
To receive an update.

11. Working Groups – 2025/26 Planning Committee Workplan

To receive an update on the following:
Conservation Area Review and Management Plan

Highways – Councillor Moore

12. Brooks End and Gap Level Crossings

13. Highways Reporting Log

To receive the Highways Reporting Log and to note updates

14. Highways Improvement Plan

To provide an update

15. Clerk's Correspondence

16. Date of next meeting:

Tuesday, 24th February 2026 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.

Signed by Parish Clerk:

Jane Bevan

Dated: 19th January 2026

Planning Committee Meeting 27th January 2026

Attachment 1

[TPO/TH/25/1322 | TH/TPO/4\(1983\)A2 Silver Birch \(T1\) Crown reduction by 3m, Sycamores \(T2 and T3\) Repollard. Sycamores \(T2 and T3\) Re-pollard to maintain the pollard cycle. | 46 Hunting Gate Birchington Kent CT7 9JB](#)

[TPO/TH/25/1342 | TH/TPO/4/2025 - 1No Holm Oak \(T1\) - Crown lift to a height of 4 metres | 130 Alpha Road Birchington Kent CT7 9EA](#)

[TPO/TH/25/1389 | M/TPO/3\(1952\)G3 - 1No Poplar \(T1\) - Pollard | 22 Alpha Road Birchington Kent CT7 9EQ](#)

[F/TH/25/1235 | Variation of condition 2 of planning permission F/TH/25/0396 'Erection of a two storey 5no bedroom dwelling with single storey detached garage \(self build\), following demolition of existing dwelling' to allow changes to internal layout, fenestration and increasing width of first floor accommodation and roof over | 32 Daryngton Avenue Birchington Kent CT7 9PS](#)

[FH/TH/25/1341 | Erection of a single storey rear extension and single storey side extension with extension to hard standing to facilitate parking spaces following demolition of existing garage | 5 Reculver Avenue Birchington Kent CT7 9NT](#)

[F/TH/25/1332 | Erection of a two storey visitor centre following demolition of existing structures | The Quex Park Estates Co Ltd Quex Park Birchington Kent CT7 0BH](#)

[F/TH/26/0001 | Erection of a three storey building to provide 5no 2-bed self-contained flats following demolition of existing dwelling | Cranford Cliff Road Birchington Kent CT7 9LS](#)

Decided

FH/TH/25/0983 17 Kings Road Birchington Kent CT7 0DU 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 and extension to vehicular access

Decision: Grant Permission

BPC: Support - noted Kings Road has a mixed street scene; the proposed development would raise the ridge higher than No15 and could dominate; the increase 2 to 4 bedrooms results in inadequate off street parking; there would be risk of overlooking and excess light from dormers and roof light to neighbouring properties.

FH/TH/25/1052 8 Tudor Close Birchington Kent CT7 9BD Alterations to roof from hip to gable to facilitate loft conversion, together with balcony to side and 2no rooflights to rear

Decision: Grant Permission

Neutral – concerns were raised that there would be insufficient off street parking at the property, as required under in design guidelines.

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

Decision Grant Permission

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

FH/TH/25/0957 Location 2 Smugglers Way Birchington Kent CT7 9HP Proposal Erection of a single storey side and rear extension and erection of a double dormer to the rear following demolition of existing garage and conservatory together with the erection of a pitched roof dormer to the front elevation to facilitate a loft conversion

Decision Grant Permission

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

FH/TH/25/1208 40 Quex View Road Birchington Kent CT7 0DZ Erection of single storey rear extension, alterations to fenestration and materials, installation of solar panels, demolition of existing garage and front boundary wall, together with erection of fencing and gates and extension of existing vehicular access.

Decision Grant Permission

BPC: Support