



**Birchington Parish Council**

**Planning Committee**

**Meeting held on:**

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

**Present:**

Cllr Prebble (Chairman)  
Cllr Hudson (Vice-Chairman)  
Cllr Fellows  
Cllr Moore  
Cllr Blankley  
Cllr Houghton

Parish Clerk – Jane Bevan

**P/2025/120 Apologies for Absence**

Apologies for absence were received from Cllr Wright

**P/2025/121 Declarations of Interest**

None

**P/2025/122 Minutes**

The minutes of the Planning Committee meeting held on 18<sup>th</sup> November 2025 were presented for approval. The minutes were subsequently **agreed**.

**Planning**

**P/2025/123 Planning Applications to be discussed (see attachment 1)**

See attachment 1 for details.

**P/2025/124 Chairman's Report and Public Participation**

There were no members of the public in attendance.

The Chairman referred to the Conservation Area Review and said he was grateful to Cllr Fellows for raising the issue at the TDC full council meeting as to when the consultation would commence. Unfortunately a direct answer was side stepped but the Parish Council had since emailed TDC requesting an update. The Chairman noted that there were 27 conservation areas in Thanet and just one Conservation Officer.

The Chairman thanked Cllr Blankley for his perseverance with TDC raising issues over their management of the SP16 planning application. He also thanked Cllr Moore for his work on highways issues. The Chairman reported that TDC were considering disposing Rosetti Gardens and noted that the Parish Council had previously been in negotiations with TDC to have this land transferred to the Parish Council

**P/2025/125 Enforcement Action**

**Action**

**Clerk**

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| <p>The Clerk said she had written to TDC asking if they had authorised the illuminated sign for the new Yellow Shop in Station Road. The Clerk referred to the property in Ash Tree Close which had been referred to TDC and who had since reported that it was not in their interests to pursue enforcement action.</p> <p><b>P/2025/126 Appeals.</b><br/>None.</p> <p><b>P/2025/127 OL/TH/20/1755 - 1,600 New Homes in Birchington</b><br/>Cllr Blankley provided an update. He said he had raised a number of questions with TDC regarding the S106 schedule and the timing of the notification ownership certificates. Cllr Fellows said he had written to the TDC Planning Manager Iain Livingstone who had replied that the planning decision would shortly be published..<br/>Cllr Blankley sought permission to write to the TDC external auditors to alert them to the current situation and to ask them to ensure TDC adhered to best value legislation – Agreed</p> <p><b>P/2025/128 East Kent Design Code</b><br/>The Clerk said two meetings had been held but there were no further updates.</p> <p><b>P/2025/129 Working Groups 2025/26 Planning Committee Workplan</b><br/>There were no further updates on the Conservation Area Review &amp; Management Plan.</p> <p><b>Highways</b></p> <p><b>P/2025/130 Highways Reporting Log</b><br/>Cllr Moore circulated the reporting log. He said that the issue with the footpath between Oxney Close and Westfield Road had now been resolved. KCC had informed him that they would be undertaking works in March to resolve the issue of the large puddle on Station Road next to the United Services Club.<br/>The Clerk referred to the tactile paving inside Albion Road car park and said that TDC had confirmed they would be removing it. KCC had confirmed that they would be installing tactile paving at the entrance to the car park at no cost to the Parish Council.<br/>Cllr Moore said that Cllr Fellows was dealing with the issues of the step leading from Yew Tree Gardens into Albion Road car park which residents had complained about. Cllr Fellows would also be liaising with TDC officers for the removal of the redundant posts in Albion Car Park; parking lines in Surrey Gardens being refreshed; and also a query over a crossover on a property in Kent Gardens.</p> <p><b>P/2025/131 Highways Improvement Plan (HIP)</b><br/>Cllr Moore referred to the issues at Station Approach and said that KCC would be looking into this in the new year.</p> <p><b>P/2025/132 Clerk's Correspondence</b><br/>The Clerk reported that the planning applications for 130 Alpha Road and for the removal of some trees in the churchyard were on the agenda for the forthcoming TDC Planning Committee meeting.</p> <p><b>P/2025/133 Time and Date of Next Meeting</b><br/>Tuesday, 27<sup>th</sup> January 2026 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.<br/>The meeting closed at 1935 hours</p> <p>Signed by Parish Clerk: Jane Bevan<br/>Dated: 5<sup>th</sup> January 2026</p> | <p>Cllr Blankley</p> <p>Cllr Fellows</p> |
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| <p><b>Attachment 1 – Planning Applications</b></p> <p><b>Planning Committee Meeting 16<sup>th</sup> December 2025</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p><b>Attachment 1</b></p> <p><a href="#">TPO/TH/25/0872   TH/TPO/4(1983)A1 - 1no. Mulberry (T1) - crown reduction by 2 metres on the Southern side.   Homebirch House 1 Hunting Gate Birchington Kent CT7 9EL</a><br/> <b>Support</b></p> <p><a href="#">TPO/TH/25/1276   TH/TPO/4(1983)A2: T1-T6 sycamore trees in back garden to be reduced in radius by approximately 5m back to previous pollard cut points.   56 Hunting Gate Birchington Kent CT7 9JB</a><br/> <b>Support</b></p> <p><a href="#">F/TH/25/1036   Erection of a 2 storey classroom building with plant room to roof with hard and soft landscaping, erection of canopies with external seating and bike storage following demolition of existing temporary buildings, reflection rooms and science block   The King Ethelbert School Canterbury Road Birchington Kent CT7 9BL</a><br/> <b>Support</b></p> <p><a href="#">F/TH/25/1237   Erection of single storey rear extension to ground floor flat   Flat 1 1 Alfred Road Birchington Kent CT7 9ND</a><br/> <b>Support</b></p> <p><a href="#">FH/TH/25/1208   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   40 Quex View Road Birchington Kent CT7 0DZ</a><br/> <b>Support</b></p> <p><a href="#">F/TH/25/1229   Erection of a two storey 1-bed detached dwelling, (self-build) together with associated access, landscaping and parking, following demolition of existing garage with formation of vehicular access to no.1 Leslie Road   1 Leslie Road Birchington Kent CT7 9HG</a><br/> <b>Object - This is an area of High Townscape value as defined in the Neighbourhood Plan and breaches Neighbourhood Plan policies B1, B3 and B5</b></p> <p><a href="#">FH/TH/25/1257   Erection of a single storey rear and side extension   11 Nelson Court Birchington Kent CT7 9LH</a><br/> <b>Support</b></p> |  |