



**Birchington Parish Council**

**Planning Committee**

**Meeting held on:**

**27<sup>th</sup> January 2026 at 6.30pm at the Parish  
Office, 2 Albion Road, Birchington, CT7 9DN**

**Present:**

Cllr Prebble (Chairman)  
Cllr Hudson (Vice-Chairman)  
Cllr Moore  
Cllr Wright

Parish Clerk – Jane Bevan

Members of the public : 2

**P/2025/134 Apologies for Absence**

Apologies for absence were received from Cllr Fellows, Cllr Blankley and Cllr Houghton

**P/2025/135 Declarations of Interest**

None

**P/2025/136 Minutes**

The minutes of the Planning Committee meeting held on 16<sup>th</sup> December 2025 were presented for approval. The minutes were subsequently **agreed**.

**Planning**

**P/2025/137 Planning Applications to be discussed (see attachment 1)**

See attachment 1 for details.

**P/2025/138 Chairman's Report and Public Participation**

There were 3 members of the public in attendance.

A member of the public made comments regarding planning application no.

TPO/TH/25/1342 | TH/TPO/4/2025 – the pollarding of trees at 130 Alpha Road. Another member of the public made representations objecting to planning application no.

F/TH/26/0001 Cranford, Cliff Road.

The Chairman thanked the members of the public for their attendance and contributions. He said his report would be covered under the agenda items.

**P/2025/139 Enforcement Action**

The Clerk said following her report to TDC regarding The Yellow Shop sign at 34 Station Road, TDC Enforcement had responded that they were in discussions with the owner .

**P/2025/140 Appeals.**

The Clerk said that the applicant for F/TH/25/0760 15a Minnis Road had appealed against TDC's decision.

**Action**

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| <p><b>P/2025/141 OL/TH/20/1755 - 1,600 New Homes in Birchington</b><br/> The Chairnan provided an update following TDC's decision notice on 23<sup>rd</sup> December 2025 to approve the application for 1600 homes. The Parish Council were currently awaiting legal advice as to whether there were grounds for a judicial review.</p> <p><b>P/2025/142 East Kent Design Code</b><br/> The Clerk said there were no further updates.</p> <p><b>P/2025/143 Working Groups - 2025/26 Planning Committee Workplan</b><br/> The Clerk said there were no further updates on the Conservation Area Review &amp; Management Plan. The Clerk said she would ask TDC for another update.</p> <p><b>Highways</b><br/> <b>P/2025/144 Brooks End and Gap Level Crossings</b><br/> Cllr Moore referred to a letter from Network Rail to the Parish Council which informed that they were proposing to divert existing footpaths and construct a footbridge as a consequence to the SP16 application and the future increase in population. Network Rail said the existing crossings presented a danger to pedestrians. The Clerk said Network Rail had previously made a presentation about this to the Parish Assembly in 2023 and this was their first formal contact since then. Following discussion, it was <b>agreed</b> to invite Network Rail to make another presentation about their proposals at the Parish Assembly scheduled for 14<sup>th</sup> April 2026</p> <p><b>P/2025/145 Highways Reporting Log</b><br/> Cllr Moore said he had circulated the reporting log to members. He referred to lighting at the footbridge at Station Approach and said he had now received costings from KCC to improve the lighting which he had copied to members. The KCC County Councillor Amelia Randall had previously said the poor lighting was a safety concern. Cllr Moore suggested that he contacted Cllr Randall to ask that KCC addressed the situation – <b>Agreed</b>.<br/> Cllr Moore said he had been contacted by Community Warden Jason Gordon who had been reporting potholes directly to KCC. Cllr Moore will add these and future reported ones to the log. He will also take photos and measure the potholes so that KCC could prioritise them.</p> <p><b>P/2025/146 Highways Improvement Plan (HIP)</b><br/> Cllr Moore said there were no further updates..</p> <p><b>P/2025/147 Clerk's Correspondence</b><br/> The Clerk reported that tactile paving had now been installed at the entrance to Albion Road car park and work would shortly commence on the removal of tactile paving inside the car park.</p> <p><b>P/2025/148 Time and Date of Next Meeting</b><br/> Tuesday, 24<sup>th</sup> February 2026 at 6.30pm at the Parish Office, 2 Albion Road, Birchington.<br/> The meeting closed at 1938 hours</p> <p>Siigned by Parish Clerk: Jane Bevan<br/> Dated: 3<sup>rd</sup> February 2026</p> <p><b>Attachment 1 – Planning Applications</b></p> <p><b>Planning Committee Meeting 27<sup>th</sup> January 2026</b></p> | <p>Clerk</p> <p>Clerk</p> <p>Cllr Moore</p> |
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| <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.</p> <p>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/25/1322   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</a></p> <p><b>Support</b></p> <p><a href="#">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</a></p> <p><b>Support</b></p> <p><a href="#">TPO/TH/25/1389   M/TPO/3(1952)G3 - 1No Poplar (T1) - Pollard   22 Alpha Road Birchington Kent CT7 9EQ</a></p> <p><b>Support</b></p> <p><a href="#">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</a></p> <p><b>Neutral</b></p> <p><a href="#">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</a></p> <p><b>Support but suggest that EV charging points are installed</b></p> <p><a href="#">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</a></p> <p><b>Support</b></p> <p><a href="#">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</a></p> <p><b>Object on the grounds of over development and out of character and in breach of Neighbourhood Plan policies B3, B10 and B11.</b></p> |  |