

# Cinque Port Town of New Romney



Mrs C. Newcombe  
Town Clerk  
and  
Responsible Financial Officer

Town Clerk's Office  
Town Hall  
New Romney  
Kent TN28 8BT

Tel: New Romney 01797 362348

Ref: MW/7001

7<sup>th</sup> February 2024

Dear Councillor,

**A MEETING OF NEW ROMNEY TOWN COUNCIL'S PLANNING & ENVIRONMENT COMMITTEE WILL BE HELD AT THE ASSEMBLY ROOMS, CHURCH APPROACH, NEW ROMNEY ON WEDNESDAY 14<sup>th</sup> FEBRUARY 2024 AT 6.45PM.**

You are hereby summoned to attend the above-mentioned meeting of New Romney Town Council's Planning and Environment Committee to consider the under-mentioned business.

Signed:

*Gemma Hall*

Mrs Gemma Hall  
Planning Clerk

Email: [planning.clerk@newromney-tc.gov.uk](mailto:planning.clerk@newromney-tc.gov.uk)

***The afore-mentioned meeting will commence at 6.45pm.***

***Members of Public are welcome to join this meeting.***

***PLEASE NOTE: New Romney Assembly Rooms and New Romney Town Hall have restricted access for people with limited mobility; please enquire for details.***

***Anyone displaying any symptoms of Covid-19 should NOT attend the meeting.***

## **PUBLIC PARTICIPATION AT TOWN COUNCIL MEETINGS**

### **1. Who can participate in a New Romney Town Council meeting?**

Members of the Public and Press may attend this Council meeting, except at such times as certain sensitive personal, legal or contractual matters may be considered in private and confidential session, when Members of the Public will be required to leave the meeting.

A maximum of THREE members of public may also participate by submitting a question at a meeting. The question must relate to a matter affecting the parish of New Romney and/or its residents. Each submission must last no longer than 3 minutes in total.

Any such question should be delivered to the Council by way of a written statement submitted by email by midday on the day of the Council meeting - to be read out during the meeting. The question submitted should be mindful of the 3 minute speaking time available. The reading of the question will allow for any mid-sentence delivery to be completed before being stopped at the three minute deadline. If any Member of Public does not have access to email, a question can be submitted by email by a representative on their behalf.

Any such questions should be emailed to: [planning.clerk@newromney-tc.gov.uk](mailto:planning.clerk@newromney-tc.gov.uk) by midday on the day of the Council meeting.

### **2. How and when do I have to let the council know that I want to participate?**

You will need to give written notice (via email or post) that you would like to participate by 3pm on the Friday before the meeting, providing your name and contact details and a summary of what your question subject will be. No late notifications can be accepted.

### **3. What happens if more than three local residents want to participate by submitting questions to the Council?**

The system will operate on the basis of “first come, first served” as identified by the Clerk. You will be notified as soon as possible after your ‘notification of wish to participate’ has been received as to whether or not you will be able to participate (by reading out your submission).

#### **4. What will happen at the Council meeting?**

Your question will be read aloud during the agenda item: Public Questions. If it is possible for the Chairman to provide a response to your question at the meeting, he/she will do so. If it is not possible to provide a response at that time, a response will be provided in writing – usually within 28 days of the meeting taking place.

Agendas and reports for meetings will be available at least 3 working days and usually 7 weekdays before the date of the meeting on the Town Council website. Any supplementary sheets will be available the day before the meeting and can be viewed at [www.newromney-tc.gov.uk](http://www.newromney-tc.gov.uk)

#### **THE LAWS OF LIBEL AND SLANDER**

- These laws are very strict.
- If, in public, you say something about a person that is not true, even if you believe it to be true, you may be sued and have to pay compensation. Therefore, you need to be very careful about any criticism you wish to make of people in any written submission.
- Councillors are able to speak more freely and bluntly while in Council or Committee meetings than members of the public.
- You, as a member of the public, do not have the same protection.

**NEW ROMNEY TOWN COUNCIL**  
**PLANNING AND ENVIRONMENT COMMITTEE MEETING**  
**14<sup>th</sup> FEBRUARY 2024**

**AGENDA**

**1. APOLOGIES:**

To receive and note apologies of councillors unable to attend.

**2. DISPENSATION TO PARTICIPATE:**

To receive and note any applications granted by the Town Clerk, on behalf of the Town Council, for dispensation to participate in Meetings of New Romney Town Council.

**3. DECLARATIONS OF INTEREST:**

Councillors to declare any Disclosable Pecuniary Interests or Other Significant or Personal Interests they may have in items on the agenda this evening.

**4. ADJOURNMENT OF MEETING:**

To consider formal adjournment of the meeting of the Committee for a maximum period of fifteen minutes to allow for an allocated public session.

**5. PUBLIC QUESTIONS:**

Members of the public may put questions to the Chairman of the Committee for a period of fifteen minutes regarding matters to do with the town of New Romney and its coastal areas of Littlestone and Greatstone, including items on the agenda. Any Councillors who have declared an "Other Significant Interest" in matters to be discussed at this meeting will also have the opportunity to speak within the session set aside for public participation, in accordance with the Town Council's Code of Conduct Item 5(3)(b), which reads as follows:

"Where you have an Other Significant Interest in any business of the Authority, you may... make representations, answer questions or give evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose."

**6. RE-CONVENING OF MEETING:**

To formally re-convene the meeting of the Committee.

**7. MINUTES (Encs\*):**

To approve the minutes of the Planning and Environment Committee Meeting held on 24<sup>th</sup> January 2023 (attached hereto).

- 8. PLANNING CLERK'S REPORT (Encs\*)**  
To receive and note the Planning Clerk's report.
- 9. SCHEDULE OF PLANNING APPLICATIONS (Encs\*)**  
To consider planning applications attached hereto and including any received subsequent to issue of this Agenda and make any recommendations as deemed appropriate.
- 10. SCHEDULE OF LICENCING APPLICATIONS**  
To receive and note schedule of Licencing Applications.
- 11. FOLKESTONE AND HYTHE DISTRICT COUNCIL REPORTS DECISIONS/MATTERS (Encs\*)**
  - (i) To received and note Hythe and Folkestone District Council's Reports, Decisions and Matters.
  - (ii) Local Planning Appeal Decision – Report attached.
- 12. ENVIRONMENTAL MATTERS (Encs\*)**  
To receive written reports and, within the remit of the Committee, take any such action(s) thereon as may be deemed necessary.
- 13. REPORTS OF WORKING PARTIES (Encs\*)**
  - (i) To receive and note the written reports of any working parties reporting to the Planning and Environment Committee and to take any such action(s) thereon as may be deemed necessary.
- 14. PRE-SUBMISSION OF THE KENT MINERALS AND WASTE LOCAL PLAN 2024-2039 PUBLIC CONSULTATION (Encs\*)**  
To consider the Afore-mentioned Public Consultation and take any such action as may be deemed appropriate.

Planning Clerk – 07.02.24

**MINUTES**  
of  
**A Meeting of the Planning and Environment Committee**  
**Held in the Assembly Rooms, Church Approach, New Romney**  
**on 24<sup>th</sup> January 2024**  
**Commencing at 6.45pm**

**PRESENT:****Councillors:**

P Coe, J Rivers, P Carey, K Terry, S O'Hare, J Davies,  
J Houston and L Phillips

**In the Chair:**

Councillor P Coe

**In Attendance:**

Planning Clerk	-	Mrs G Hall
Members of Public	-	x 3

490/2023-24 **APOLOGIES**

None.

491/2023-24 **DISPENSATION TO PARTICIPATE**

No new applications for Dispensation to Participate had been received.

492/2023-24 **DECLARATIONS OF INTEREST**

All Members present declared a Personal Interest in respect of planning application number 23/2054/FH and 23/2057/FH as they were New Romney Town Council applications.

All Members present except Cllr L Phillips declared a Personal Interest in respect of planning application number: 23/2020/FH as the applicant is known to them.

Councillor L Phillips declared a Disclosable Pecuniary Interest in respect to planning application number: 23/2020/FH as this is his property.

(Minute refs: 498/2023-24(iv), 498/2023-24(vi) & 498/2023-23 (vii) refer)

493/2023-24 **ADJOURNMENT OF MEETING**

It was not necessary to adjourn the meeting as no questions had been received in writing.

494/2023-24 **PUBLIC QUESTIONS**

None received.

495/2023-24 **RE-CONVENING OF MEETING**

Not applicable.

496/2023-24 **MINUTES****Minutes of the Meeting Held on 3<sup>rd</sup> January 2024**

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting Held on 3<sup>rd</sup> January 2024**, a copy of which had been previously circulated to all Councillors.

Having duly considered the afore-mentioned minutes, it was:

**PROPOSED BY:** Councillor Rivers

**SECONDED BY:** Councillor Davies

**RESOLVED – that the Minutes of the Planning and Environment Committee Meeting held on 3<sup>rd</sup> January 2024 be approved and signed as a true and correct record.**

Councillor Houston abstained from voting as he had not been present at the afore-mentioned meeting.

497/2023-24 **PLANNING CLERK'S REPORT**

There was no Planning Clerk's report on this occasion.

498/2023-24 **SCHEDULE OF PLANNING APPLICATIONS**

It was

**PROPOSED BY:** Councillor O'Hare

**SECONDED BY:** Councillor Davies

**RESOLVED UNANIMOUSLY – that NRTC Planning and Environment Committee comments, including those comments relating to additional planning applications received after publication of the agenda for this meeting, be submitted to FHDC Planning Department:**

**Application No**

**Location and Description**

(i) [23/1440/FH](#)

Land Rear 55, High Street,  
New Romney, TN28 8AH

Demolition of existing building  
and erection two of semi-  
detached one bed houses.

**RECOMMENDATION**

**Recommend Refusal –  
Contravenes policies HB1,  
CSD1, SS3, HE1, T1 & T2.  
Request sent to district  
councillors to get this  
application called in.**

**Voting:**

**For Application:**

**1**

**Against Application:**

**7**

**Abstained:**

**0**

(ii) [23/1947/FH](#)Edale, Spitalfield Lane,  
New Romney, TN28 8HQDemolition of garage and  
erection of attached single  
storey side extension  
together with loft conversion.**RECOMMENDATION****Voting:****For Application:**  
**Against Application:**  
**Abstained:****No Objection****8**  
**0**  
**0**(iii) [23/2044/FH](#)2 Richmond Drive,  
New Romney, TN28 8UT

Single storey rear extension

**RECOMMENDATION****Voting:****For Application:**  
**Against Application:**  
**Abstained:****No Objection****7**  
**1**  
**0****Councillor L Phillips left the meeting @ 19:02**(iv) [23/2020/FH](#)Running Waters, Lydd Road,  
New Romney, TN29 9SENon Material Amendment to  
planning permission [21/0358/FH](#)  
to allow for adjustment in the  
height of the buildings to slightly  
increase overall height.**RECOMMENDATION****Recommend refusal – unsure  
whether this is a material or a  
non-material amendment.  
Request sent to district  
councillors to request that this  
application be called in.****Voting:****For Application:**  
**Against Application:**  
**Abstained:****1**  
**1 – Chairman's casting vote.**  
**5****Councillor L Phillips re-joined the meeting @ 19:09.**



- (v) [23/2023/FH](#) 5 St Marys Road, New Romney,  
TN28 8JB
- Erection of one-bedroom garden annexe
- No Objection**
- RECOMMENDATION**
- Voting:**
- For Application: 7**
- Against Application: 1**
- Abstained: 0**
- (vi) [23/2054/FH](#) St Martins Field, Ashford Road,  
New Romney
- Works to trees in a Conservation area comprising of T1 Sycamore fell to ground level, stump ground out, plant replacement tree & T3 Sycamore fell to ground level, stump ground out, plant replacement tree.
- RECOMMENDATION**
- Voting:**
- For Application:**
- Against Application:**
- Abstained:**
- NO COMMENT – NRTC application**
- (vii) [23/2057/FH](#) Assembly Rooms, Church Approach, New Romney,  
TN28 8AS
- Felling of Purple Plum (T1) to ground level, situated in a Conservation area.
- RECOMMENDATION**
- Voting:**
- For Application:**
- Against Application:**
- Abstained:**
- NO COMMENT – NRTC application**

(viii) [24/0051/FH](#)86 Queens Road, Littlestone,  
New Romney, TN28 8LYSingle storey detached  
residential annexe.**RECOMMENDATION****Voting:****For Application:****7****Against Application:****1****Abstained:****0****No Objection**499/2023-24 **SCHEDULE OF LICENCE APPLICATIONS**

There were no licence applications for consideration.

500/2023-24 **FOLKESTONE & HYTHE DISTRICT COUNCIL REPORTS/  
DECISIONS/MATTERS**A schedule of delegated decisions of Folkestone & Hythe District Council Planning Department for the period ending 21<sup>st</sup> December 2023, 22<sup>nd</sup> December 2023 and 18<sup>th</sup> January 2024 was duly received and noted.

The following Appeal Decisions from The Planning Inspectorate were received and noted: APP/L2250/X/19/3242030 – 87 Coast Drive, Greatstone, New Romney, TN28 8NR and APP/L2250/W/21/3272712 – 87 Coast Drive, Greatstone, New Romney, TN28 8NR.

501/2023-24 **ENVIRONMENTAL MATTERS**

None.

502/2023-24 **REPORTS FROM WORKING PARTIES****Parish Highway Improvement Plan**

The report of the Parish Highway Improvement Plan Working Party, which had previously been circulated to all Committee Members, was duly received, and noted.

503/2023-24 **PROPOSED NEW FOOTPATH FROM MOUNTFIELD ROAD IND EST TO  
CHURCH LANE.**

Having reviewed the proposed new pathway from Folkestone and Hythe District Council

**It was:****PROPOSED BY:** Councillor Rivers**SECONDED BY:** Councillor Coe**RESOLVED – that (i) NRTC Planning and Environment Committee shall formally withdraw the request for reinstatement of the original footpath that ran adjacent to New Romney Allotment Gardens between Mountfield Ind Est and Church Lane and (ii) the Planning Clerk be authorised to advise FHDC that New Romney**

**Town Council withdraws its request for reinstatement of the  
aforementioned footpath in support of the proposed alternative.**

It was:

**PROPOSED BY:** Councillor Carey

**SECONDED BY:** Councillor Houston

**RESOLVED UNANIMOUSLY – that NRTC Planning and Environment  
Committee formally conveys its thanks to the Planning Clerk for all the work  
done relating to the reinstatement of the footpath.**

The Chairman thanked those present for their attendance and the meeting  
Concluded **at 7.43pm**

*Minutes prepared by the Planning Clerk*

**NEW ROMNEY TOWN COUNCIL**  
**PLANNING AND ENVIRONMENT COMMITTEE MEETING**  
**14<sup>th</sup> FEBRUARY 2024**  
**PLANNING CLERKS REPORT**

**(i) Pentland Homes – Mud on road report.**

I received an email from a concerned resident regarding the state of the roads by the Pentland Homes Development on Ashford Road, New Romney. The main concerns was the amount of mud on the road cause by trucks entering and leaving the site. I contacted both Planning Enforcement at FHDC and Pentland Homes directly regarding this.

I have had an email from Pentland Homes ensuring us that the roads will be swept and wheel washing will be done. I have replied to the resident with the outcome.

**(ii) Footpath – Mountfield Ind Est – Church Lane.**

The following letter has been sent to Folkestone and Hythe District Council regarding the re-instatement of the Footpath from Mountfield Industrial Estate to Church Lane, New Romney on behalf of New Romney Town Council's Planning and Environment Committee.



Mrs C. Newcombe  
Town Clerk  
and  
Responsible Financial Officer

Town Clerk's Office  
Town Hall  
New Romney  
Kent TN28 8BT

Tel: New Romney 01797 362348

Mr [REDACTED]  
Folkestone and Hythe District Council  
Civic Centre  
Folkestone  
Kent  
CT20 2QY

Wednesday 31<sup>st</sup> January 2024

Dear [REDACTED]

I am writing to you on behalf of New Romney Town Council's Planning and Environment Committee regarding the Footpath that leads from Mountfield Industrial Estate to Church Lane in New Romney.

In early/mid 2021 the footpath that had run along the side of the allotments from Mountfield Industrial Estate to Church Lane was fenced off by the development of Folkestone and Hythe District Council's Business Hub.

The original Footpath has been in place for over 25-30 years and is a well-used by residents as a shortcut route to the High Street and Greatstone woods. Although it is not an official public highway due to the longevity of the use of the footpath it has been a frustrating long wait for residents to get this reinstated.

Previously New Romney Town Council formally requested for the original footpath to be reinstated but we would like to now withdraw this request in support of the new proposed alternative footpath as detailed below:

Folkestone and Hythe District Council are to replace the original footpath with a new footpath, which will extend from the footpath in front of Plot G to a new pedestrian opening in the perimeter fence. The new footpath will be an engineered footpath which will also be lit.

New Romney Town Council would like to express their thanks to Folkestone and Hythe District Council for their support in this matter and look forward to the new footpath being installed as soon as possible.

Please keep us updated when you have an idea of when this is likely to happen, we would be very grateful.

Yours sincerely,

A handwritten signature in black ink, appearing to be "C. Newcombe".

NEW ROMNEY TOWN COUNCIL  
PLANNING AND ENVIRONMENT COMMITTEE MEETING  
24<sup>th</sup> JANUARY 2024  
SCHEDULE OF PLANNING APPLICATIONS  
FOR CONSIDERATION

**Application No**

**Location and Description**

(i)

[23/2017/FH](#)

3 The Churchlands, New Romney,  
TN28 8LE

Single storey garden annexe

**RECOMMENDATION**

**Voting:**

**For Application:**

**Against Application:**

**Abstained:**

**NEW ROMNEY TOWN COUNCIL**  
**PLANNING AND ENVIRONMENT COMMITTEE MEETING**  
**24<sup>th</sup> JANUARY 2024**

**DELEGATED DECISIONS OF FOLKESTONE & HYTHE DISTRICT COUNCIL**

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**For the Period Ending 21<sup>st</sup> January 2024**

- (i) [23/1877/FH](#) Sandcroft, Coast Road, Littlestone, TN28 8QZ
- Lawful Development Certificate (proposed) for the installation of a staircase and to amalgamate flat 4 & 5.

**DECISION:** **Lawful**  
 (NRTC – No Objection)

- (ii) [23/2056/FH/TCA](#) Town Hall, High Street, New Romney, TN28 8BT
- T1 Bay re-coppice close to ground level, T2 Ash height reduction by a maximum of 3 metres & laterally by a maximum of 2 metres & T3 Holly height reduction by a maximum of 1 metre all situated in a Conservation area

**DECISION:** **Lawful**  
 (NRTC – Did not comment as NRTC application)

- (iii) [23/1161/FH](#) Shandon, St Andrews Road, Littlestone, New Romney, TN28 8PZ
- Erection of chalet bungalow within the side garden of “Shandon” following the removal of an existing extension, together with new access and off-road parking.

**DECISION:** **Approved with conditions.**  
 (NRTC – No Objection)

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**For the Period Ending 1<sup>st</sup> February 2024**

- (i) [23/1964/FH](#) 105 Coast Drive, Greatstone, New Romney, TN28 8NR
- Conversion of dwelling to create 2no self contained ground & first floor flats and the replacement of a window with a door in the southern elevation.

**DECISION:** **Approved with conditions.**  
 (NRTC – Did not comment – extension to deadline applied for but no response from District received)

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## **For the Period Ending 8<sup>th</sup> February 2024**

- (i) [23/0801/FH](#) Land Adjoining 16 Cherry Gardens, Littlestone, New Romney, TN28 8QR
- DECISION:** Outline planning application for a residential development of 9 dwellings with all matters reserved except access into the site.  
**Approved with conditions.**  
NRTC – Recommend refusal contravenes policies HB6 and RM1 condition 5. There is a lack of information on drainage, concerns on access and ecology.  
**Officer comments:** Policy HB6 relates to scheme for local needs housing and is not relevant to this application which is not proposing local needs exception housing. Criterion 5 of RM1 requires the applicant to submit a SUDs strategy to the satisfaction of the LPA. Whilst this application is in outline the applicant sets out in the submitted FRA the expected SUDs strategy based upon a worst case scenario approach.
- (ii) [23/1208/FH](#) Maude Pavilion & Community Hall, Station Road, New Romney, TN28 8BB
- Demolition of the existing Maude Pavilion and adjacent Community Hall. Erection of a new sports pavilion, with community hall above. New nursery building and associated external works.
- DECISION:** **Approved with conditions.**  
(NRTC – No Objection)
- (iii) [23/2044/FH](#) 2 Richmond Drive, New Romney, TN28 8UT
- Single storey rear extension.
- DECISION:** **Approved with conditions.**  
(NRTC – No Objection)
- (iv) [23/2057/FH/TCA](#) Assembly Rooms, Church Approach, New Romney, TN28 8AS
- Felling of Purple Plum (T1) to ground, situated in a Conservation area.
- DECISION:** **No Objection**  
(NRTC – Did not comment as NRTC application)
- (v) [23/2058/FH/TCA](#) Recreation Ground, Fairfield Road, New Romney
- T1 Norway Maple fell to ground, stump ground out and plant replacement tree, T2 London Plain reduce the length of all north and south facing lateral branches by a maximum of 3 metres & crown lift on the northern side to give 6 meters clearance above the adjacent highway (Rolfe Lane), T3 Norway Maple prune back all north facing lateral branches by a maximum of 2 metres to the fence line, T4 Sycamore fell to ground, stump ground out



and plant replacement tree, T5 Sycamore remove dead branches at 3 metres above ground level & T6 Sycamore fell to ground, stump ground out and plant replacement tree.

**DECISION:**

**No Objection**

(NRTC – Did not comment as NRTC application)

(vi) [23/2020/FH/NMA](#)

Running Waters, Lydd Road, New Romney, TN29 9SE

Non Material Amendment to planning permission 21/0358/FH to allow for adjustment in the height of the buildings to slightly increase overall height

**DECISION:**

**Refused - Recommended Refusal Reasons:**

The proposal to increase the height of the approved dwellings, resulting in additional bedrooms, together with amendments to fenestration and materials, is not considered to constitute a non-material amendment to the original scheme. Planning permission would be required so that the full impact of the proposed changes can be considered against local and national planning policy, especially in relation to the visual appearance of the dwellings, residential amenity and parking.

(NRTC - Recommend refusal – unsure whether this is a material or a non-material amendment. Request sent to district councillors to get this application called in.)

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## **Appeal Decisions – The Planning Inspectorate**

- Appeal Ref: APP/L2250/W/22/3312303 - **Land adjoining 39 Victoria Road West, Littlestone TN28 8ND**



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### **Appeal Decision**

Site visit made on 10 November 2023

**by C Shearing BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 12 January 2024**

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**Appeal Ref: APP/L2250/W/22/3312303**

**Land adjoining 39 Victoria Road West, Littlestone TN28 8ND**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
  - The appeal is made by Mr Storrie of Legal & General Modular Homes against the decision of Folkestone and Hythe District Council.
  - The application Ref 21/1631/FH, dated 27 July 2021, sought approval of details pursuant to condition 1 of a planning permission ref Y18/0768/FH, granted on 12 November 2020.
  - The application was refused by notice dated 5 August 2022.
  - The development proposed is described as 'Outline application for up to 80 dwellings and access with matters or scale, layout, appearance and landscaping reserved for future consideration.
  - The details for which approval is sought are: scale, layout, appearance and landscaping of the development.
- 

#### **Decision**

1. The appeal is allowed and the reserved matters are approved, being scale, layout, appearance and landscaping details, submitted in pursuance of condition 1 attached to planning permission ref Y18/0768/FH dated 12 November 2020, at land adjoining 39 Victoria Road West, Littlestone TN28 8ND, subject to the conditions listed in the schedule at the end of this decision.

#### **Application for Costs**

2. An application for costs was made by Legal and General Modular Homes against Folkestone and Hythe District Council. This application is the subject of a separate decision.

#### **Preliminary Matters**

3. On 12 November 2020 outline planning permission was granted under the Council's reference Y18/0768/FH for up to 80 dwellings and access on the appeal site. Condition 1 of that planning permission required that details relating to the layout, scale and appearance of the proposed buildings, and the landscaping of the site be submitted for approval in writing. Those details were submitted to the Council and the appeal relates to the Council's decision to refuse approval for those matters. This appeal therefore considers only the acceptability of the reserved matters of scale, layout, appearance and landscaping.
4. During the course of the appeal the revised National Planning Policy Framework (the Framework) was published. The main parties have had the opportunity to

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<https://www.gov.uk/planning-inspectorate>

comment on the implications of this change and I have taken the responses received into account.

### **Main Issue**

5. The main issue is the effect of the proposal on the character and appearance of the area.

### **Reasons**

6. The appeal site is located at the edge of Littlestone and comprises undeveloped grassland used for grazing of animals. Littlestone has a distinct linear form including a series of long roads which run parallel to each other and perpendicular to the sea front, and which are linked by a number of shorter connecting roads. These long roads are predominantly residential in their character, containing long groups of properties which address the street.
7. There is variation in the scale, design and materials of the houses in the surrounding area and variation in the appearance of front gardens. Many houses include modest sized front gardens, often with off street parking and incorporating areas of both hard and soft landscaping behind low level boundary walls. Nonetheless, there is a degree of consistency in the front building lines of the houses and plot sizes, which together give some uniformity to these long streets, which contributes positively to the character and appearance of the area. Some parts of the surrounding area include grass verges at the edge of the highway, particularly on the interconnecting north-south roads.
8. The appeal lies at the end of Victoria Road West, which stops abruptly at the appeal site, and adjoins the rear gardens of properties on Queen's Road to the north. By continuing the long straight route of Victoria Road and using it as a spine road through the development, the proposal would respect the linear pattern of the wider area. This main spine road would include footpaths to either side as well as narrow grass verges to part of the highway edge. These attributes would complement those characteristics of the linear routes through Littlestone. The landscaping plan also demonstrates tree planting alongside the main spine route, which is supported by the Framework. While these would be contained primarily within private front gardens they would nonetheless contribute positively to the character of the new street and Victoria Road West.
9. There are a number of ways in which the proposal would differ from the other characteristics of the wider area, for example in its smaller plot sizes and the frequency of routes which extend from the spine road. Together with the varied orientation of the buildings behind the spine road and its contemporary architecture, the proposal as a whole would appear visually distinct from the main part of Littlestone, rather than a seamless continuation of its character. Nonetheless, the Council acknowledge that the proposal should respect its edge of settlement location and, as such, it would likely have some different attributes to the surrounding area. There is not substantive evidence as to why those differences would amount to visual harm to the character of the area, and the Framework sets out that development should be sympathetic to local character, while not preventing or discouraging change.
10. In addition, while there is little evidence relating to visibility, I observed that the visual effects of the proposed development would be largely limited to

localised views on Victoria Road West, glimpses between the properties on Queen's Road, as well as private views from the surrounding properties. The differences listed above are therefore unlikely to be appreciated from any further view points. Overall, given its respect for the distinctive linear roads of the area, and its location on the edge of the settlement, I consider the proposal would have acceptable visual impacts.

11. The appellant accepts that the proposed density would be higher than those adjoining residential areas. However, this in itself would not result in the proposal being unacceptable. The Framework states that decisions should support efficient use of land, taking into account considerations including maintaining an area's prevailing character and setting, which I have found to be acceptable here for the reasons above.
12. While the proposed garden sizes would be smaller than those of the surrounding area, I note that the sizes involved have been found to be acceptable in terms of the standard of accommodation they would provide. The plans demonstrate where cycle storage could be accommodated for each house, and there would appear to be adequate remaining space for waste storage. The size of the plots may limit the nature of landscaping within the gardens, however, the proposal would also include areas of public open space and a landscaping strip to its southern edge, where more substantial landscaping features could develop. There is not substantive evidence that the garden size would create unacceptable noise disturbance to the neighbouring properties due to the proximity of air source heat pumps, and this could be addressed by condition.
13. Parking areas would be peppered across the development, including parking bays at the road edges, off street bays and other parking courtyards which would serve multiple properties. As such these would represent a significant part of the development overall. However, many of the private off street parking bays would be partially tucked between the buildings and the courtyards would be positioned behind the main building lines, reducing their visibility and prominence. The proposed soft landscaping, over time, would also serve to soften the hard landscaping features of the development. Overall, I do not consider the proposed highways infrastructure would appear prominent or harmful in visual terms.
14. While the Council would prefer to see a softer edge to the settlement comprising looser knit development, this is not a characteristic of the existing settlement edge, and, as above, the proposal would not cause visual harm as a result of its proposed layout. There is not substantive evidence before me to suggest that modular homes would be unsuitable for the site nor be unacceptable in terms of their visual effects.
15. For the reasons given, the proposal would not cause harm to the character or appearance of the area. Despite its differences, these would not be harmful, particularly given the site's location on the edge of the settlement and degree of visibility across the area. As above, the proposal would respect the main positive attribute of the local character, being the pattern of long straight roads, and would sit comfortably within its context.
16. Consequently, the proposal would comply with policies HB1, HB2 and C1 of the Places and Policies Local Plan 2020 (the LP) which require, among other things, development to create a sense of place, and integrate and make a positive

contribution to its location and surroundings. The proposal would also meet the objectives of Policy SS3 of the Core Strategy Review 2022 (the CS), which includes the need for development to be suited to its locality, and the objectives of the Framework insofar as they relate to the need for development to provide well design places and be sympathetic to local character.

17. There is little evidence relating to the alleged conflict with LP Policy NE3, which states that development should protect or enhance the landscape character and functioning of Local Landscape Areas, which include Romney Marsh. For the reasons set out, and in the context of the outline permission and allocation of the site for development in the LP, I am satisfied that the proposal would protect the landscape character through adequately respecting the existing settlement and its function. Neither do I find conflict with Policy SS1 of the CS, which contains the District's Spatial Strategy for new development, again, particularly given the outline permission and the site's allocation for development.

### **Other Matters**

18. Many of the concerns raised by interested parties relate to the principle of the development of the land, including the effects of the development on flood risk, local infrastructure capacity, biodiversity including protected species, and traffic. These were primarily matters for consideration at the time of the outline planning permission and when the Council allocated the site as one for residential development under the LP. I note that there are conditions on the outline planning permission relating to several of these matters, to which the appellant would need to adhere, including those relating to the ground levels of the site and those intended to help protect the living conditions of local residents during the construction process. As above, the appeal before me relates only to the reserved matters subject to condition 1 of the outline planning permission, being scale, layout, appearance and landscaping. It is not therefore for me to consider issues beyond the acceptability of these matters.
19. Access into the site was considered and accepted under the outline planning application, and is not therefore a matter to be reconsidered here. There is little evidence of the need for electrical vehicle charging points to be considered at this planning stage and, in any event, this would now fall to be considered under Building Regulations. The quantum of parking spaces proposed is not a matter in dispute between the main parties and I note the comments of the Highways Officer and assessment in the Committee Report regarding this matter. I have no strong reason to reach a different view.
20. The outcome of the appeal would not affect the need for other approvals or consents to be sought if necessary, for example relating to the flood storage and sewer works. There is not substantive evidence that the appeal proposal would be likely to lead to damage to nearby properties and, in any event, this would be covered under separate legal rights.

### **Conditions**

21. I have considered the conditions put forward by the Council and I have had regard to the advice in Planning Practice Guidance and the Framework in respect of conditions. As the appeal relates only to the relevant reserved matters, conditions can only be imposed which directly relate to those matters.

22. To provide clarity, a condition is necessary to confirm the approved drawings to which the decision relates. The parties have suggested this makes reference to the submitted Drawing Register, which lists the relevant drawings, as well as a revised drawing relating to boundary treatments.
23. A condition is imposed to ensure the areas of play space and public open space are retained for this purpose. However, I am not satisfied that it would be necessary to remove permitted development rights for those areas and have amended the condition accordingly. A condition is also necessary to secure full details of the air source heat pumps, to protect the living conditions of those nearby occupants and to reflect those comments of the Environmental Health Officer.
24. There is not substantive evidence as to why permitted development rights should be removed for means of enclosure to the front boundaries, particularly given the presence of other varied boundary treatments in the wider area. Similarly, it is not substantiated why the erection of poles or overhead lines should require further planning permission in this particular development. It is also not considered necessary to secure details of the locking systems of rear gates, which would be best dealt with by future occupants accordingly.

### **Conclusion**

25. For the above reasons, having taken account of the development plan as a whole, the approach in the Framework, along with all other relevant material considerations, the appeal is allowed.

*C Shearing*

INSPECTOR

### **Schedule of Conditions**

1. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Drawing Register, document ref 0058-LGMH- ZZ-ZZ-SH-A-6210 Revision P01 June 2022, with the exception of the Boundary Treatment Plan listed, which shall instead be the amended Boundary Treatment Plan ref 0058-LGMH-00-PL-DR-A-1015 Revision P09.
2. The areas shown on the approved drawings as public open space and 'natural play' shall remain as such at all times, for use by all residents and visitors to the development.
3. Prior to the installation of any air source heat pumps to the site, their details shall be submitted to and approved in writing by the Local Planning Authority, including details of their acoustic performance. The development shall be carried out only in accordance with the approved details and shall be maintained as such at all times.

### **End of Schedule**

**NEW ROMNEY TOWN COUNCIL**  
**PLANNING AND ENVIRONMENT COMMITTEE MEETING**  
**24<sup>th</sup> JANUARY 2024**  
**ENVIRONMENTAL MATTERS**

**Littlestone Beach – Water Quality.**

The 2023 Classification for the Bathing Water profile at Littlestone beach has been rated ‘Poor’ by the Environment Agency and not deemed suitable for swimming/bathing.

Further information regarding this report is available on the Environment Agency’s website:

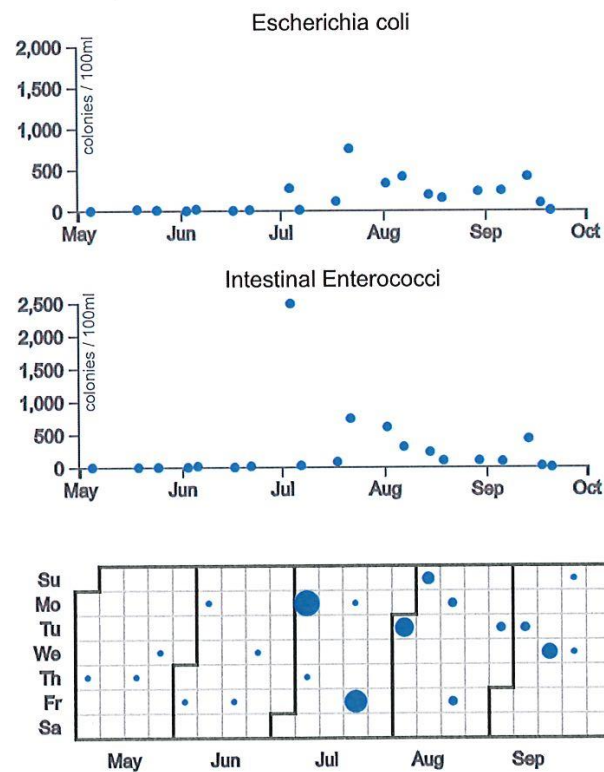
[https://environment.data.gov.uk/bwq/profiles/profile.html?\\_search=dymchurch&site=ukj4208-13800](https://environment.data.gov.uk/bwq/profiles/profile.html?_search=dymchurch&site=ukj4208-13800)

Water samples history: Littlestone

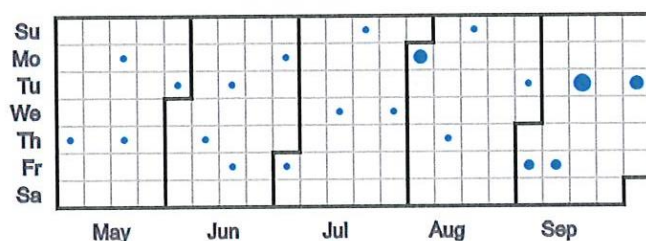
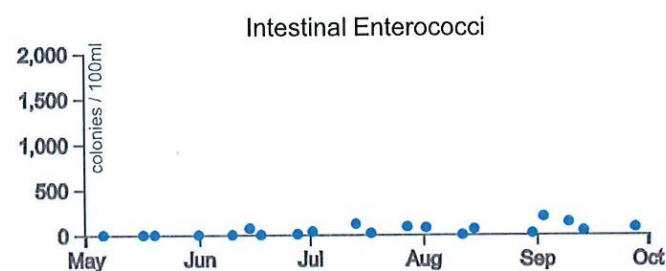
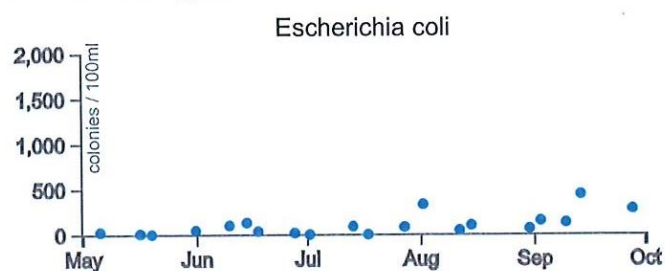
❶ See the [help page \(help-application.html#water-quality-pages\)](#) for additional information on interpreting these charts.

Littlestone

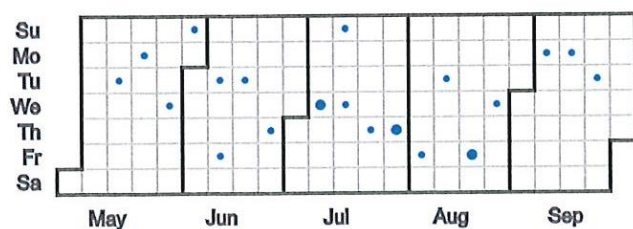
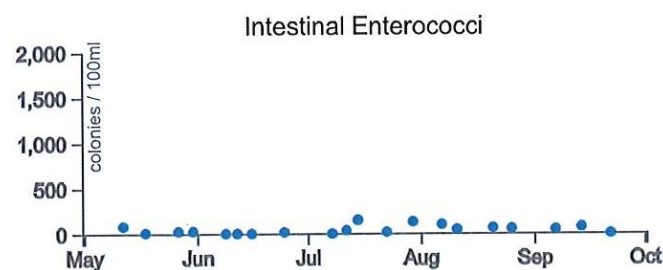
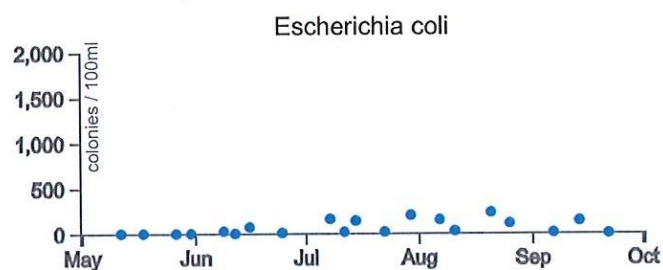
2023 ■ poor ❓



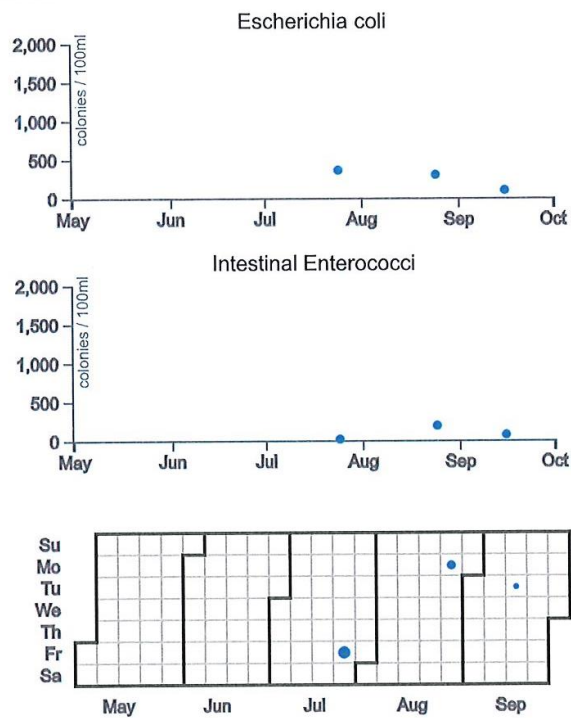
2022 ★★☆☆ good ?



2021 ★★☆☆ good ?







## Sample readings

Table columns key

IE: Intestinal Enterococci colonies per 100ml; EC: E. coli colonies per 100ml;  
Potential to disregard: sample is eligible to be [disregarded](#) ([help-glossary.html#disregarded](#))

Show 10 entries

Search:

Littlestone			
Date	EC	IE	Potential to disregard?
20 Sep 23 11:14	< 10	< 10	no
17 Sep 23 11:22	100	27	no
13 Sep 23 11:02	420	440	no
05 Sep 23 13:20	250	98	no
29 Aug 23 12:20	240	110	no
18 Aug 23 13:24	160	110	no
14 Aug 23 11:52	200	240	no
06 Aug 23 13:14	420	320	no
01 Aug 23 12:30	340	620	no
21 Jul 23 12:30	760	750	no

**NEW ROMNEY TOWN COUNCIL**  
**PLANNING AND ENVIRONMENT COMMITTEE MEETING**  
**24<sup>th</sup> JANUARY 2024**  
**REPORTS FROM WORKING PARTIES**

**Parish Highway Improvement Plan**

- Public Engagement – Thank you to all members of the public and councillors who attended the Parish Highway Improvement Plan meeting at the Assembly Rooms on Saturday 3<sup>rd</sup> February. We had 45 members of public attend and 8 councillors from New Romney Town Council.

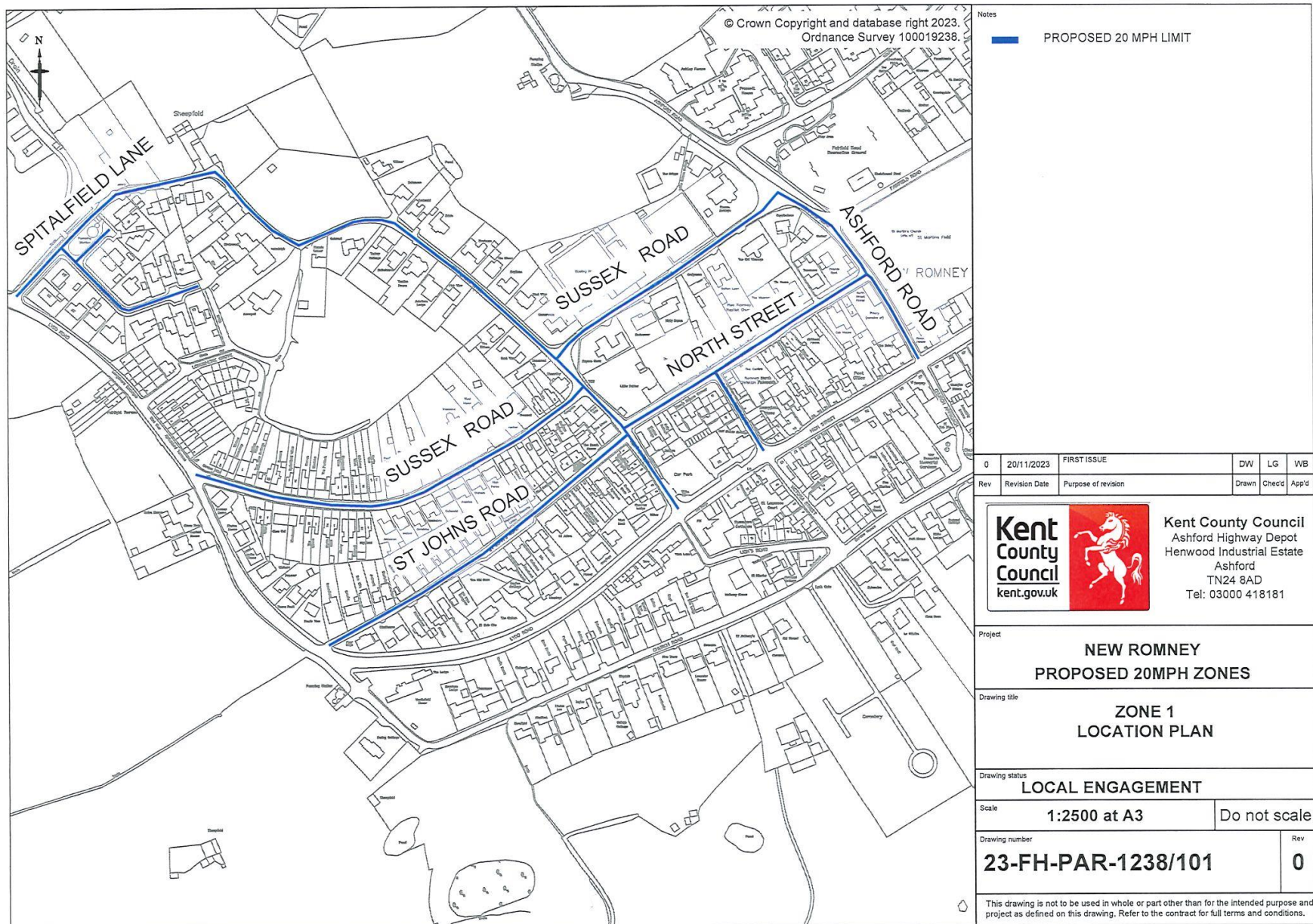
I shall now collate the data received from the comment forms and report back to Kent County Council, Folkestone and Hythe District and the Parish Highway Improvement Plan Working Party with the results.

Overall, it was a very successful meeting, and the consensus was that most are in agreement with the proposed changes.

For those who missed the meeting but still wish to have your say please see our website as all information regarding the Parish Highway Improvement plan can be found on there.

[http://www.newromney-tc.gov.uk/Parish\\_Highway\\_Improvement\\_Plan\\_41431.aspx](http://www.newromney-tc.gov.uk/Parish_Highway_Improvement_Plan_41431.aspx)

Please send any completed comments forms to: [planning.clerk@newromney-tc.gov.uk](mailto:planning.clerk@newromney-tc.gov.uk)



Notes

PROPOSED 20 MPH LIMIT

0	20/11/2023	FIRST ISSUE	DW	LG	WB
Rev	Revision Date	Purpose of revision	Drawn	Check'd	App'd



**Kent County Council**  
kent.gov.uk



**Kent County Council**  
Ashford Highway Depot  
Henwood Industrial Estate  
Ashford  
TN24 8AD  
Tel: 03000 418181

Project

**NEW ROMNEY  
PROPOSED 20MPH ZONES**

Drawing title

**ZONE 1  
LOCATION PLAN**

Drawing status

**LOCAL ENGAGEMENT**

Scale

**1:2500 at A3**

Do not scale

Drawing number

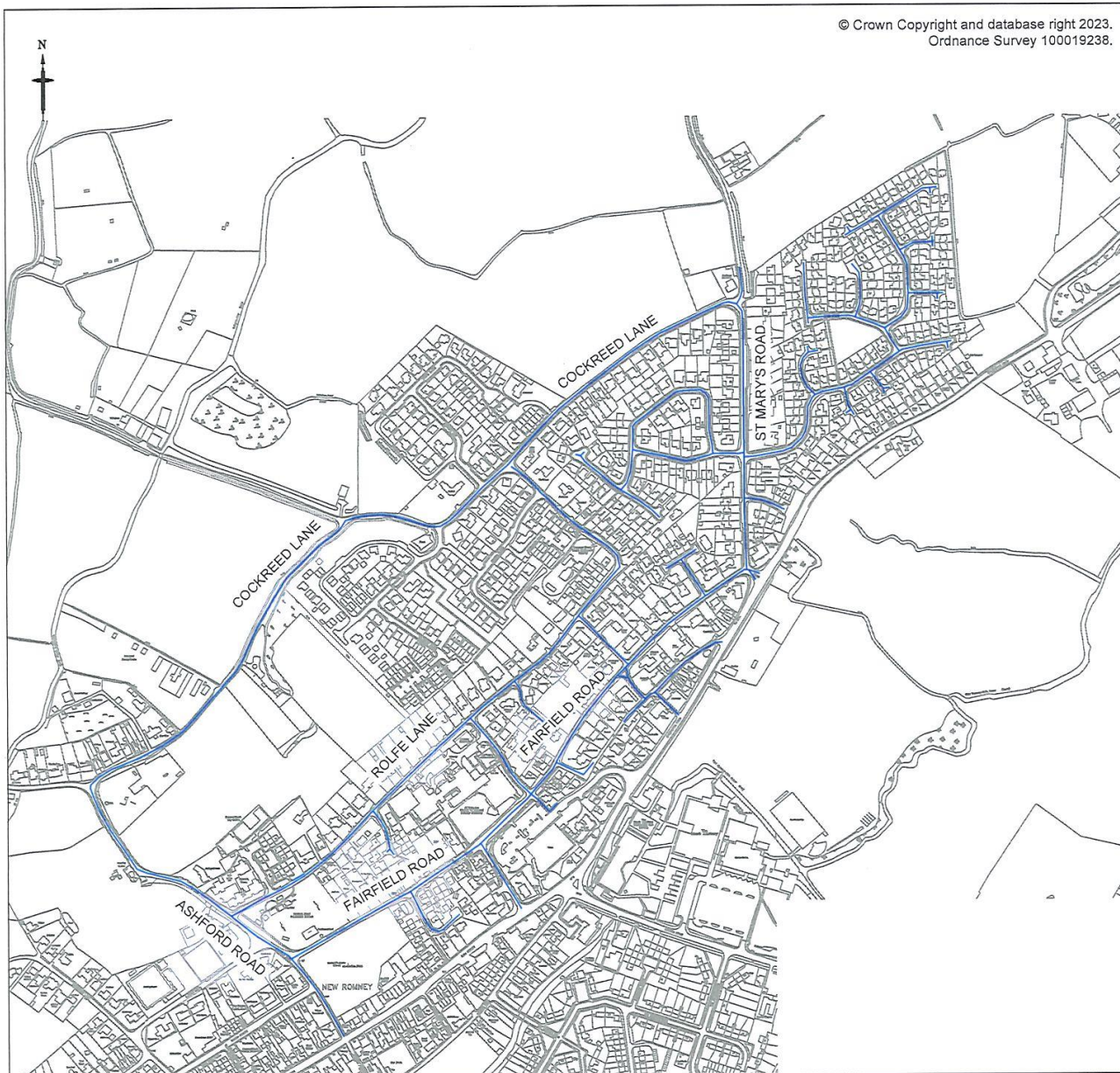
**23-FH-PAR-1238/101**

Rev

**0**

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.





Notes

■ PROPOSED 20MPH LIMIT

0	24/11/23	FIRST ISSUE	DW	RH	WB
Rev	Revision Date	Purpose of revision	Drawn	Chc'd	App'd



**Kent County Council**  
kent.gov.uk



**Kent County Council**  
Ashford Highway Depot  
Henwood Industrial Estate  
Ashford  
TN24 8AD  
Tel: 03000 418181

Project

NEW ROMNEY  
PROPOSED 20MPH ZONES

Drawing title

ZONE 2  
LOCATION PLAN

Drawing status

LOCAL ENGAGEMENT

Scale

1:500 at A3

Do not scale

Drawing number

23-FH-PAR-1238/102

Rev

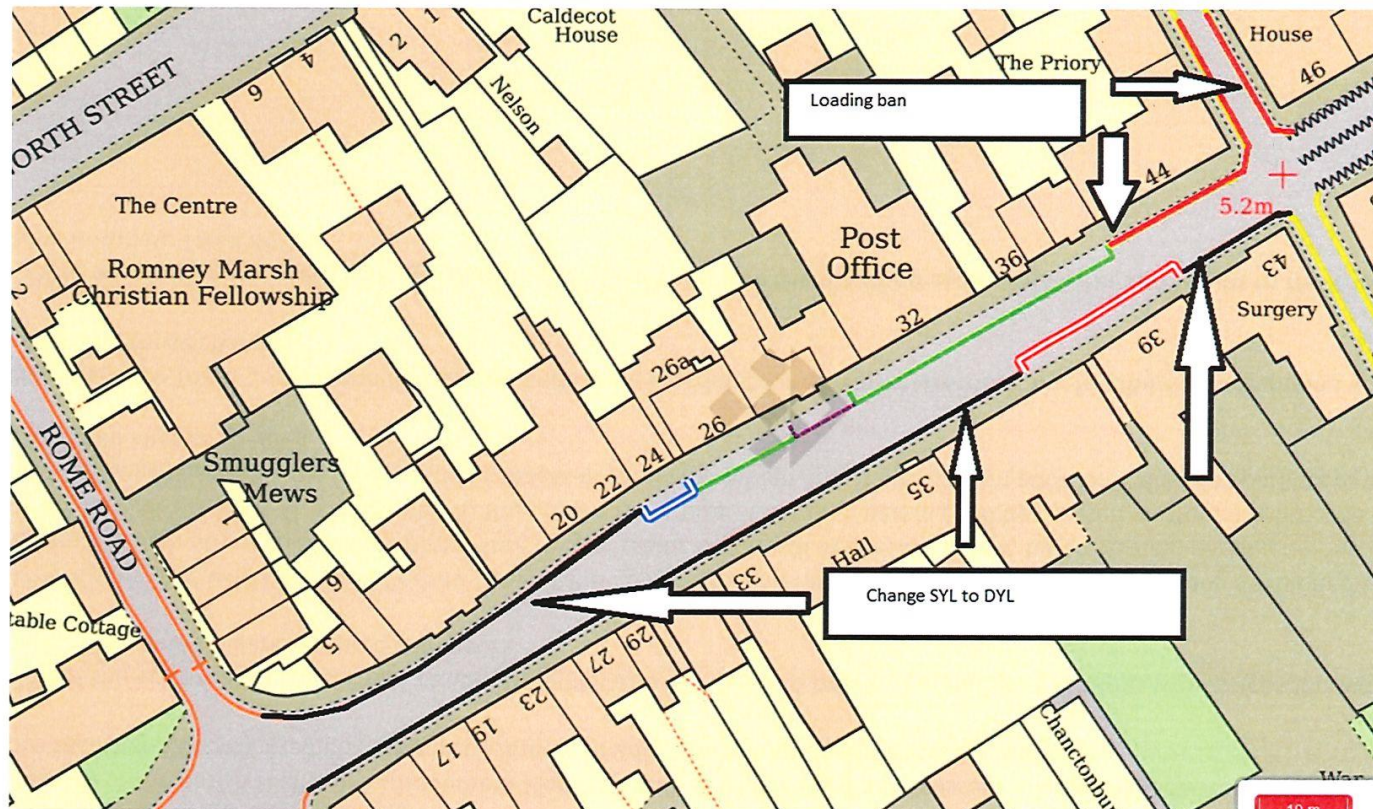
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This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.





New Romney Town Council  
Parish Highway Improvement Plan  
Proposed Changes to High Street Parking – New Romney



SYL – Single Yellow Line  
DYL – Double Yellow Line

Loading Ban on the junction of Ashford Road and High Street would wrap right round onto the High Street opposite Oak Hall Surgery to prevent all motorist (including Blue Badge users) from parking there.

Single yellow lines to be upgraded to double yellow lines on the opposite side of the road on the corner of the junction for Church Approach.

Zip zag lines will be refreshed outside Ruzzo all the way along to the crossing to prevent parking near the junction.

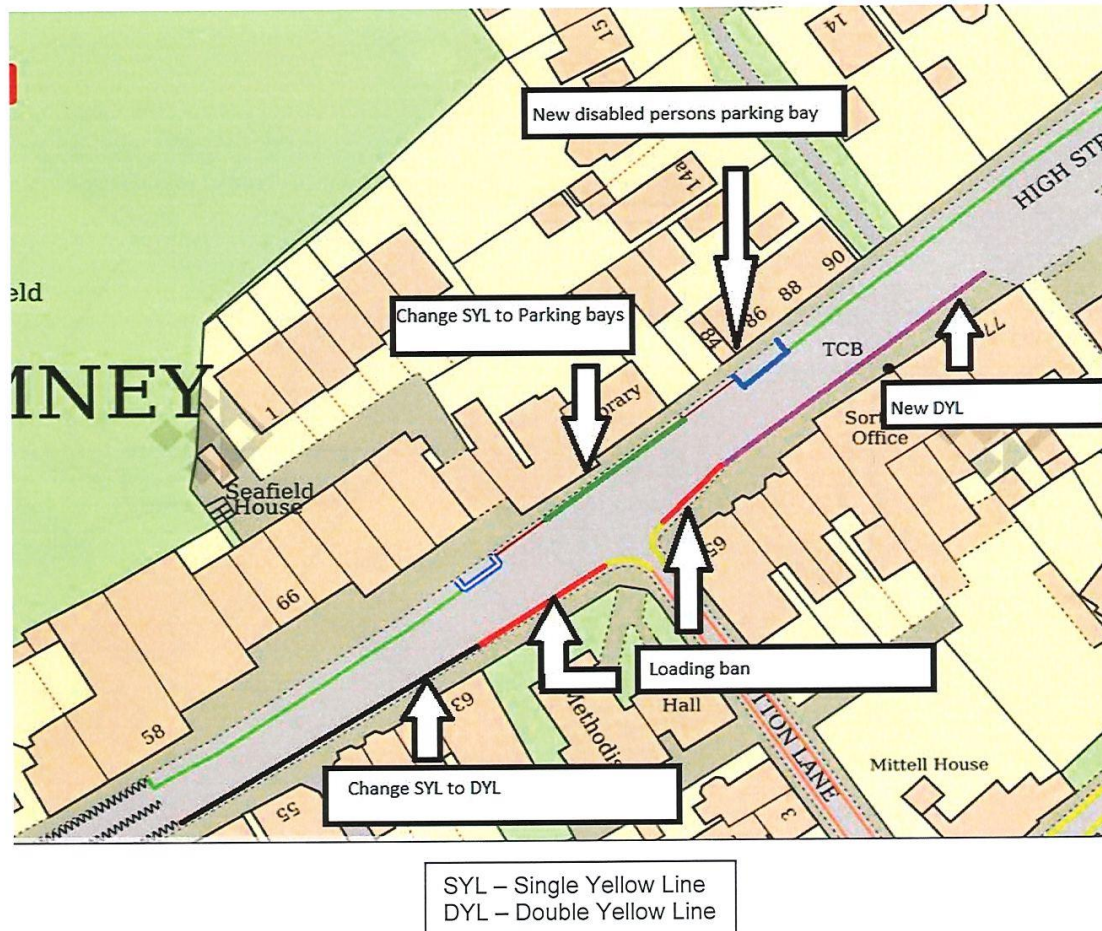
Single yellow lines to be upgraded to double yellow lines from 22 High Street to the corner of Rome Road.

Single yellow lines to be upgraded to double yellow lines from Costa Coffee to the corner of Victoria Street.





New Romney Town Council  
Parish Highway Improvement Plan  
Proposed Changes to High Street Parking – New Romney



Loading ban restriction to be added to the junction of Tritton Lane to prevent all motorist (including Blue Badge users) from parking there.

Single yellow line removed from outside the library and parking bays added.

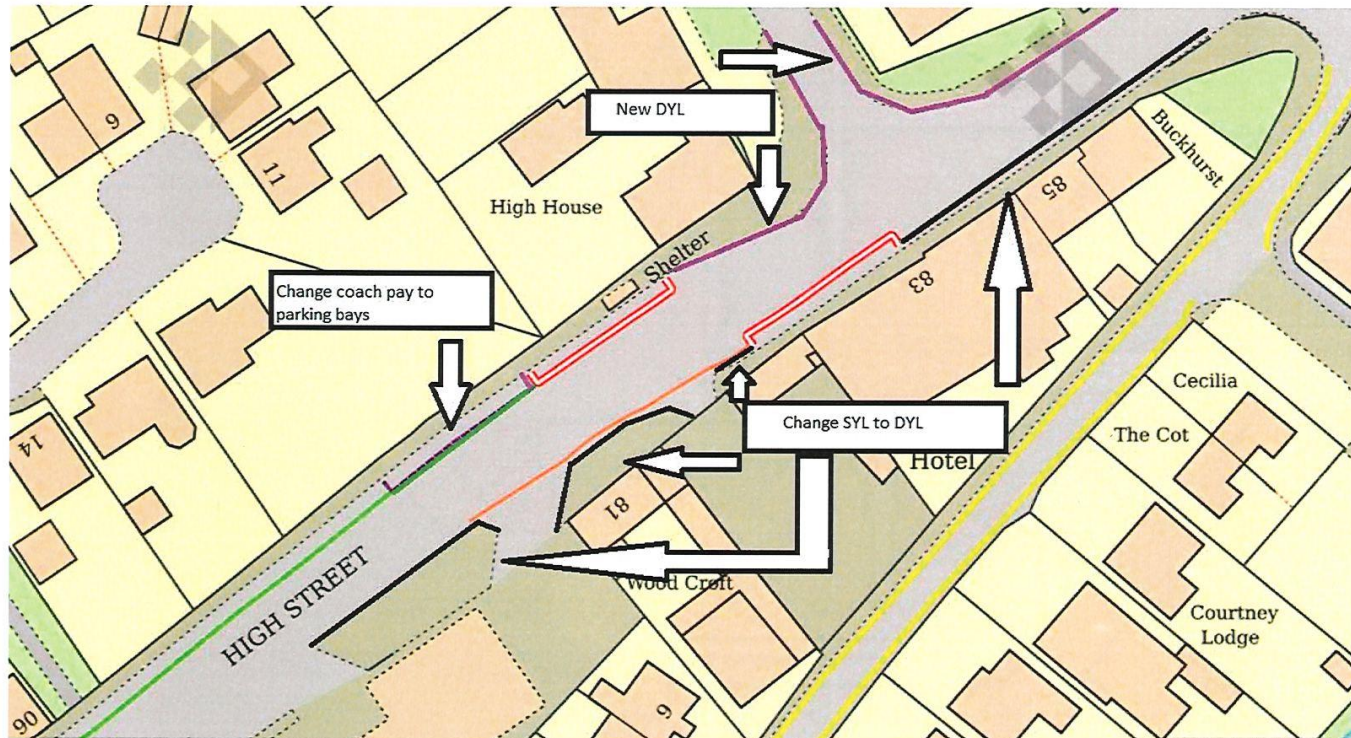
New disabled bay added after That Pet Shop outside Romney Spice.

Parking bays outside Premier shop and along to the garage to be removed and double yellow lines to be installed.

Single yellow lines to be upgraded to double yellow lines from outside the Methodist Church and along to Church Approach turning.



New Romney Town Council  
Parish Highway Improvement Plan  
Proposed Changes to High Street Parking – New Romney



SYL – Single Yellow Line  
DYL – Double Yellow Line

Coach parking bay to be replaced with additional parking bays.

New double yellow lines to be added from the bus stop round to George Lane on both sides of the junction.

Single yellow lines to be upgraded to double yellow lines The Ship to the Premier shop on the corner of Tritton Lane. No parking to be permitted on that side of the High Street.





## Highway Improvements Team working in Partnership with New Romney Town Council Highway Improvement Plan

Submission Date: December 2022

(Please remember that the HIP is for new initiatives/measures/schemes in your community – it is NOT to be used as a maintenance log, as these MUST be logged using the online reporting tool via this link <https://www.kent.gov.uk/roads-and-travel/report-a-problem> )

### HIP Front Cover

HIP Version	Submitted by (Name)	HIP Date	Record Of Meeting Dates with KCC Virtual or Face to Face	County Member
1				
Please list below the funding opportunities/Sources for HIP initiatives/Measures				I.e., County Member, Parish Precept Donation, LTP
Are you an active member of the Speed Watch Scheme?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Are you an active member of the Lorry Watch Scheme? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Name of HIP Representative		Contact Telephone Number		Email Address
Name of Clerk	Planning Clerk – Mrs Gemma Hall	Contact Telephone Number	01797 362348 01797 740161	Email Address planning.clerk@newromney-tc.gov.uk
Name of Chair		Contact Telephone Number		Email Address
KCC Project Manager Team	Community & Engagement Team (EAST)	Contact Telephone Number	03000 418181	Email Address <a href="mailto:east.highwayimprovements@kent.gov.uk">east.highwayimprovements@kent.gov.uk</a>

- Please note the Priority column MUST be those issues which are regarded as the most important (No 1 being your highest priority, then filtering down)  
KCC is unable to guarantee that all your requests will be deliverable, but Project Managers can investigate your top 1 or 2 priorities per year.

Please Note: Highway Improvement Plans will only be accepted if they are in this prescribed template format. **PLEASE DO NOT ALTER IN ANY WAY.**  
Whilst this is intended to be a living document for your Parish Council, KCC can only make resources available to review your HIP annually –  
**XXXX's review is on or after XXXX each year.**





## Highway Improvements Team working in Partnership with New Romney Town Council Highway Improvement Plan

### Live Priorities Record

Priority	Location	USRN	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
1.	Please see 20 MPH zones 1-6 attached.		Speeding	20 MPH zones	<p>02/02/2023-</p> <p>KCC and PC agreed to focus on Zones 1 &amp; 2 as a priority.</p> <p>As above, traffic survey locations to be determined by KCC.</p> <p>18/10/2023-</p> <p>Traffic survey results are mostly in support of a 20mph limit for the majority of Zones 1-2, however the eastern side of Cockreed Lane has average speeds that are too high.</p> <p>For KCC to discuss options with PC at meeting on 01/11/2023</p> <p>01/11/2023-</p> <p>All average speeds from the surveys are in support of the a 20mph limit for Zones 1 &amp; 2, except for the eastern end of Cockreed Lane which were 28mph. This is higher than we would like, and it is unlikely that we would get compliance without physical measures, however these measures are usually not popular with residents due to noise, they are expensive, and they require a system of street lighting. We are unsure at this time if the streetlighting present would be adequate enough to be classed as a safe system.</p> <p>KCC to produce an extents plan for PC to conduct further informal engagement with residents and provide KCC with responses.</p> <p>KCC to look at options regarding upgrades to school signage.</p>

## Highway Improvements Team working in Partnership with New Romney Town Council

### Highway Improvement Plan

2.	i) Spitalfield Lane ii) Sussex Road iii) Church Road		Speeding vehicles. Motorists use Spitalfield Lane, Sussex Road and Church Road as a shortcut to either avoid congestion caused by parked cars outside Spitalfield Terrace on the A259 coming into New Romney or they wish to avoid the traffic in New Romney High Street.	Traffic Calming required.	<p>02/02/2023-</p> <p>KCC to explore options of "Unsuitable for HGV" and "Pedestrian in Roadway" signage along Spitalfield Road.</p> <p>KCC has sent 30mph Toolkit information to PC. PC to confirm that they wish for a kit to be arranged for them (this is a free resource)</p> <p>Traffic calming measures such as speed bumps and buildouts not feasible with current lighting as this is not to the required standard.</p> <p>01/11/2023-</p> <p>KCC to move forward with Unsuitable for HGV signage to be installed on Spitalfield Lane junction with A259, Sussex Road junction with Ashford Road, and potentially Ashford Road junction with A259 if space allows. KCC to fund</p>
3.	i) Queens Road ii) Littlestone Road/Station Road iii) Coast Road iv) The Churchlands		Speeding.	Enhanced vehicle activated signs or traffic calming measures needed.	<p>02/02/2023-</p> <p>Did not discuss as prioritising above.</p>
4.	Coast Drive near Spar Greatstone/Clark Road.		Pedestrian crossing requested due to speeding and increase in pedestrians/visitors to The Green's.	The Green's is already a very popular destination for local residents and tourists/holiday makers visiting the play park and beach. New development on The Green's at Littlestone of the extension of the beach huts will cause more visitors.	<p>02/02/2023-</p> <p>Did not discuss as prioritising above.</p>
5.	Dymchurch Road		Speeding.	Extend the 30 MPH speed limit up to Marlie Farm.	<p>02/02/2023-</p> <p>Did not discuss as prioritising above.</p>
6.	i) Spitalfield Lane ii) Fairfield Road		Poor visibility.	Improve highway lighting for all roads without engineered footpaths.	<p>02/02/2023-</p> <p>Did not discuss as prioritising above.</p>



## Highway Improvements Team working in Partnership with New Romney Town Council Highway Improvement Plan

	iii) Cockreed Lane iv) Sussex Road v) Rolfe Lane				
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## Highway Improvements Team working in Partnership with New Romney Town Council

### Highway Improvement Plan

#### Historical Priorities Record

No	Location	USRN	Problem/Concern	What do you feel are the potential solutions?	KCC Comments
	High Street, New Romney		Inconsiderate parking	Red lines needed to improve traffic flow and pedestrian safety.	02/02/2023-  Not feasible as this is only conducted in London.
	All roads		Double yellow line review – Many lines in our Parish are faded and need repainting and possibly extending.		02/02/2023-  Any faded lines should be reported online via <a href="https://www.kent.gov.uk/roads-and-travel/report-a-problem">https://www.kent.gov.uk/roads-and-travel/report-a-problem</a>  Any extension to double yellow lines will need to be considered on a case by case basis.
	i) St Nicholas School – Fairfield Road, New Romney, TN28 8BP, Craythorne Lane & Rolfe Lane, New Romney. ii) The Marsh Academy – Station Road, New Romney, TN28 8BB  See School Zone map attached.		Speeding and problem parking. Cars driving too fast near the school. Speed limit is currently 30MPH by both schools. Parent's parking on double yellow lines and blocking driveways. No crossing for St Nicholas School.	School Zones required.	02/02/2023-  St Nicholas School is incorporated into Zone 2 of PC plans for 20mph zone.  For a formal crossing point, both a traffic survey and pedestrian survey would need to be conducted to ascertain feasibility.  KCC estimate at least £30,000 for a formal crossing (subject to fluctuation with cost of materials constantly changing)  Traffic surveys to be conducted throughout Zone 1 & 2. KCC to determine locations and obtain cost of these surveys along with pedestrian survey.  Vehicles parking on double yellow lines and blocking driveways are for enforcement by F&H and police.  PC advise that there are current plans for double yellow lines in the area.



## Highway Improvements Team working in Partnership with New Romney Town Council

### Highway Improvement Plan

					<p>KCC has sent PC information on the School Travel Plan to share with both schools.</p> <p>18/10/2023-</p> <p>Traffic and Pedestrian survey results have been analysed and unfortunately does not meet the minimum criteria for the installation of a formal crossing point.</p>
	<p>i) High Street ii) Church Lane iii) Church Road vi) The junction of Ashford Road onto The High Street. v) Station Road, Littlestone Road, Marsh Avenue, Blenheim Road, St Martins Road, The Churchlands, Marsh Crescent, Wiles Avenue, and Carey Close</p>		<p>Problem parking – causing congestion.</p> <p>i) Vehicles parking on Double Yellow lines outside Premier Stores near Tritton Lane causing a bottle neck in The High Street which causes delays and congestion due to the heavy flow of traffic. Larger vehicles struggle to get through the gap.</p> <p>ii) Vehicles parking on double yellow lines near Church Lane Surgery/The Old School House.</p> <p>iii) Vehicles parking on double yellow lines, blocking driveways, creating bottlenecks, and causing congestion especially near The Old School.</p> <p>iv) Vehicles parking on double yellow lines near junction opposite Oak Hall Surgery causing bottlenecks and congestion.</p> <p>v) Vehicles parking on grass verges/pathways.</p>	<p>i) Relocation of 'Coach Parking' bay from opposite the garage on the Highstreet to somewhere more suitable: Mountfield Ind Est or The Marsh Academy Car Park to free up parking spaces for other vehicles including an additional disabled bay. The new car parking bays should have time limits on them.</p> <p>To stop vehicles parking outside Romney Cycles – Premier Store side of the High Street to allow free flow of traffic – double yellow lines/red lines. Stagecoach have changed their timetable for New Romney High Street buses which was due to congestion.</p> <p>v) Bollards on grass verges needed.</p>	<p>02/02/2023-</p> <p>PC to liaise with F&amp;H Council regarding the "Coach Parking Bay"</p> <p>PC advised that buses and HGVs are struggling to manoeuvre past each other as there are pinch points caused by vehicles parking on both sides of High Street.</p> <p>PC requested double yellow lines from Esso garage down to Premier Shop to allow free flow of traffic, with parking available with restricted time limits opposite.</p> <p>KCC to seek advice on this and come back to PC.</p> <p>PC reported issue with delivery of gas bottles on Ashford Road whereby the driver parks on the pavement, blocking it for pedestrians, and causing vehicles on the other side to drive on the pavement to get around.</p> <p>PC requested bollards but suspect that the pavement is not wide enough.</p> <p>KCC to measure pavement and ascertain options.</p> <p>01/11/2023-</p> <p>PC to continue with F&amp;H District Council in regards to the Coach Bay and subsequent installation of double yellow lines by the Esso petrol station.</p>



## Highway Improvements Team working in Partnership with New Romney Town Council Highway Improvement Plan

					<p>PC reporting a crash issue at the junction of Ashford Road and High Street (A259). Crash data at this time shows one slight injury collision that occurred December 2022 where a vehicle overshot the STOP junction and collided with another.</p> <p>PC to report maintenance issues with lining via <a href="https://www.kent.gov.uk/roads-and-travel/report-a-problem">https://www.kent.gov.uk/roads-and-travel/report-a-problem</a></p> <p>PC requested an advanced STOP sign to be installed just before the buildings on the nearside. KCC have visited the site and there is an advanced STOP sign already present with a distance plate.</p> <p>PC also proposed a buildout by the junction, however High Street unfortunately does not have the available width to install one here.</p> <p>Moved to historical as no further options at this junction, and Coach Bay issues being dealt with by F&amp;H.</p>
3.	Lydd Road – A259 – Outside Spitalfield Terrace.		Problem parking. Vehicles parking outside Spitalfield Terrace on the A259 as you go into New Romney. This causes major congestion due to a bottleneck/single file traffic and as consequence waiting vehicles then cut down Spitalfield Lane.	Due to the new development happening opposite Spitalfield Terrace a pedestrian crossing is due to be installed which should prevent the cars from parking on the A259. However there will inevitably still be cars that park there and cause an obstruction and a long term solution needs finding.	<p>02/02/2023-</p> <p>Did not discuss as prioritising above.</p> <p>01/11/2023-</p> <p>PC to liaise with Development Agreements team via <a href="mailto:DevelopmentAgreements@kent.gov.uk">DevelopmentAgreements@kent.gov.uk</a></p> <p>If unable to have measures agreed with the developer to alleviate this issue, for PC to raise again for Highway Improvements to discuss</p>

**NEW ROMNEY TOWN COUNCIL**  
**PLANNING AND ENVIRONMENT COMMITTEE MEETING**  
**24<sup>th</sup> JANUARY 2024**  
**PRE-SUBMISSION DRAFT OF THE KENT MINERALS & WASTE LOCAL PLAN**  
**2024-2039**

**Pre-submission draft of the Kent Minerals & Waste Local Plan 2024-2039**

Please see email received from Kent County Council below:

Good afternoon,

Kent County Council (KCC) is the planning authority for waste management and mineral development, which includes quarrying for sand, brickearth and ragstone.

We're asking businesses and residents to share their comments on the 'soundness' and 'legal compliance' of the Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024-39 following a full review of the strategy.

All comments received on the Pre-Submission Draft of the Local Plan will be forwarded to the Secretary of State for consideration as part of the Independent Examination.

This consultation closes on 29 February 2024. Please visit [www.kent.gov.uk/mineralsandwaste](http://www.kent.gov.uk/mineralsandwaste) to find out more and participate in this consultation.

Kind regards,

KCC's Engagement and Consultation Team

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**END**