

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

3rd July 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 10TH JULY 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

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 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

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
10TH JULY 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 19th June 2024 (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.

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.

(i) Sea water quality and surface water flooding update, if available.

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.

033

MINUTES

of

**A Meeting of the Planning and Environment Committee
Held in the Assembly Rooms, Church Approach, New Romney
on 19th June 2024
Commencing at 6.45pm**

PRESENT:

Councillors: P Coe, P Carey, K Terry, S O'Hare, S McLachlan, J Davies and J Houston

In the Chair:

Councillor K Terry

In Attendance:

Planning Clerk - Mrs G Hall

Members of public x 5

065/2024-25 **APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted, as follows:

Councillor J Rivers - Personal reasons.

Councillor L Phillips – Personal reasons.

066/2024-25 **COMMITTEE MEMBERSHIP**

Having duly considered Councillor Houston's application to join the Planning and Environment Committee, it was:

PROPOSED BY: Councillor Coe

SECONDED BY: Councillor McLachlan

RESOLVED UNANIMOUSLY – that Councillor Houston be hereby elected to the Planning and Environment Committee with immediate effect.

Councillor Houston then joined the meeting.

067/2024-25 **DISPENSATION TO PARTICIPATE**

No new applications for Dispensation to Participate had been received.

068/2024-25 **DECLARATIONS OF INTEREST**

@18:46 Councillor O'Hare declared a Personal Interest in relation to planning application 24/0802/FH as the applicant is known to them. All Councillors present declared a personal interest in relation to planning application 24/0379/FH as the applicant is known to them.

069/2024-25 **ADJOURNMENT OF MEETING**

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

070/2024-25 **MINUTES****Minutes of the Meeting Held on 29th May 2024**

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting Held on 29th May 2024**, a copy of which had been previously circulated to all Councillors.

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

PROPOSED BY: Councillor O'Hare

SECONDED BY: Councillor Davies

RESOLVED – that the Minutes of the Planning and Environment Committee Meeting held on 29th May 2024 be approved and signed as a true and correct record.

Councillor Houston abstained from voting as he had not been present for the meeting.

071/2024-25 **PLANNING CLERK'S REPORT**

None.

072/2024-25 **SCHEDULE OF PLANNING APPLICATIONS**

It was

PROPOSED BY: Councillor O'Hare

SECONDED BY: Councillor Houston

RESOLVED – 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:

<u>Application No</u>	<u>Location and Description</u>
(i) <u>24/0802/FH</u>	Plot A, Land Rear 15 Collins Road, Mountfield Ind Est, New Romney, TN28 8FA
	3 Proposed industrial units, with associated parking, fence, access, bicycle parking, signage and external lighting.
<u>RECOMMENDATION</u>	No Objection
<u>Voting:</u>	
For Application:	6
Against Application:	0
Abstained:	1

(ii) [24/0379/FH](#)

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

Proposed 4 no 3-bedroom 2
story units & parking.

RECOMMENDATION**Voting:****For Application:****4****Against Application:****1****Abstained:****2****No Objection**073/2024-25 **SCHEDULE OF LICENCE APPLICATIONS**

There were no licence applications for consideration.

074/2024-25 **FOLKESTONE & HYTHE DISTRICT COUNCIL REPORTS/DECISIONS/MATTERS**

(i) A schedule of delegated decisions of Folkestone & Hythe District Council Planning Department for the periods ending 6th June 2024 and 13th June 2024 were duly received and noted.

075/2024-25 **ENVIRONMENTAL MATTERS**

After consideration of the Dissemination of the Water Sampling Data.

It was

PROPOSED BY: Councillor Coe

SECONDED BY: Councillor McLachlan

RESOLVED UNANIMOUSLY that the Water Sampling Data collected by New Romney Town Council be shared with the following agencies and local businesses: Environment Agency, Southern Water, Folkestone and Hythe District Council, The Varne Boat Club, Littlestone RNLI, Water sports, The Foiling Collective, Park Dean Romney Sands Holiday Park, New Romney Caravan Park and Marlie Farm. The Data will also be uploaded onto New Romney Town Council's website.

076/2024-25 **REPORTS FROM WORKING PARTIES**
Parish Highway Improvement Plan

The report from The Parish Highway Improvement Plan were duly received and noted as under:

- Email sent to Kent County Council to chase when the Traffic Regulation Order will start regarding the 20MPH zones. I have been advised that they are in the final stages and once the date is confirmed the notices have been issued we will be notified.
- The 'unsuitable for HGV' signs for Spitalfield Lane and Sussex Road are scheduled to be installed on Friday 14th June 2024. I shall get some photos and add them to the agenda once installed.

The Chairman thanked those present for their attendance and the meeting
Concluded **at 7:02pm**

Minutes prepared by the Planning Clerk

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10TH JULY 2024
PLANNING CLERK'S REPORT

Water Quality – Sampling Data

As agreed at our last meeting an email was sent to the following businesses and organisations to let them know that our latest Water Quality sampling data is available to be view on New Romney Town Council's website.

- The Environment Agency
- Folkestone & Hythe District Council – Environmental Health Dept
- Southern Water
- The Varne Boat Club
- Infiinity Water Sports
- The Foiling Collective
- Littlestone RNLI
- Marlie Farm Holiday Park
- New Romney Caravan Park
- Romney Sands Caravan Park
- Kent County Council Councillor– Tony Hills

Calling in Planning Applications

Please note for future when requesting for planning applications to be called in, that Folkestone and Hythe District Council is still authorised to make a delegated decision if the application is considered a minor operational development – please see below:

As a householder development, it is minor operational development as defined by the Council's constitution, meaning that it can be determined under delegated powers even though the Town Council have objected. I have set out the relevant parts of the constitution below:

8.3.1 The Chief Officer Planning and Building Control is authorised to determine the categories of applications set out in paragraph 8.3.2 except those that:

f) Are planning applications where the view of the parish or town council differs strongly from that of the Chief Officer Planning and Building Control except where an objection: (v) is to minor operational development (e.g. domestic extensions, alterations to buildings, means of enclosures, accesses).

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10TH JULY 2024
SCHEDULE OF PLANNING APPLICATIONS
FOR CONSIDERATION

<u>Application No</u>	<u>Location and Description</u>
(i) <u>24/0810/FH</u>	37 Littlestone Road, New Romney, TN28 8LN Proposed parking/keep of touring caravan within rear garden.
<u>RECOMMENDATION</u> <u>Voting:</u> For Application: Against Application: Abstained:	
(ii) <u>24/0923/FH</u>	3 The Churchlands, New Romney, TN28 8LE Erection of a one-bedroom single storey garden annexe.
<u>RECOMMENDATION</u> <u>Voting:</u> For Application: Against Application: Abstained:	
(iii) <u>24/0878/FH</u>	1 Longshore Grove, New Romney, TN28 8FP Conversion of integral garage to living accommodation.
<u>RECOMMENDATION</u> <u>Voting:</u> For Application: Against Application: Abstained:	

(iv) [24/0918/FH](#)

Land Adj Sewage Treatment Works, Station Approach, Littlestone

Lawful development certificate (existing) for storage of caravans/leisure, business leisure & open storage hot food off premises.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(v) [24/0782/FH](#)

Unit 1, Heritage Court, Mountfield Road, Mountfield Ind Est, New Romney, TN28 8FA

Proposed extension.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(vi) [24/0998/FH](#)

Littlestone Golf Club, St Andrews Road, Littlestone, TN28 8RB

Construction of new entrance porch and associated landscaping.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10TH JULY 2024

DELEGATED DECISIONS OF FOLKESTONE & HYTHE DISTRICT COUNCIL

For the Period Ending 16th June 2024

- | | |
|--------------------------------|--|
| (i) 24/0555/FH | Homeleigh, Rolfe Lane, New Romney, TN28 8JL |
| | Works to trees the subject of TPO No 02 of 2006 T1 Oak crown reduction by a max of 3 metres in height & 2 metres laterally & T2 Pine remove 'hung up' branch and dead wood |
| <u>DECISION:</u> | Approved with conditions.
(NRTC – No Objections) |

For the Period Ending 27th June 2024

- | | |
|----------------------------------|--|
| (i) 24/0312/FH | Governors House, Cannon Street, New Romney, TN28 8BH |
| | Listed Building Consent for the replacement of windows to the front elevation. |
| <u>DECISION:</u> | Approved with conditions.
(NRTC – No Objections) |
| (ii) 24/0557/FH | Craythornes, Fairfield Road, New Romney, TN28 8HU |
| | Works to trees subject of TPO No 2 of 2006 comprising of T1 multi stem Bay fell to ground level. |
| <u>DECISION:</u> | Approved with conditions.
(NRTC – Recommend refusal – TPO condition should remain) |
| (iii) 24/0575/FH | Land Adj 1-2 West Lawn Cottages, Lydd Road, New Romney |
| | New self-catering tourist accommodation, on land previously occupied by an old garage. |
| <u>DECISION:</u> | Approved with conditions.
(NRTC – No Objection – Would still recommend bike storage as public transport links in New Romney aren't excellent as previously stated on appeal. |

(i) [24/0670/FH](#)

4 Haywards Close, New Romney, TN28 8LA

Erection of front and rear dormers.

DECISION:

Refused. The proposed front and rear dormer extensions, by virtue of their size, scale, bulk, mass and raising of the roof height and flat roofed design would amount to overly dominant and visually incongruous additions, which would detract from and harm the character and appearance of the dwelling and the visual amenity of the area. the proposal would therefore be contrary to policies HB1 and HB8 of the Places and Policies Local Plan 2020.
(NRTC – No Objections)

(ii) [24/0685/FH](#)

19 Meehan Road, Greatstone, New Romney, TN28 8SQ

Demolition of existing garage, kitchen, rear porch and removal of chimney and replace with side and rear extension, including integral garage and construction of attic truss roof with two dormers front facing and two dormers rear facing.
(Retrospective application to reflect changes in final drawings and build).

DECISION:

Approved – Please see full report below.
NRTC – Recommended Refusal

Officer Report

Application No. 24/0685/FH

Site Address 19 Meehan Road, Greatstone, New Romney, TN28 8SQ

Officer Name David Campbell

Proposal Demolition of existing garage, kitchen, rear porch and removal of chimney and replace with side and rear extension, including integral garage and construction of attic truss roof with two dormers front facing and two dormers rear facing.
(Retrospective application to reflect changes in final drawings and build).

Recommendation

Report Number RD-434875

Recommended

Decision

Recommended to be Approved

Recommendation

Date

28 June 2024

Report

SITE

The application relates to a detached bungalow on Meehan Road in the settlement boundary of Greatstone. The wider Meehan Road streetscene is formed of detached dwellings, predominantly bungalows, with spacious front lawns and driveways. The site is located within an Area of Archaeological Potential.

HISTORY

21/2238/FH – Construction of attic truss roof with two dormers front facing and two dormers rear facing, (amendments to approved permission 21/1257/FH).

21/1257/FH-Demolition of existing garage, kitchen, rear porch and removal of chimney. Erection of

side and rear extension and integral garage. Renew existing front porch and loft conversion with rear facing dormer. Re-submission of 21/0779/FH- Approved with conditions.

21/0779/FH-Demolition of existing garage, kitchen and rear porch and removal of chimney. Erection of side and rear extension consisting of new garage and erection of new front porch. Re-submission of 20/1955/FH.- Refused

20/1955/FH- Demolition of existing garage, kitchen and rear porch, removal of chimney and to remove pitched roof on existing front porch. Erection of side and rear extension consisting of new garage and front porch- Refused

PROPOSAL

The application seeks retrospective permission for the demolition of the existing garage, kitchen, rear porch and removal of chimney and to replace them with side and rear extensions, including an integral garage and construction of attic truss roof with two front dormers and two rear dormers; all with pitched roofs. The application is retrospective and as been submitted to reflect changes in the final drawings and what has been built. The proposed extensions have been finished in slate tiles rendered blockwork with a gabled porch on front elevation clad in Cedar boarding and a hipped roof over the garage.

CONSULTATION RESPONSES

Parish Council – Recommend refusal. The proposal contravenes policies HB8 & HB1 as it is too close to neighbouring properties/boundary, overlooking/overshadowing neighbouring property, & doesn't pass the 45 degree angle test. Applicant was told to stop building by planning enforcement but carried on building anyway. A request for the application to be 'called in' was recommended and subsequently forwarded to FHDC.

REPRESENTATIONS

Two objections have been received which can be summarised as follows:

- Neighbouring boundary is in the wrong place and should be closer to 19 Meehan Road. There are pieces of concrete in the ground which shows where the boundary should be.
- The measurements on the drawings are wrong meaning the proposal is actually over hanging the boundary of the neighbouring property.
- The development is too close to no. 17 generating a terracing effect, detracting from openness and looks cramped in the streetscene.
- This has been described as an extension but is actually a new build.
- Valuable natural light has been lost to the bathroom window.
- The development has devalued neighbouring properties.
- Causes overlooking, loss of privacy, over shadowing and loss of light.
- Loss of signal for the TV.
- The appearance of the dwelling is not in keeping, too high (close to the boundaries) and not subservient.
- The two houses being close together are a fire hazard.
- The developer has continually got the measurements incorrect on numerous submissions to give the impression there is more space between buildings.
- This is only to make money for the developer.
- The Town Council has opposed the scheme on the basis it does not conform to policy.
- Previous applications were not processed properly, and apologies were made by the Council.
- If the application gets approved, it could act as a catalyst for other applications.

PUBLICITY

Neighbours consulted by letter which expired on 05/06/2024.

RELEVANT POLICY

The Development Plan comprises the Places and Policies Local Plan 2020 and the Core Strategy Review 2022.

Core Strategy Review 2022

Places and Policies Local Plan: HB1, HB8, T2

APPRAISAL

The main issues to be considered are design and visual impact and the impact on amenities of the neighbouring properties.

Design and visual impact

Policy HB1 says, amongst other things, that planning permission will be granted where the proposal makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character. Policy HB8 says that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building and not have a detrimental impact on the street scene, either by themselves or cumulatively.

During the course of the application, there have been comments made over the appearance of the resultant dwelling, the increase in height, the gap between dwellings and where the boundary should be. Given that works have been completed, it is possible to make an assessment on the situation as it stands now. The gaps in between the application property and the neighbouring property are narrower than is found elsewhere in the street, however, from looking at the land registry documents, it appears that host property has always been close to the boundary, with the key difference now being the increase in height to allow for rooms at first floor level. The design and form of the resultant property is comparable in many ways to 17 Meehan Road, in that it features a front projecting gable, a barn hipped roof and dormer windows and as such could not be described as being out of character. While the application property features more modern materials, these are not considered to be visually harmful, particularly when the variety of designs and materials used in the immediate area are considered. While the addition of the first floor brings 17 and 19 Road closer together at first floor level, it is not considered that the resultant gap causes sufficient visual harm to warrant refusing the application on the grounds of terracing. The fact that both properties feature a barn hip roof form means they pitch away from each other at the upper part of their respective roofs, leading to an increased gap than otherwise would have been present if both properties had gabled ends. It is considered that on balance this spacing is sufficient for the development not to appear too cramped or visually harmful when viewed from the street. It is not considered that the Council could refuse the application on these grounds and successfully defend the decision at appeal.

In terms of the impact between 19 and 21 Meehan Road, the roof on this side of the development has been constructed as a full hipped roof (as opposed to a barn hip on the other side) to allow a greater gap and spacing between properties, sloping down to a lower position on the side with 21 Meehan Road, while remaining higher on the side with 17 Meehan Road. This approach is considered to successfully relate to the respective heights of both neighbouring properties and should ensure that the proposal integrates within the street scene. It is considered that the visual relationship between the two buildings is acceptable and does not constitute grounds for a refusal. As such, the proposed development is considered to be acceptable in terms of its impact on the street scene and while it appears more dominant than the property did before it was extended, this increase in bulk and mass is not considered to be visually harmful. The development would remain appropriately scaled and balanced when viewed in conjunction with both neighbouring properties, both of which are detached properties with accommodation in the roof space. The roof also features dormer windows to the front and rear which have pitched roofs and are considered to be appropriately designed and sited on the roof slope. These are considered to be acceptable in design terms and are considered to meet the criteria of HB1 and HB8.

In terms of the side and rear extensions, it is considered that the distance to both side boundaries is, on balance acceptable, as has been set out above and as such there are no objections on these grounds. The extensions do not protrude further into the garden than either neighbouring property and as such they are considered to be acceptable on design and appearance grounds. The garage does project forward of the front building line, however this is not considered to be sufficient to cause any visual harm. The porch as constructed appears larger than that previously approved but remains acceptable in terms of its design.

On balance, it is considered that the development is acceptable and would fulfil the requirements set out in policies HB1 and HB8 and would not cause significant harm to the character of the host dwelling or the appearance of the street scene that would justify a refusal.

Amenities of neighbouring occupants

Policies HB1 and HB8 of the PPLP both state that proposals should protect the residential amenity of the occupants of neighbouring properties, taking account of unacceptable overlooking, loss of privacy, overshadowing, loss of light and poor outlook.

With regards to the two dormer windows on the front elevation, these would not create any issues with unacceptable overlooking, loss of privacy, overshadowing, loss of light and poor outlook. This is due to them being located to the front of the property in the roofspace and there being a significant distance between the properties opposite and the host dwelling.

Turning to the rear dormer windows and extensions to the roof (including increasing its height), it is acknowledged that neighbouring properties are concerned these cause a loss of light and privacy. However, the distance between the rear dormer windows and the neighbouring properties is considered to be a sufficient distance away not to cause any overshadowing. While the addition of dormer windows would introduce potential overlooking from a higher level, it is noted that both immediate neighbours also have rear dormer windows at the first floor, so a level of mutual overlooking, particularly of garden areas is expected in residential areas. It is noted that 17 Meehan Road has a conservatory with a clear glazed roof and has expressed concerns that overlooking is possible from the application site into these rooms. It is acknowledged that there is potential for some overlooking here given the glass roof (as opposed to many cases where extensions have solid roofs or obscured glazing). However, having assessed the proposal from the first floor of the application site, it was not considered that there was sufficient overlooking to justify a refusal on this basis as the glass appeared to be reflective in nature.

It is considered that on balance given that the dormer windows largely provide views of the rear garden, and that properties to the rear are located a sufficient distance away, this is not considered to give rise to any detrimental levels of overlooking from the first floor that would justify refusing the application on these grounds.

The increase in height of the roof has also been cause for concern, in particularly in terms of loss of light for the first floor side window closest to the boundary in 17 Meehan Road. However, as it has been confirmed that this window serves a bathroom, which is not a habitable room, this is not considered to be a reason to refuse the application. Given that this is the only window on this elevation, it is not considered that the increased height of the roof would give rise to any loss of amenity. 21 Meehan Road has side dormer windows that overlook the application site and it is acknowledged that this view has changed and that a larger roofslope would now be visible from this perspective. However, given that this is a side view that already overlooked the neighbouring property, the distance involved and the hipped roof, it is not considered to give rise to significant harm.

To the rear of the property are bi-folding doors which are not likely to cause any problems with overlooking or loss of privacy due to the existing boundary treatment and their location on the ground floor. The mass and bulk of the extensions including the garage and porch as built are also considered to be acceptable on these grounds and are not considered to give rise to detrimental levels of overshadowing or appear overbearing. Overall, the application is on balance considered to be acceptable on the grounds of residential amenity and the development is considered to conform to the criteria of policy HB1 and HB 8 in this respect.

Parking and Highways

The proposal includes a sufficient level of off- road parking and as such it is considered that this development would not result in any increase in parking requirements, which are considered adequate to cater for the property in this regard.

Archaeology

The application site is located within an area of archaeological potential. However, given that works have already taken place and are minor nature of the development no objection is raised on these grounds.

Other Matters

Concerns have been expressed with regards to the proposed side wall being built directly in front of a TV ariel which blocks the signal for the TV. Although, this concern is noted it is not considered a material planning consideration.

Its terms of the building being used as a precedent for further development, each application is

justified on its own merits. It is not considered that an approval here would result in the same development being approved on another site. Other issues raised such as fire safety would be considered under the Building Regulations and is not a matter for planning. Comments concerning the development is only to make money for the developer or that it has devalued neighbouring properties are also not planning grounds for a refusal. Whilst it is acknowledged that the appearance of the building has changed significantly from before the extensions were built, concerns that the building constitute a new build are also not considered to warrant a refusal either.

It is acknowledged that there were mistakes on other applications in terms of the measurements, which this application seeks to rectify. It is considered that having checked the drawings on site, they reflect what has been built on site and has such it is considered that the LPA are in a position to determine the application. With regards to the drawings showing the boundary fence in the wrong position as raised by the neighbour, this issue has been discussed with the agent. The applicant's position is that the fence is in the right place, accurately reflects the property boundary and that the fascia's, soffits and gutters do not overhang the boundary. While the applicant's and neighbour's position on this is acknowledged, it is considered that this is a private legal matter between the two parties. Party wall matters are legal issues where the Council has no jurisdiction to make a judgement or intervene. The Council has checked the land registry documents and has had regard to Section 65 Town and Country Planning Act 1990 (as amended) with regards the submission of a correct ownership certificate with the application. The Council has taken reasonable steps to ascertain the ownership of the application site, and has no evidence that ownership certificate is incorrect. As such it is not considered that the Council could either refuse to determine or refuse the application on these grounds.

It is noted that the Parish Council have objected to the application, however given that this proposal is for a minor development, it is considered that under the Council's constitution that a delegated decision can be made.

Human Rights

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Public Sector Equality Duty

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

DUTY TO COOPERATE

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service and, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

This application has been approved in accordance with drawings 22005.01 and 22005.03.

Suggested Informatives (1)

1

This application has been approved on the following drawings: This application has been approved in accordance with drawings 22005.01 and 22005.03

(iii) [24/0692/FH](#)

Sainsburys, Dymchurch Road, New Romney, TN28 8GU

Installation of new plant on the roof and change to the service yard.

DECISION:

Approved with conditions.
(NRTC – No Objections)

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10TH JULY 2024
ENVIRONMENTAL MATTERS

Kent & Medway Air Quality Forecast for Monday 25th June 2024

Today	Air quality within the post code region TN28 is forecast to be Low
Tomorrow	Air quality within the post code region TN28 is forecast to be mainly Moderate with a slight possibility of Low

The probability of pollution levels being within the four main bandings is shown in the table below.

Air Pollution Level	Today	Tomorrow
Low	>95%	10%
Moderate	<5%	90%
High	<1%	<5%
Very High	<1%	<1%

Recommended Actions and Health Advice

Air Pollution Banding	Value	Accompanying health messages for at-risk individuals*	Accompanying health messages for the general population
Low	1-3	Enjoy your usual outdoor activities.	Enjoy your usual outdoor activities.
Moderate	4-6	Adults and children with lung problems, and adults with heart problems, who experience symptoms , should consider reducing strenuous physical activity, particularly outdoors.	Enjoy your usual outdoor activities.
High	7-9	Adults and children with lung problems, and adults with heart problems, should reduce strenuous physical exertion, particularly outdoors, and particularly if they experience symptoms. People with asthma may find they need to use their reliever inhaler more often. Older people should also reduce physical exertion.	Anyone experiencing discomfort such as sore eyes, cough or sore throat should consider reducing activity, particularly outdoors.
Very High	10	Adults and children with lung problems, adults with heart problems, and older people, should avoid strenuous physical activity. People with asthma may find they need to use their reliever inhaler more often.	Reduce physical exertion, particularly outdoors, especially if you experience symptoms such as cough or sore throat.

*Adults and children with heart or lung problems are at greater risk of symptoms. Follow your doctor's usual advice about exercising and managing your condition. It is possible that very sensitive individuals may experience health effects even on Low air pollution days. Anyone experiencing symptoms should follow the guidance provided below.

Further information about health and air quality can be found here: <https://kentair.org.uk/faq>

Further details about current air quality and the forecast are available - [here](#)

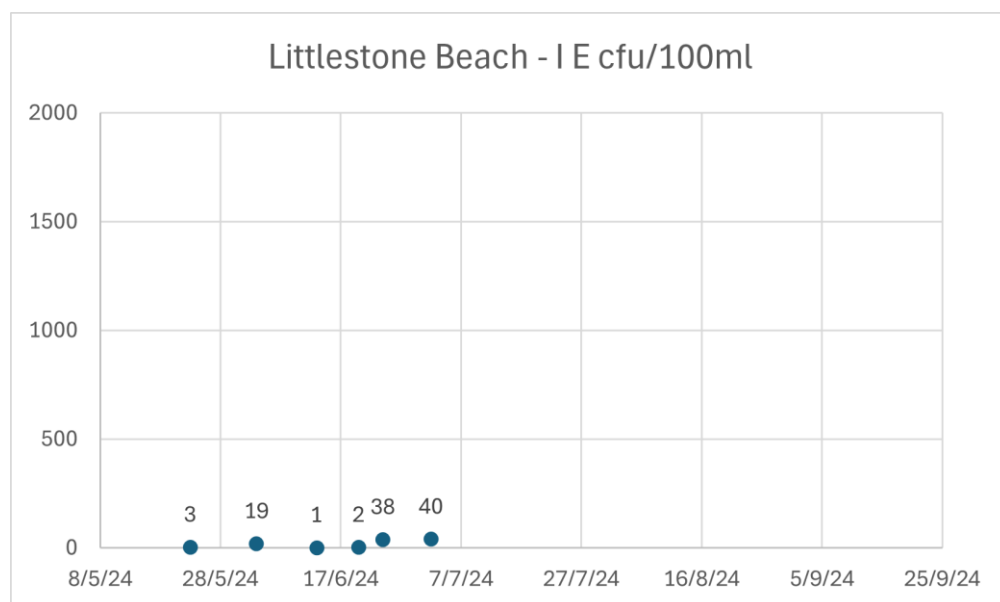
Water Quality Sampling Information

The latest Water Quality Sampling Information has been uploaded onto New Romney Town Council's website:

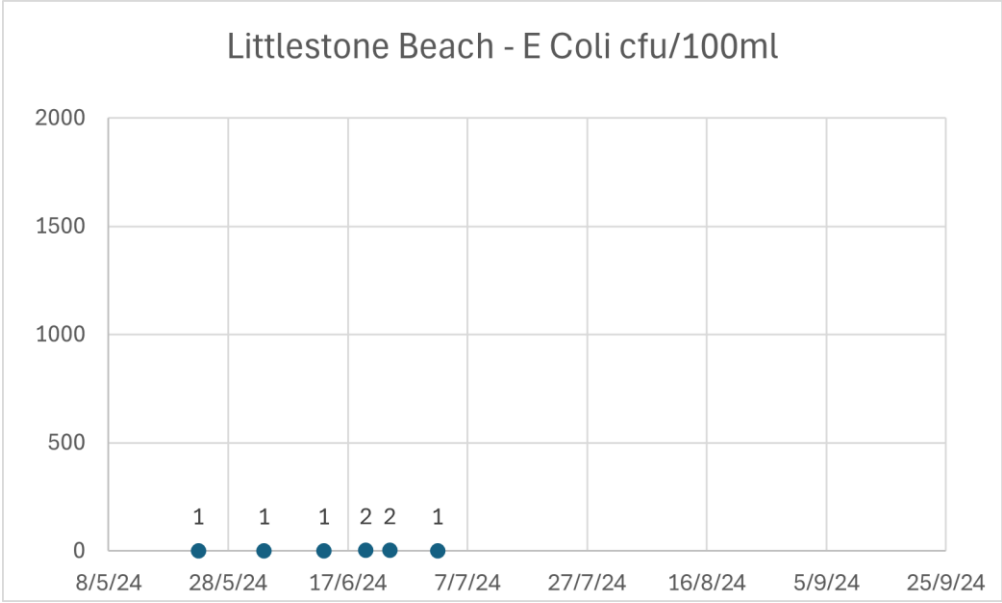
https://www.newromney-tc.gov.uk/Water_Quality_Sampling_Information_48107.aspx

Littlestone Beach

Intestinal Enterococci (IE)

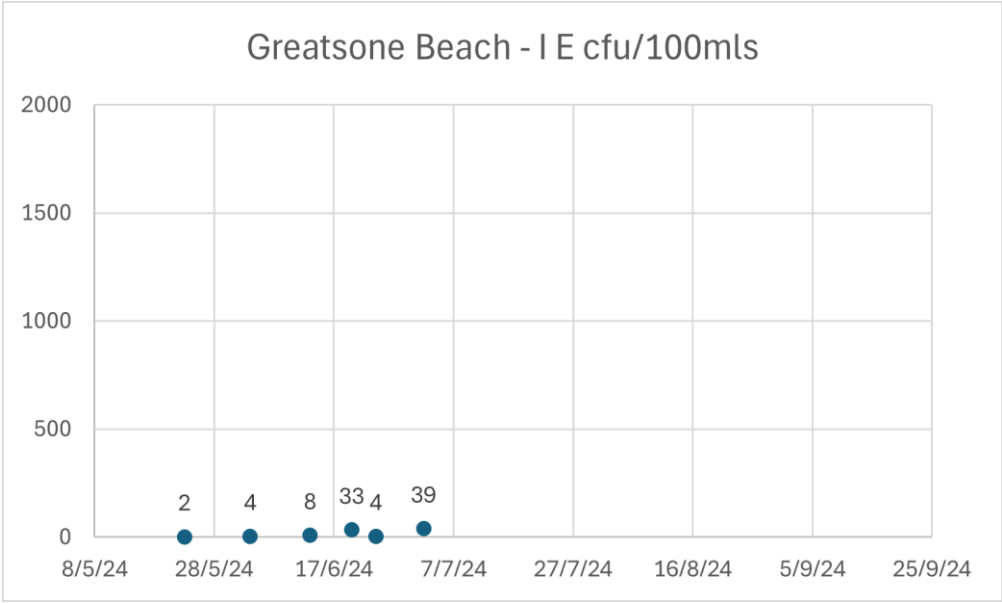


Escherichia coli (EC)

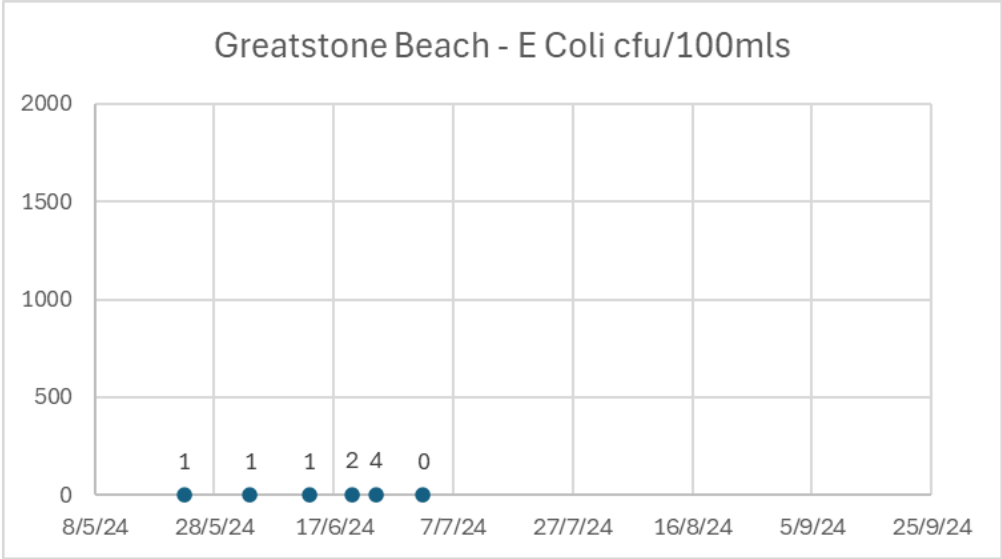


Greatstone Beach

Intestinal Enterococci (IE)



Escherichia coli (EC)



Understanding our data collected

Coastal Bathing Waters

Classification

Thresholds (percentile)

Excellent	EC: ≤250 cfu/100ml ;	IE: ≤100 cfu/100ml (95th percentile)
Good	EC: ≤500 cfu/100ml ;	IE: ≤200 cfu/100ml (95th percentile)
Sufficient	EC: ≤500 cfu/100ml ;	IE: ≤185 cfu/100ml (90th percentile)
Poor	means that the values are worse than the sufficient	

(≤ means less than or equal to)

For every designated bathing water in England, the Environment Agency monitors Escherichia coli (EC) and intestinal enterococci (IE) in the water, throughout the bathing season (15 May to 30 September).

Values can vary depending on the weather, pollution from agricultural and urban sources, storm water overflows, amongst other factors.

The readings taken over the last four bathing seasons then determine the annual classification for that water.

Escherichia coli (E.coli)

E. coli are a group of organisms found in the intestines of animals and humans and survive for a while in the environment when excreted. Many types of E. coli are not harmful but some such as E. coli 0157, can directly cause illness. The presence of the bacteria indicates that human or animal faeces may be present in bathing water and could contain other potentially harmful organisms that could cause illness.

Intestinal Enterococci (IE)

Intestinal Enterococci are found in the intestines of animals and humans although some types are environmental in origin. The presence of the bacteria indicates that human or animal faeces may be present in bathing water alongside other potentially harmful organisms that could cause illness.

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10TH JULY 2024
REPORTS FROM WORKING PARTIES

Parish Highway Improvement Plan

- Email has been sent to KCC to query when the 'Not Suitable for HGV' signage will be installed.
- Traffic Regulation Order for 20MPH Zones have now been issued – 26.06.2024 see below. (This has now been uploaded onto New Romney Town Council's Website under the Parish Highway Improvement Plan).

Dear Sir/Madam

Please find attached the proposed deposit documents for Amendment 6 a Speed Limit Order on Various Roads, New Romney in the District of Folkestone & Hythe. This order will be on public deposit from this Friday 28 June until 22 July 2024 and will be advertised in the Kent Messenger week ending Friday 28 June 2024 and public notices will be placed on site.

Representations supporting or objecting to the proposed Order can be made via our website from 28 June at www.kent.gov.uk/highwaysconsultations or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Kroner House, Traffic Management Team, Highways & Transportation, Eurogate Business Park, Ashford, Kent TN24 8XU by 12 noon on Monday 22 July 2024.



DOCUMENTS on DEPOSIT

**These documents
should remain available
for public inspection until
22 July 2024**

**In the District of Folkestone & Hythe
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, FOLKESTONE & HYTHE) (SPEED LIMITS)
(CONSOLIDATION) ORDER 2020 (AMENDMENT No.6)
ORDER 2024**

Road Traffic Regulation Act 1984

Please return to:

Traffic Management Team
Highways & Transportation,
Kent County Council,
Kroner House,
Eurogate Business Park,
Ashford,
TN24 8XU



In the District of Folkestone & Hythe

THE KENT COUNTY COUNCIL (VARIOUS ROADS, FOLKESTONE & HYPHE) (SPEED LIMITS) (CONSOLIDATION) ORDER 2020 (AMENDMENT No.6) ORDER 2024

Road Traffic Regulation Act 1984

NOTICE is hereby given that the Kent County Council proposes to make the above-named Order under Sections 81, 82, 84 and 124 of the Road Traffic Regulation Act 1984, the effect of which would be to: -

The effect of the order would be to reduce the current speed limit to 30MPH and 20MPH on the following lengths of roads in New Romney, Folkestone and Hythe:-

ASHFORD ROAD – From its junction with Cockreed Lane to its junction with High Street. **BRISSENDEN CLOSE, BROADLANDS AVENUE, BROADLANDS CRESCENT, CANNON STREET, CLARENDON MEWS, COCKREED LANE, CRAYTHORNE LANE, ELLESMERE MEWS, ELLIS DRIVE, FAIRFIELD CLOSE, FAIRFIELD ROAD, GEORGE LANE, GLOUCESTER MEWS, HARDWICK DRIVE, LONBAY DRIVE, MABLEDON CLOSE, MELBURY MEWS, NORTH STREET, OAK LODGE ROAD, PEMBROKE MEWS, PRIORY CLOSE, RICHMOND DRIVE, ROLFE LANE, ROME ROAD, RYSWICK MEWS, SPITALFIELD LANE, ST JOHNS ROAD, SUSSEX ROAD, WALNER GARDENS, WALNER LANE, WEST STREET and WINDSOR MEWS** – For their entire length. **ST MARYS ROAD** – From its junction with Dymchurch Road to a point 27 metres north of its junction with Cockreed Lane.

A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 28 June 2023 at www.kent.gov.uk/highwaysconsultations

Representations supporting or objecting to the proposed Order (your objection must explain the impact on traffic in the locality to be valid) can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Traffic Management Team, Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by 12 noon Monday 22 July 2023.

Simon Jones
Corporate Director Growth, Environment & Transport

STATEMENT of REASON

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



In the District of Folkestone & Hythe

THE KENT COUNTY COUNCIL (VARIOUS ROADS, FOLKESTONE & HYTHE) (SPEED LIMITS) (CONSOLIDATION) ORDER 2020 (AMENDMENT No.6) ORDER 2024 Road Traffic Regulation Act 1984

The Kent County Council as traffic authority propose to make the Order referred to above and as shown on the drawing accompanying this document for the following reasons :-

From 1 April 2013 Kent County Council become responsible for a number of Public Health functions. One of those was the health improvement for the population of Kent. In recent years the demand for the implementation of 20mph schemes had been increasing in response to both local and national campaigns, therefore Kent County Council are intending to implement 20mph Public Health Schemes in the following location in New Romney, Folkestone and Hythe.

- Avoid the danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising
- For preserving or improving the amenities of the area through which the road runs.

Lorna Day
Kent Parking & Enforcement Manager
Highways & Transportation

THE KENT COUNTY COUNCIL
(VARIOUS ROADS, FOLKESTONE & HYTHE)
(SPEED LIMITS) (CONSOLIDATION) ORDER 2020
(AMENDMENT No.6)
ORDER 2024

ROAD TRAFFIC REGULATION ACT 1984

THE KENT COUNTY COUNCIL, acting as Local Traffic Authority and in exercise of its powers under Sections 81, 82, 84 and 124 of the Road Traffic Regulation Act 1984 (hereinafter referred to as 'the Act') as amended, and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby propose to make the following Order.

1. This Order shall come into operation on day of 2023 and may be cited as "The Kent County Council (Various Roads, Folkestone & Hythe) (Speed Limits) (Consolidation) Order 2020 (Amendment No.6) Order 2024" ('this Order').
2. The Interpretation Act 1978 shall apply to this Order as it applies for the interpretation of an Act of Parliament.
3. Without prejudice to the validity of anything done or to any liability incurred in respect of any act or omission before the coming into operation of this Order, "The Kent County Council (Various Roads, Folkestone & Hythe) (Speed Limits) (Consolidation) Order 2020" ('the Order of 2020') shall have effect as though:
 - (a) Schedule 2 to the Order of 2020 is amended by the revision or issue of the following Map Tiles:

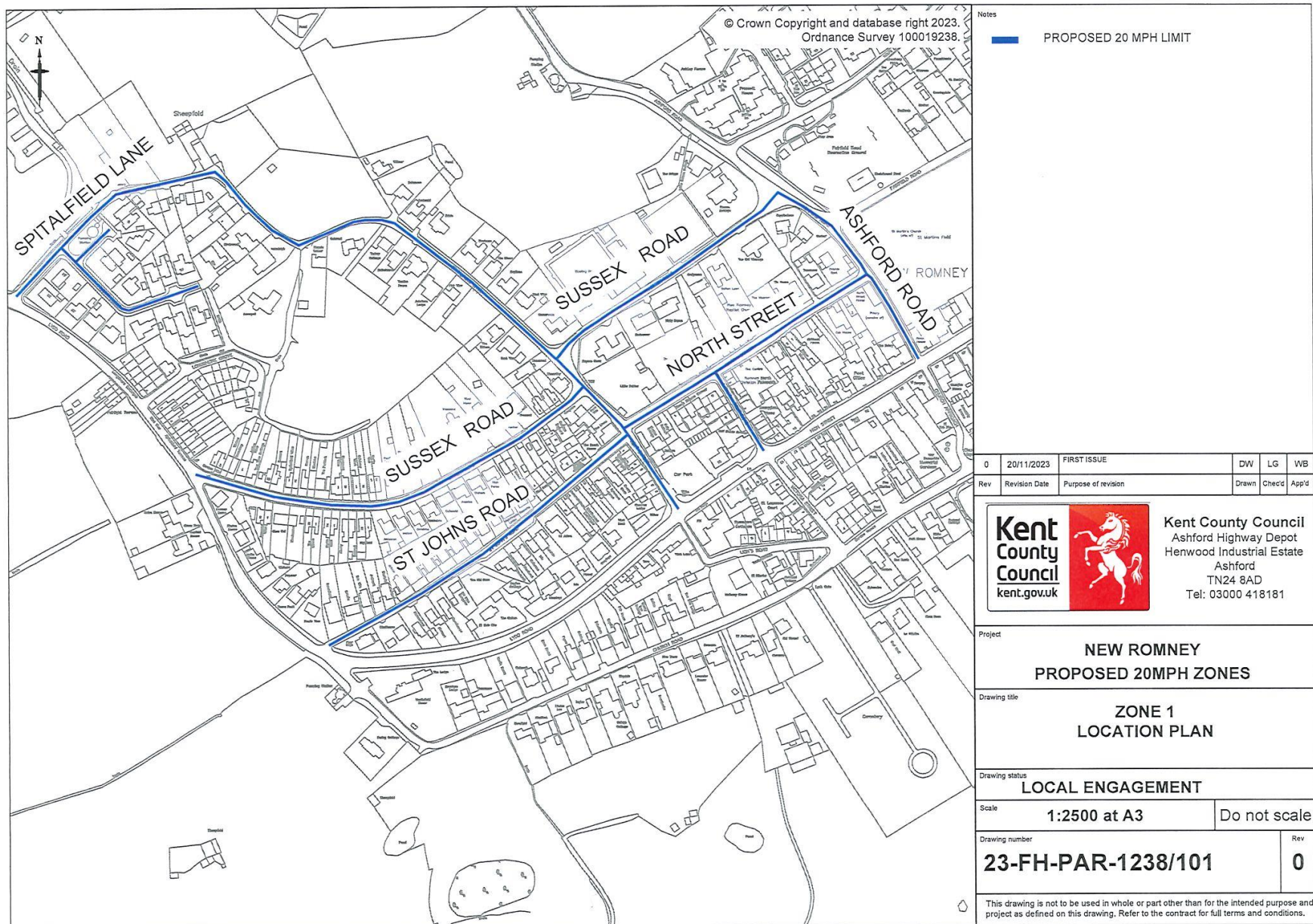
HI134 revision 0 replaced by	HI134 revision 1
HI135 issue 0	
HJ134 revision 0 replaced by	HJ134 revision 1
HJ135 revision 0 replaced by	HJ135 revision 1
HK133 revision 0 replaced by	HK133 revision 1
HK134 revision 0 replaced by	HK134 revision 1
HK135 revision 0 replaced by	HK135 revision 1
HL133 revision 0 replaced by	HL133 revision 1
HL134 revision 0 replaced by	HL134 revision 1
HM132 revision 0 replaced by	HM132 revision 1
HM133 revision 0 replaced by	HM133 revision 1
HM134 revision 0 replaced by	HM134 revision 1
HN132 issue 0	
HN133 revision 0 replaced by	HN133 revision 1

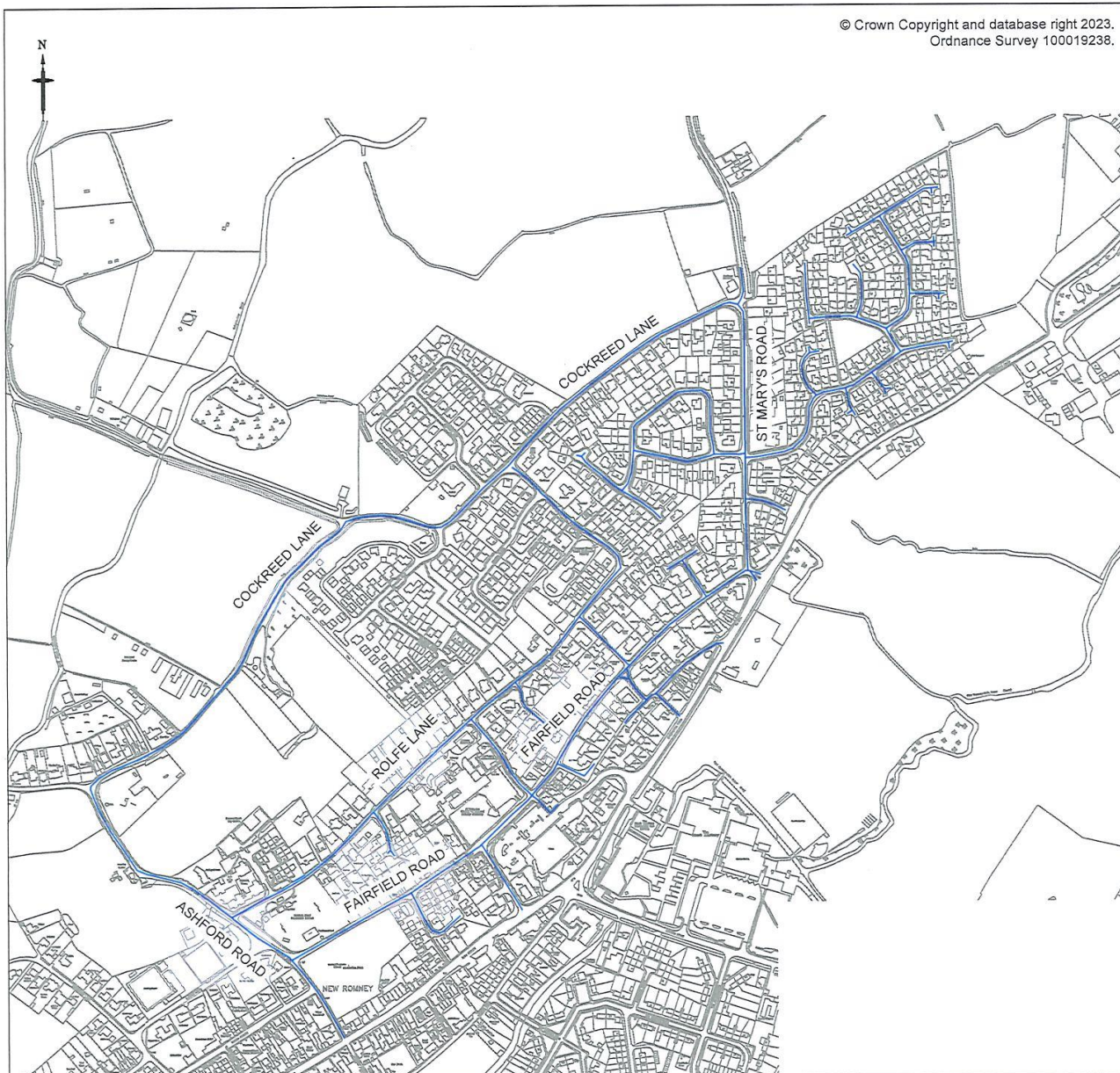
GIVEN under the Common Seal of The Kent County Council

This day of 2024

**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL**
was hereunto affixed
In the presence of: -

Authorised signatory





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

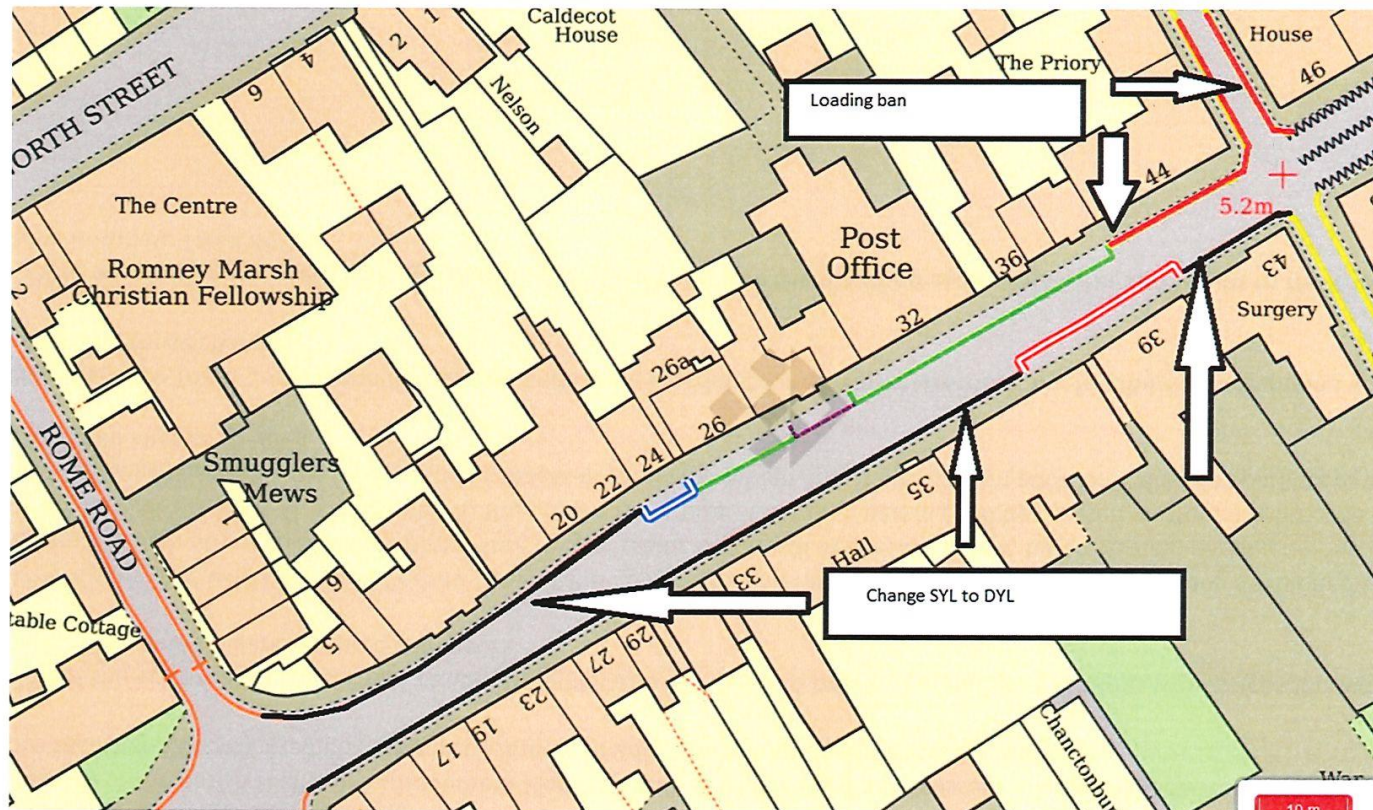
Rev

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.



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.

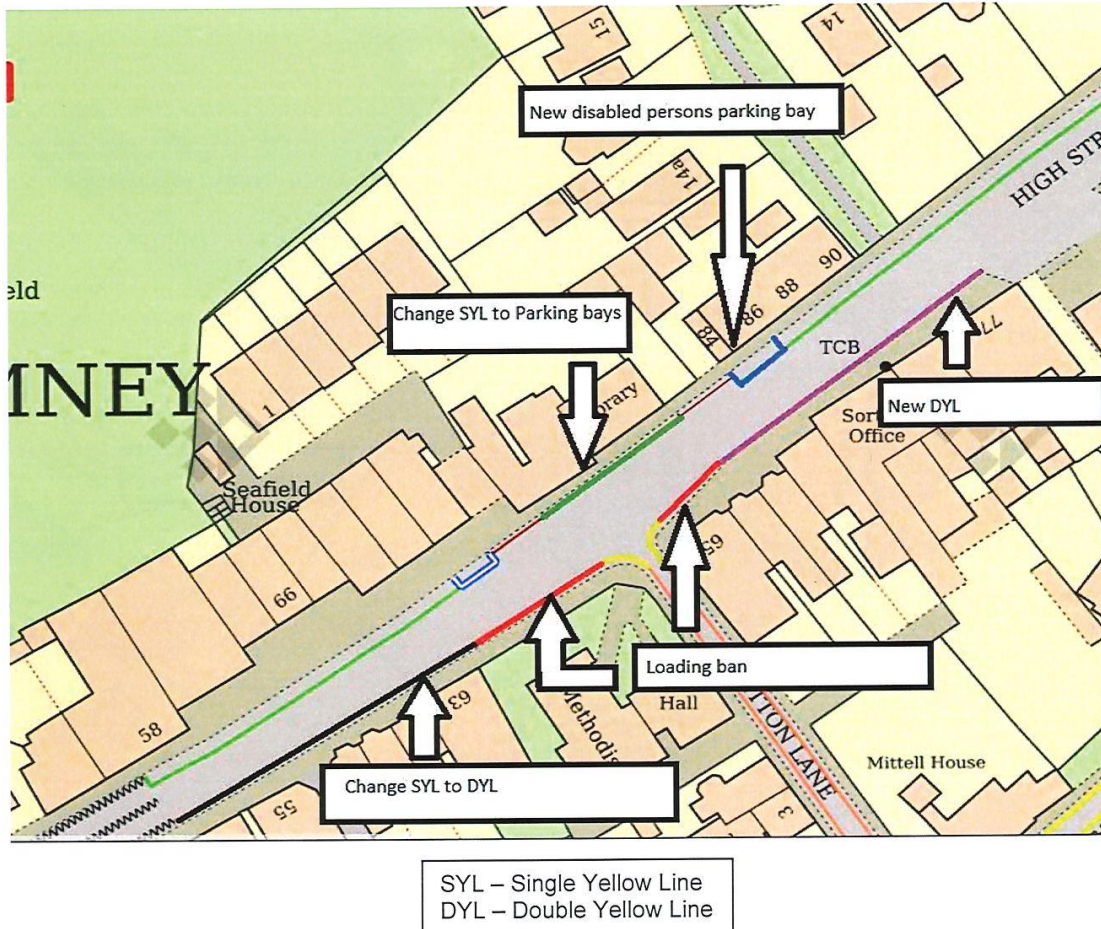
Zip zag lines will be refreshed outside Ruzzo all the way along to the crossing to prevent parking near the junction.

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.

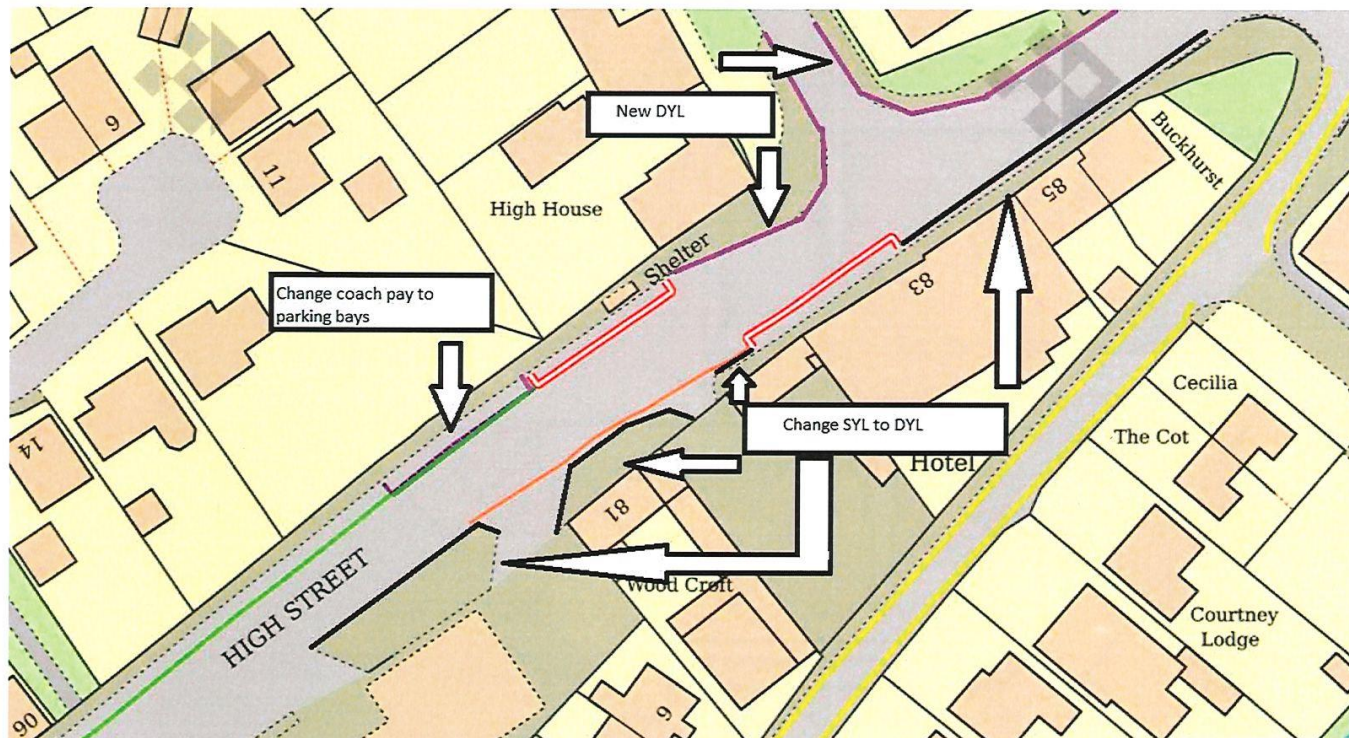
New disabled bay added after That Pet Shop outside Romney Spice.

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
Name of Chair		Contact Telephone Number		Email Address
KCC Project Manager Team	Community & Engagement Team (EAST)	Contact Telephone Number	03000 418181	Email Address

- 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 & 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 & 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				
--	--	--	--	--	--



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 https://www.kent.gov.uk/roads-and-travel/report-a-problem 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. 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. ii) Vehicles parking on double yellow lines near Church Lane Surgery/The Old School House. iii) Vehicles parking on double yellow lines, blocking driveways, creating bottlenecks, and causing congestion especially near The Old School. iv) Vehicles parking on double yellow lines near junction opposite Oak Hall Surgery causing bottlenecks and congestion. 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. 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. v) Bollards on grass verges needed.</p>	<p>02/02/2023-</p> <p>PC to liaise with F&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&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 https://www.kent.gov.uk/roads-and-travel/report-a-problem</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&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 DevelopmentAgreements@kent.gov.uk</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>

END