

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: 01797 362348

Ref: SW/7001

3rd September 2025

Dear Councillor,

A MEETING OF NEW ROMNEY TOWN COUNCIL'S PLANNING & ENVIRONMENT COMMITTEE WILL BE HELD IN THE ASSEMBLY ROOMS, CHURCH APPROACH, NEW ROMNEY TN28 8AS ON WEDNESDAY 10th SEPTEMBER 2025 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:

Sadie Walmsley

Miss Sadie Walmsley
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 three-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 SEPTEMBER 2025
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: 13th August 2025 (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*)**
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) Air quality update, if available.
 - (ii) Sea water quality and surface water flooding update, if available.
- 13. REPORTS OF WORKING PARTIES:**
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. RESIDENT ENQUIRY 37 HIGH STREET COSTA COFFEE:**
To consider local residents concerns reference the decline in condition of Grade II listed building 37 high Street and take any such action deemed necessary.

MINUTES
of
A Meeting of the Planning and Environment Committee
Held in the Assembly Rooms, Church Approach, New Romney
on 13th August 2025
Commencing at 6.45pm

PRESENT:

Councillors: K Terry, S O'Hare, P Coe, J Rivers, P Carey, and J Davies.

In the Chair: Councillor K Terry

In Attendance: Planning Clerk - Miss S Walmsley
Members of public - x 2

191/2025-26 **APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted, as follows:

Cllr J Houston – who was unwell.

192/2025-26 **DISPENSATION TO PARTICIPATE**

No new applications for Dispensation to Participate had been received.

193/2025-26 **DECLARATIONS OF INTEREST**

No declaration of interest had been received.

194/2025-26 **ADJOURNMENT OF MEETING**

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

195/2025-26 **PUBLIC QUESTIONS**

None received.

196/2025-26 **RE-CONVENING OF MEETING**

Not applicable.

197/2025-26 **MINUTES**

Minutes of the Meeting Held on 18th June 2025

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting** Held on **18th June 2025**, 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 UNANIMOUSLY – that the Minutes of the Planning and Environment Committee Meeting held on 18th June 2025 be approved and signed as a true and correct record.

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Minutes of the Meeting held on 16th July 2025

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting Held on 16th July 2025**, 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 Rivers

RESOLVED UNANIMOUSLY – that the Minutes of the Planning and Environment Committee Meeting held on 16th July 2025 be approved and signed as a true and correct Record.

198/2025-26 **PLANNING CLERK'S REPORT**

The Planning Clerk's report, which included information about submitted NRTC comments to the Licensing Authority for Premise Licence review PR202507-120012 and notification of TPO no.3 of 2025 were duly received and noted.

199/2025-26 **SCHEDULE OF PLANNING APPLICATIONS**

It was

PROPOSED BY: Councillor Davies

SECONDED BY: Councillor Rivers

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) [25/1133/FH](#)

55 St Nicholas Road, New Romney,
TN28 8PU

Works to trees the subject of TPO
No. 10 of 1999 T1 Scots Pine tree to
ground level.

RECOMMENDATION**Voting:****For Application:****Against Application:****Abstained:****No objection****6****0****0**

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(ii) [25/0946/FH](#)

Ashley House, Ashford Road, New Romney, TN28 8TD

Proposed single storey side and rear extension and associated external works.

RECOMMENDATION**Voting:****For Application:****Against Application:****Abstained:****No objection****6****0****0**(iii) [25/1216/FH/TCA](#)

Sandhills, Coast Road Littlestone, New Romney , TN28 8QZ

Works to trees situated in a Conservation Area, comprising of 9 conifers', reduce back all branches by approx. 3-4 metres.

RECOMMENDATION**Voting:****For Application:****Against Application:****Abstained:****No objection****6****0****0**(iv) [25/1195/FH](#)

Romney Hard, Coast Road, Littlestone, TN28 8QZ

Erection of detached Dwelling.

RECOMMENDATION**Cllrs in favour of the design but object on the grounds of the Environment Agency's flood concerns.**

<u>Voting:</u>	
For Application:	0
Against Application:	6
Abstained:	0

200/2025-26 **SCHEDULE OF LICENCE APPLICATIONS**

There were no licence applications for consideration.

201/2025-26 **FOLKESTONE & HYTHE DISTRICT COUNCIL REPORTS/ DECISIONS/MATTERS**

A schedule of delegated decisions of Folkestone & Hythe District Council Planning Department for the periods ending of 20th July 2025, 27th July 2025 and 3rd August 2025 were duly received and noted.

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202/2025-26 **ENVIRONMENTAL MATTERS**

The Kent & Medway Air Quality Forecast for Wednesday 13th August 2025 which had previously been circulated to all Committee was duly received and noted.

203/2025-26 **REPORTS FROM WORKING PARTIES**

The Parish Highway Improvement Plan working party report, which had been previously circulated to all Committee Members, was duly received and noted and, as a result it was:

PROPOSED BY: Councillor Rivers
SECONDED BY: Councillor Coe

RESOLVED UNANIMOUSLY - that the Planning Clerk contact the resident who enquired reference hedgehog signage and suggest she contact KCC directly with her request and provide the evidence required to KCC.

204/2025-26 **LAND ADJACENT TO ALLOTMENT GARDENS**

The Planning and Environment Committee received a request from the Finance and General Purposes Committee to investigate the ownership and liability of the land adjacent to where the drainage ditch has been filled in next to the Allotment Gardens and as a result it was:

PROPOSED BY: Councillor Terry
SECONDED BY: Councillor O'Hare

RESOLVED UNANIMOUSLY- that Councillor Carey along with the Planning Clerk will complete a Land Registry enquiry search and progress is to be reported at the next Planning and Environment Committee meeting.

205/2025-26 **VICTORIA ROAD WEST POSTAL APPLICATION**

The Planning and Environment Committee received a request from Persimmon Homes to approve the suggested street names required for the VRW development and as a result it was:

PROPOSED BY: Councillor Coe

SECONDED BY: Councillor Rivers

RESOLVED UNANIMOUSLY- that the agreed names were Phoenix, Caisson, Breakwater, Mulberry, Bombardon, Overlord and Ramsey.

206/2025-26 **PENTLAND HOMES NAMING SCHEDULE**

The Planning and Environment Committee received a request from Pentland Homes to approve the suggested names for the new phase of development on Ashford Road and as a result it was:

PROPOSED BY: Councillor O'Hare

SECONDED BY: Councillor Davies

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RESOLVED UNANIMOUSLY – that the agreed names were Blackstone, Broomhill, Fawkenhurst, Hope, Oswaldstone and Agney.

207/2025-26 **VICTORIA ROAD WEST TRO REVIEW**

The Planning and Environment Committee received an email from Persimmon Homes with a proposed updated TRO for the VRW west development, which was duly received and noted, and as a result it was:

PROPOSED BY: Councillor Terry

SECONDED BY: Councillor Rivers

RESOLVED UNANIMOUSLY – that the Planning Clerk respond to persimmon homes that NRTC are in agreement with the proposed temporary TRO and the drop kerb.

The chairman thanked the committee, and the meeting concluded @ 7:30PM.

Minutes prepared by the Planning Clerk.

AGENDA ITEM 8

NEW ROMNEY TOWN COUNCIL PLANNING AND ENVIRONMENT COMMITTEE MEETING 10th SEPTEMBER 2025 PLANNING CLERKS REPORT

Land Adjoining Allotment Gardens

After contacting Land Registry regarding the land ownership of the land adjacent to the Allotment Gardens it was ascertained that Folkestone and Hythe District Council are the Landowner.

Application 25/1568/FH

New Romney Town Council have received four objection letters for Application 25/1568/FH from local residents this week by the Planning clerk.

[25/1568/FH](#) - 64 St Nicholas Road, Littlestone, New Romney TN28 8QA

Proposed : Erection of conservatory and Garage.

The Planning Clerk.

AGENDA ITEM 9

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10th SEPTEMBER 2025
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Application No

Location and Description

(i) [25/1474/FH/CON](#)

Land adjoining 39, Victoria Road
West, Littlestone

Approval of details pursuant to
condition 6 (construction method
statement) of planning permission
[21/1548/FH](#).

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(ii) [25/1479/FH/CON](#)

Land adjoining 39, Victoria Road
West, Littlestone

Approval of details pursuant to
condition 11 (programme of
archaeological work) of planning
permission [21/1548/FH](#).

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(iii) [25/1482/FH/CON](#)

Land adjoining 39, Victoria Road
West, Littlestone

Approval of details pursuant to
condition 24 (roads & footways) of
planning permission 21/1548/FH.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(iv) [25/1568/FH](#)

64 St Nicholas Road, Littlestone, New
Romney TN28 8QA

Erection of conservatory and Garage.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(v) [25/1623/FH](#)

7 Orchard Drive, Littlestone, New
Romney, TN28 8SE

Works to trees the subject of TPO
No. 04 of 1995 T1, T2, T3, T4 & T5 5
Beech Trees reduce height by 4.5m
in height, T5 to also remove lowest
branch.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(vi) [25/1614/FH](#)

The Plough Inn, Dymchurch Road,
New Romney, TN28 8UF

Change of use to two residential
dwellings.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained

(vii) [25/1608/FH](#)

49 Coast Drive, Greatstone, New
Romney, TN28 8NX

Demolition of existing dwelling and
outbuilding and erection of
replacement self-build dwelling with
driveway, perimeter fencing and
exterior patio area.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained

Additional Items Received

(i) [25/1631/FH](#)

Cranmore, Church Road, New
Romney, TN28 8EY

Variation of condition 7 (staff and
resident ratio) of planning permission
Y15/0907/SH to allow a maximum of
6 residents and 8 members of staff.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained

AGENDA ITEM 10

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10th SEPTEMBER 2025
SCHEDULE OF LICENSING APPLICATIONS

NONE.

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10th SEPTEMBER 2025
DELEGATED DECISIONS OF FOLKESTONE & HYTHE DISTRICT
COUNCIL

For the period ending 10th August 2025

- (i) [24/0490/FH/CON](#) Maude Memorial Hall, Station
Road, New Romney, TN28 8LQ

DECISION

Approved
NRTC – Did Not Comment

- (ii) [24/0700/FH/CON](#) Maude Memorial Hall, Station
Road, New Romney, TN28 8LQ

DECISION

Approved
NRTC – Did Not Comment

For the period ending 17th August 2025

- (i) [25/0946/FH](#) Ashley House, Ashford Road, New Romney
TN28 8TD

DECISION

Approved with Conditions
NRTC – No objection

- (ii) [25/1057/FH](#) St Clair, Park Road, Littlestone, New
Romney, TN28 8NJ

DECISION

Approved with Conditions
NRTC – No objection

- (iii) [25/1195/FH](#) Romney Hard, Coast Road, Littlestone,
TN28 8QZ

DECISION

Approved with Conditions
NRTC – Against application

For the period ending 28th August 2025

- (i) [25/1223/FH](#) Sandhills, Coast Road, Littlestone, New Romney, TN28 8QZ

DECISION

Lawful

NRTC – Did Not Comment

- (ii) [25/1328/FH](#) The Marsh Academy, Station Road, New Romney TN28 8BB

DECISION

Approved with Conditions

NRTC – No objection

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10th SEPTEMBER 2025
ENVIRONMENTAL MATTERS

Kent & Medway Air Quality Forecast

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 Low

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

Air Pollution Level	Today	Tomorrow
Low	10%	>95%
Moderate	90%	<5%
High	<5%	<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	Enjoy your usual outdoor activities.

		heart problems, who experience symptoms , should consider reducing strenuous physical activity, particularly outdoors.	
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](#)

AGENDA ITEM 13

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10th SEPTEMBER 2025
REPORTS OF WORKING PARTIES

NONE.

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
10th SEPTEMBER 2025
RESIDENT ENQUIRY 37 HIGH STREET COSTA COFFEE

The Town Council have received a Residents enquiry reference 37 High Street, New Romney, TN28 8BW pertaining to the decline in the condition of the building, currently leased to Costa Coffee. This is not the first enquiry NRTC have had about the building.

The building is a Grade II listed building connected with Town Hall House.

The Planning Clerk has received information from District Councillor, P Thomas, to confirm this matter is being dealt with via FHDC. There has been a Conservation and Heritage Officer assigned to the building, who has subsequently visited the building along with a representative of FHDC. The owner has been served notice to improve the condition of the building.

Update 10/09/2025 : work is in progress on the building.

END