

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

6th August 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 13th August 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
13th AUGUST 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: (a) 18th June 2025 and (b) 16th July 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. LAND ADJACENT TO ALLOTMENT GARDENS:

To consider the request received from the Finance and General Purposes Committee and take any such action deemed necessary.

15. VICTORIA ROAD WEST POSTAL APPLICATION:

To consider the request received from persimmon Homes to review the new proposed street names for the Victoria Road West development.

16. PENTLAND HOMES NAMING SCHEDULE :

To consider the request received from Pentland Homes to review the proposed street names for a new development adjacent to their previous phases off Ashford Road.

17. VICTORIA ROAD WEST TRO REVIEW :

To consider Persimmon Homes review of the TRO for Victoria Road West and take any action as deemed appropriate.

MINUTES
of
A Meeting of the Planning and Environment Committee
Held in the Assembly Rooms, Church Approach, New Romney
on 18th June 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 3

084/2025-26 **APOLOGIES FOR ABSENCE**

No apologies

085/2025-26 **DISPENSATION TO PARTICIPATE**

No new applications for Dispensation to Participate had been received.

086/2025-26 **DECLARATIONS OF INTEREST**

Cllr K Terry declared a Pecuniary interest in application 25/1080/FH, Cllr K Terry is a Contractor for the applicant and works from the building in the application.

Cllr P Coe declared a personal interest in application 25/1039/FH, Cllr Coe knows the applicant.

087/2025-26 **ADJOURNMENT OF MEETING**

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

088/2025-26 **PUBLIC QUESTIONS**

None received.

089/2025-26 **RE-CONVENING OF MEETING**

Not applicable.

090/2025-26 **MINUTES**

Minutes of the Meeting Held on 21st May 2025

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting** Held on **21st May 2025**, 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 Coe

RESOLVED UNANIMOUSLY – that (ii) the Minutes of the Planning and Environment Committee Meeting held on 21st May 2025 be

35

amended to correctly record NRTC comments for application 25/0740/FH, that NRTC recommend refusal due to the points made by the environment agency, which is in fact a material amendment and not a variation with the increase of a bedroom.

And (ii) The Planning Clerk be instructed to contact Cllr P Thomas and ask for the application to be called in to the FHDC Planning Committee.

091/2025-26 **PLANNING CLERK'S REPORT**

The Planning Clerk's report, which included information about New Romney Town Councils register of current councillor / staff authorities pertaining to Planning and Environment had been previously circulated to all Committee Members, was duly received and noted.

092/2025-26 **SCHEDULE OF PLANNING APPLICATIONS**

It was

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

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) [25/0416/FH](#)

Springwood Court, Church Road,
New Romney, TN28 8 TY.

works to trees the subject of
TPO No. 7 of 2007 T1 sycamore,
reduce canopy by 2-2.5m, remove
major deadwood, crown thin y
removing crossing and rubbing
branches and crown lift to 3m over
footpath and 5m over highway.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

**NRTC PREVIOUSLY COMMENTED
FOR APPLICATION 21/05/2025.**

36

(ii) [25/0855/FH](#)

Martinfield Manor, Lydd Road, New Romney, TN28 8HB

Change of use from a mixed use of guest house and private residential dwelling house to a single dwelling (Use Class C).

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

**NRTC applied Delegated Authority
Commented: In Favour / No
Objection.**

(iii) [25/0866/FH/TCA](#)

Caldecot House, North Street, New Romney TN28 8DW.

Situated in conservation area -Felling of a Bramley Apple tree.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

**NTRC PREVIOUSLY COMMENTED
FOR APPLICATION 21/05/25**

(iv) [25/0979/FH](#)

The Priory, Ashford Road, New Romney, TN28 8BZ

Works to trees the subject of TPO No. 03 of 2017 Pine fell to Ground level.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

No objection – However concern raised that the identified tree is not a pine.

6

0

0

- (v) [25/1039/FH](#) 5 Blenheim Road, Littlestone, New Romney, TN28 8PR
Single storey rear extension.

RECOMMENDATION

Voting:

For Application:

No objection

6

Against Application:

0

Abstained:

37

0

- (vi) [24/1516/FH](#)

[AP-6695](#)

Land adjoining 10 Links Way, New Romney, TN28 8PS

Appeal against refusal of 24/1516/FH erection of 1no. dwelling

Planning inspectorate number – APP/L2250/W/25/3364333

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure)(England)Hearing. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure)(England) Rules 2000, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>

The Planning Inspectorate will no longer accept interested party comments by email only through the link above.

If you do not have access to the internet, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol.

All representations must be received by 10/07/2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning inspectorate does not acknowledge representations. All representations must quote the appeal reference. Please note that any

38

representations you submit to the Planning Inspectorate will be copied to the appellant and this local authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection online at:

https://folkestonehythedc.my.site.com/PR3/s/detail/a1ebH000000drhBQAQ?c__r=Arcus_BE_Public_Register

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklet free of charge at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at

<https://acp.planninginspectorate.gov.uk>

Yours faithfully,

Llywelyn Lloyd
Chief Planning Officer

NRTC Previously commented
02/04/2025

Recommended refusal –
Contravenes policies HB1, HB3
and HB10 due to lack of
specification and dimensions.

RECOMMENDATION:

Recommend refusal - NRTC views
remain the same as previous
submitted comments, Application
contravenes policies HB1, HB3 and
HB10 due to lack of Specification
and dimensions.

Voting:

For application:	0
Against Application:	6
Abstained:	0

39

Additional Plans Received:

- (i) [25/1004/FH](#) 3 Meehan Road, Greatstone, New
Romney, TN28 8SQ

Erection of garage

RECOMMENDATION

No objection

Voting:

For Application:	6
Against Application:	0
Abstained:	0

**@ 7:01PM Councillor K Terry left the meeting, having declared a
DPI in respect of this application.**

- (ii) [25/1080/FH](#) Unit 12, Mountfield Road, TN28 8LH

Change of use from classroom to 3
offices and the insertion of new

windows and a roof light to the North and East elevations.

RECOMMENDATION

Voting:

For Application

No objection

5

Against Application:

0

Abstained:

0

@ 7:02PM Councillor K Terry rejoined the meeting.

(iii) [25/1057/FH](#)

St Clair, Park Road, New Romney,
TN28 8NJ

Replacement dwelling

RECOMMENDATION

Voting:

For Application:

No objection

6

Against Application:

0

Abstained:

0

(iv) [25/0755/FH](#)

Lindau Retirement Home, 104
Littlestone Road, Littlestone, TN28
8NH

Side and rear single storey rear
extension to provide additional
residential

40

care rooms and increase the size of
the communal lounge.

RECOMMENDATION

Voting:

For Application:

**No objection – Cllrs pleased to see
investment in the community
facility.**

6

Against Application:

0

Abstained:

0

- 094/2025-26 **FOLKESTONE & HYTHE DISTRICT COUNCIL REPORTS/ DECISIONS/MATTERS**
A schedule of delegated decisions of Folkestone & Hythe District Council Planning Department for the periods ending of 18th May 2025, 1st June 2025 and 8th June 2025 were duly received and noted.
- 095/2025-26 **ENVIRONMENTAL MATTERS**
The Kent & Medway Air Quality Forecast for Wednesday 18th June 2025 & The latest Water Quality Sampling Information which had previously been circulated to all Committee Members, Kent Minerals and Waste Local Plan 2024-39 Adoption Statement was duly received and noted.
- 096/2025-26 **REPORTS FROM WORKING PARTIES**
None
- 097/2025-26 **REQUEST FOR COMMENT FROM PERSIMMON HOMES REFERENCE TRO APPLICATION FOR DEVELOPMENT 23/0769/FH – VICTORIA ROAD WEST.**

NRTC Comments - Victoria Road West, Littlestone Traffic Regulation Order Plan – Persimmon Homes, May 2025

- The supporting documents predate the pandemic.
 - Transport Technical Note (04/04/2019)
 - Proposed Access Strategy drawing (23/10/2017)
 - Parking Beat Survey (11/09/2018)
- Parking observed on Tuesday 17th June in Victoria Road West from the Park Road Junction. This data is similar in nature to the Parking Beat Survey of 2018.
 - 8.10am - 10 cars parked on road, 3 cars parked on pavement, verge or crossover
 - 4.05pm - 11 cars parked on road, 1 car parked on pavement, verge or crossover
 - 8.20pm - 11 cars parked on road (including a drop side truck), 3 cars parked on pavement, verge or crossover
- 41
- The majority of vehicles parked on the road and verges were to the development end of Victoria Road West (The last 2 sections shown on the Persimmon Homes design)
- NRTC surmise that the majority of building work will occur between 8am and 4pm. At that time an average of 10 cars parking on the road have been noted. NRTC believe that the proposed TRO, placing double yellow lines over the distance specified, is overkill.

- The last 28.16m (closest to the new development boundary) should be allowed to have double yellow lines on one side. The cars that would be misplaced should be able to park in developed parking bays using the current verges.

Chicane design:

- Recent traffic survey data showed that over a 7 day period there were 744 vehicles travelling East and 741 vehicles travelling West. The average speed was 17.6 mph (E) and 18mph (W) with 98.9% (E) and 98.7% (W) complying with the 30mph speed limit. In addition, 99.6% (E) and 98.7% (W) were under the enforcement threshold of 35mph and 74.1% (E) and 71.9% (W) were compliant with a proposed 20mph limit for this road. This data suggests that traffic calming measures are not required in Victoria Road West. There is evidence that a chicane design will increase speed rather than decrease speed as vehicles try to “get through” the chicane as quickly as possible. In addition, without parked cars, the average speed will increase from that shown in the data.
- The traffic survey data would appear to show that the amount of traffic referred to in the Technical Note for 80 dwellings (more than the current number of dwellings) of 42-45 two way trips per day is most likely underestimated as from the survey data the average number of daily trips would be 106 (E) and 105 (W). The underestimation in the Technical Note means there is more traffic travelling up and down Victoria Road West. This will naturally increase when the new houses are occupied and the road becomes a through road to the new development rather than the existing no through road.
- The proposed plan produces a chicane type effect with double yellow lines and on-road parking alternating as vehicles move towards the end of Victoria Road West towards the new development area. This proposed layout starts from the Park Road Junction. It is felt that the proposed design will cause difficulties with safe traffic flow for both residents and emergency and larger vehicles due to the length of the chicane and also the lack of priority signing. In addition, for anyone travelling along the chicane, if cars are parked on the roadside with no double yellow lines, there is no safe place for vehicles to pass each other. Even with priority signing – the length of the

design is too long for this to be safe and effective. There is no possibility of 2-way traffic for the entire proposed

distance. Visibility from one end of the chicane to the other would not be possible.

- Just adding in passing areas will not overly improve the problem as this will further restrict parking for current residents and it is felt a positive solution has not yet been found to address these parking issues.

Parking considerations for current residents:

- It is reported by the Chair of Littlestone Residents Association that there is insufficient parking at the back of the flats and surrounding properties. There are not parking courts at the back of the flats – there are garages – one per flat, which are not big enough to hold modern cars. There is not room for residents with more than one vehicle per property and there is also not room for cars to park and manoeuvre (U-turn) at the back of the flats. In the technical report (2.1.1) it mentions that residents may not park at the rear of their properties due to walking distances and security reasons. (2.1.2) states that KCC advised that rear and remote parking should be avoided as part of the proposed development – therefore this should also apply to current residents impacted because of the development.
- During holiday seasons, it is reported by the Chair of Littlestone Residents Association that holiday makers park along Victoria Road West in the area where the TRO is proposed – this does not seem to have been considered. This increased parking also occurs with the weekly market and events on The Greens. All neighbouring roads, including Victoria Road West, are filled to capacity.
- In the Technical Note it states (2.3.5) *“we are of the view that when construction traffic starts to use the road to access the site, followed by the development traffic, the existing residents are likely to use the parking courts to the rear of their properties as per their intended use. We feel that many residents are currently parking on-street out of convenience and as there is very little passing traffic - virtually none at the north-western end of the road. It is also important to note that public roads are for the passage of vehicles, not the parking of them, with residents not having a right to park on-street. We do however believe that some on-street parking can be beneficial from a 'natural' traffic calming perspective.”* It is felt that the developer should be trying to consider the needs of the current residents as well as residents of the development, when trying to find a positive outcome. This in turn will lead to a more successful project both for the developer and the

community. The tone of this note is condescending and shows a lack of understanding of the residents position.

43

- 2.4.3 of the Technical Note states *“A copy of the proposals were provided to the Transportation Manager at FHDC on 28th March 2019 via email for their opinion on the proposals, specifically whether the authority would be happy to enforce them. The Transportation Manager responded the following day stating that they would have 'no problem enforcing this once the traffic regulation order and road markings are in place'. The applicant is willing to provide the necessary funding for the traffic regulation order (TRO) that will be required in order to provide the parking restrictions.”* This comment was made 6 years ago and very much has changed since this conversation occurred. There is very limited enforcement in and around New Romney, even in the main High Street. The reality is that enforcement is very unlikely to happen.
- A way forward:
 - Meet with New Romney Town Council Planning and Environment Committee, including the Chair of the Littlestone Residents Association, to address the parking concerns and the construction traffic approach raised in these comments and identify a more suitable solution to this issue.
 - Rather than surmising that residents from the flats and surrounding properties can park behind their buildings (which do not have appropriate, usable parking), survey and report on the actual current parking situation and find a workable solution to this. The PBS survey does not go far enough to give an accurate picture of current parking options. The Chair of the Littlestone Residents Association reports that residents have a clause in their deeds that says they cannot park in front of the garages to the rear of their property due to blocking access for others. They cannot park in front of their garages as they are too small for modern vehicles.
 - Developing the current verges into parking bays should be considered as an option to allow 2-way traffic to safely travel and emergency vehicle access to be achieved.
 - Construction traffic should park within the boundaries of the development only.

It Was

**PROPOSED BY: Cllr K Terry
SECONDED BY: Cllr J Rivers**

RESOLVED UNANIMOUSLY- that (a) the Planning Clerk and Chairman be instructed to submit the above comments for Persimmon Homes TRO Application from New Romney Town Council to Ardent Consulting Engineers and take necessary action where appropriate.

44

(b) the Committee instruct the Clerk to inform the Chair of Littlestone Residents Association when the TRO is issued for Consultation. *

(c) the Committee instruct the Clerk to request a meeting between the Planning and Environment Committee, the Chair of Littlestone Residents Association and Ardent / Persimmon Homes.

* if and when a notification is received.

The Chairman thanked those present for their attendance and the meeting Concluded **at 8:36PM.**

Minutes prepared by the Planning Clerk.

MINUTES
of
A Meeting of the Planning and Environment Committee
Held in the Assembly Rooms, Church Approach, New Romney
on 16th July 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 1

139/2025-26 **APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted, as follows:

Cllr J Houston – who was unwell.

140/2025-26 **DISPENSATION TO PARTICIPATE**

No new applications for Dispensation to Participate had been received.

141/2025-26 **DECLARATIONS OF INTEREST**

No declaration of interest had been received.

142/2025-26 **ADJOURNMENT OF MEETING**

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

143/2025-26 **PUBLIC QUESTIONS**

None received.

144/2025-26 **RE-CONVENING OF MEETING**

Not applicable.

145/2025-26 **MINUTES**

Minutes of the Meeting Held on 21st May 2025

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting Held on 21st May 2025**, 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 Coe

RESOLVED UNANIMOUSLY – that the Minutes of the Planning and Environment Committee Meeting held on 21st May 2025 be approved and signed as a true and correct record.

62

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 Carey

RESOLVED UNANIMOUSLY – that the Minutes of the Planning and Environment Committee Meeting held on 18th June 2025 be amended to correct Cllr Coe's Declaration of Interest.

146/2025-26 **PLANNING CLERK'S REPORT**

The Planning Clerk's report, which included information about Planning Application 23/1810/FH which was duly received and noted.

And an invitation to comment from FHDC on the Gambling Act 2005 - update to the Statement of Principles.

Having considered the invitation to comment, it was:

PROPOSED BY: Councillor Rivers
SECONDED BY: Councillor Terry

RESOLVED UNANIMOUSLY- that NRTC will not comment as a Council but encouraged Councillors to comment individually and the Planning Clerk be authorised to request that FHDC continue to update NRTC with any further information pertaining to the Gambling Act.

147/2025-26 **SCHEDULE OF PLANNING APPLICATIONS**

It was

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

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

63

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

RECOMMENDATION

Voting:

For Application:

No objection

6

Against Application:

0

Abstained:

0

(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:

No objection

6

Against Application:

0

Abstained:

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:

No objection

6

Against Application:

0

Abstained:

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.**

Voting:

For Application: 0

Against Application: 6

Abstained: 0

148/2025-26 **[SCHEDULE OF LICENCE APPLICATIONS](#)**

It was

PROPOSED BY: Councillor Terry

SECONDED BY: Councillor Rivers

**RESOVLED UNANIMOUSLY – that Agenda item 10 be deferred to
the end of the meeting due to confidential information to be
discussed and the need to go into private session.**

149/2025-26 **[FOLKESTONE & HYTHE DISTRICT COUNCIL REPORTS/
DECISIONS/MATTERS](#)**

A schedule of delegated decisions of Folkestone & Hythe District
Council Planning Department for the periods ending of 15th June 2025,
22nd June 2025 and 29th June 2025 were duly received and noted.

150/2025-26 **[ENVIRONMENTAL MATTERS](#)**

The Kent & Medway Air Quality Forecast for Wednesday 16th July 2025
which had previously been circulated to all Committee was duly
received and noted.

151/2025-26 **[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:

(i)

PROPOSED: Cllr Rivers

SECONDED: Cllr Terry

**RESOLVED UNANIMOUSLY -that the planning clerk request that
the F&GP Committee put a scheme in place to fund and help**

find a source of funding for the proposed 20MPH speed limit installation for zones 1 and 2.

(ii)

PROPOSED: Cllr Coe

SECONDED: Cllr Carey

RESOLVED UNANIMOUSLY – that the planning clerk be authorised to contact KCC highways to request a breakdown of costs for each red squared area in drawing 23-FH-PAR-1238-1201.

152/2025-26 **EXCLUSION OF PUBLIC AND PRESS**

@ 7:21pm, having duly considered the nature of matters to now be discussed, **it was:**

PROPOSEDBY: Councillor Terry

SECONDED BY: Councillor Rivers

65

RESOLVED UNANIMOUSLY- That due to the sensitive and personnel information about to be considered, which may serve to identify one or more individuals, it is advisable in the public interest

that the Public and Press be temporarily excluded and they are now instructed to withdraw.

@7:22PM Member of the public left the meeting.

@7:23pm The meeting reconvened and the Committee went into private session.

It was:

PROPOSED BY: Councillor Terry

SECONDED BY: Councillor O'Hare

UNANIMOUSLY RESOVLED – that the Planning and Environment Committee strongly support the prevention of crime and disorder, public safety and the protection of children from harm. And that the Committee therefore supports Kent Police's position and does not support the licence remaining in place.

The chairman thanked the committee, and the meeting concluded **@ 7:34PM.**

Minutes prepared by the Planning Clerk.

AGENDA ITEM 8

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
PLANNING CLERKS REPORT

NRTC comments were duly submitted to FHDC Licensing Authority for Premise Licence Review – Application reference PR202507–120012.

Notification Received from FHDC: Tree Preservation Order No. 13 of 2025
Mayden, George Lane New Romney. The order has been served to the owners and occupiers of the land.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS
2012**

**TOWN AND COUNTRY PLANNING ACT 1990
THE FOLKESTONE & HYTHE (MAYDEN, GEORGE LANE, NEW ROMNEY)
TREE PRESERVATION ORDER NO 13 OF 2025**

THIS IS A FORMAL NOTICE to let you know that on 24 July 2025 the Council made the above tree preservation order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping, lopping, uprooting, wilfully damaging or wilfully destroying any of the trees described in the Schedule and shown on the map without the Council's consent.

(The Order took effect, on a provisional basis, on 24 July 2025. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever first occurs.)

The Council will now consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.


If you would like to make any objections or other comments, please make sure we receive them in writing by . Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservations) (England) Regulations 2012, a copy of which is provided overleaf.

Send your comments to the Planning Department, Folkestone & Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please write to the Planning Department, Folkestone & Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY or email planning@folkestone-hythe.gov.uk.

Signed:




Chief Planning Officer
Dated: 24 July 2025

On behalf of:
Folkestone & Hythe District Council
Civic Centre
Folkestone
Kent
CT20 2QY

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and Representations

6. - (1) Subject to paragraph (2), objections and representations-

- (a) shall be made in writing and-
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections or representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Form of Tree Preservation Order

TOWN AND COUNTRY PLANNING ACT 1990

THE FOLKESTONE & HYTHE (MAYDEN, GEORGE LANE, NEW ROMNEY)

TREE PRESERVATION ORDER NO: TREE PRESERVATION ORDER NO 13 OF 2025

The District Council of Folkestone & Hythe in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as The Folkestone & Hythe

TREE PRESERVATION ORDER NO 13 OF 2025
Mayden, George Lane, New Romney

Interpretation

- 2.— (1) In this Order “the authority” means the District Council of Folkestone & Hythe
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 24 July 2025



Signed on behalf of the District Council of Folkestone & Hythe



Chief Planning Officer

Authorised by the Council to sign in that behalf

SCHEDULE

On the 24 July 2025

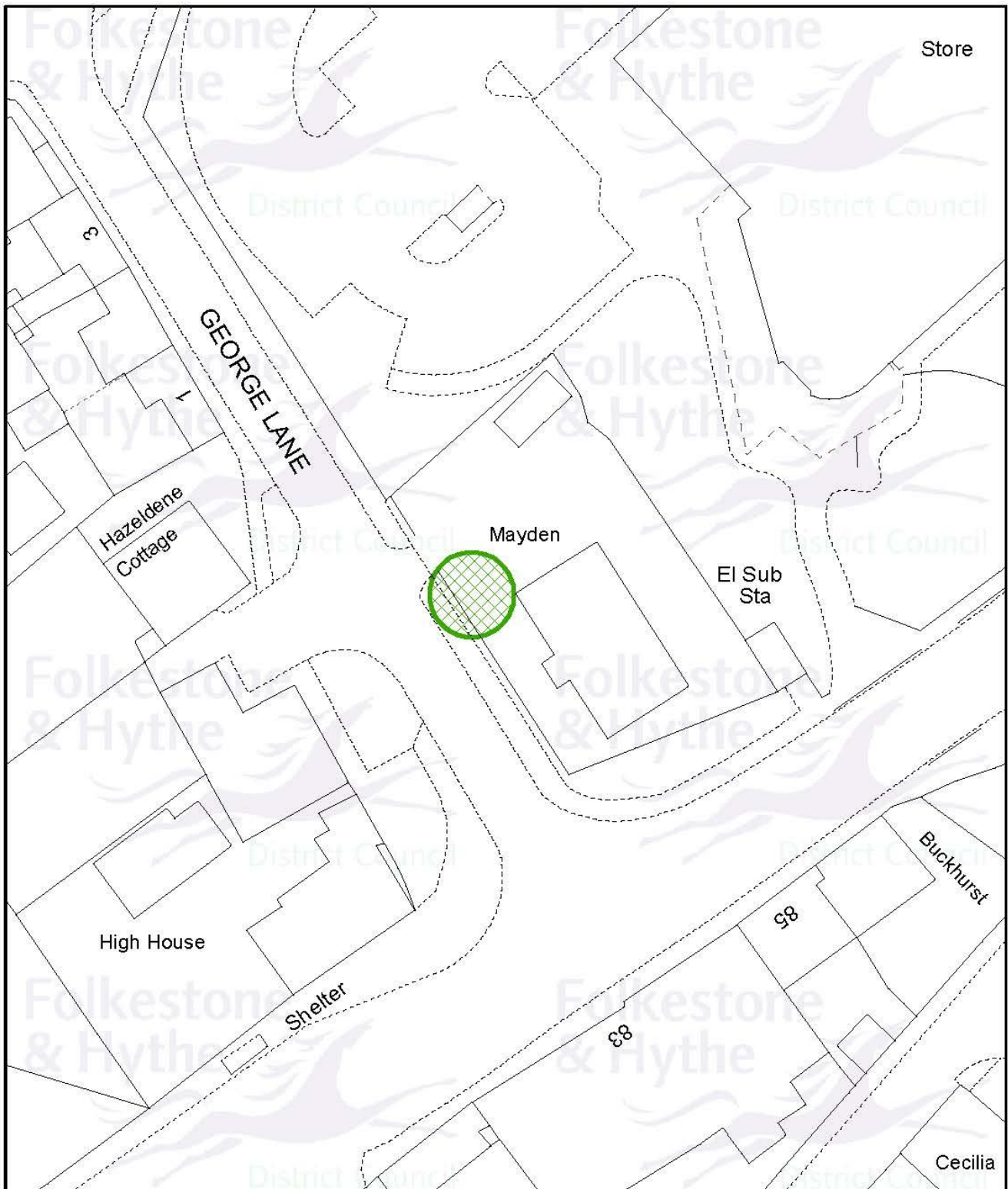
Authorised by the Council to sign in that behalf

SCHEDULE

Trees specified individually (encircled on map)

No	Description	Situation Approx NGR
1	Tree Preservation Order relating to one walnut tree.	Easting: , Northing:

Tree Preservation Order No.13 of 2025
Mayden, George Lane, New Romney, Kent, TN28 8BS



TPO Reference:
13 of 2025

Drawn date:
22 Jul 2025

Drawn by:
[Redacted]

Drawing ref:
0625/PL/GPO



Chief Planning Officer

Contains Ordnance Survey data
© Crown copyright and database right
Folkestone & Hythe District Council AC0000821403 - 2025



Folkestone & Hythe
District Council

Drawn at 1:500 on A4

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Application No

Location and Description

(i) [25/1216/FH/TCA](#)

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

Works to trees situated in a
Conservation Area comprising nine
conifers. Reduce back all branches
by approx.3-4 metres.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(ii) [25/1175/FH](#)

Annexe 2, Near Miss Cockreed
Lane, New Romney, Tn28 8TE

Change of use of existing annexe
accommodation to provide a
standalone dwellinghouse and
surrounding curtilage.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(iii) [25/1328/FH](#)

The Marsh Academy, Station Road,
New Romney, TN28 8BB

Proposal: Works to trees subject to
TPO No 17 of 2017. T002 Ash –
reduce crown to a height of 11m, to a
monolith. T003 Poplar – Remove
epicormic growth on stem base.
Remove deadwood greater than

25mm in diameter. Prune back lower branches to give a minimum clearance of 1m from overhead telephone cable. Reduce the low, over-extended limb overhanging the gate by 8m. T010 Sycamore – monolith to 12m. T012 Crack willow – monolith to 10m, including removing the lower, long stem. T013 Sycamore – fell close to ground level. T014 Sycamore – monolith to a height of approximately 8m. T015 Crack willow – reduce the crown by 8m, including the low, long limb over the river. Remove major deadwood. T016 Crack willow – pollard to a height of 13m.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(iv) [25/1273/FH/CON](#)

Plot A, Land Rear 15 Collins Road,
Mountfield Industrial Estate, New
Romney TN28 8FA

Approval of details pursuant to
conditions 3 (construction method
statement), 5 (biodiversity) and 7
(BREEAM) of Planning permission
[24/0802/FH](#).

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(v) [25/1362/FH](#)

Belvoir, 14 Victoria Road, Littlestone,
New Romney, TN28 8NL

Single storey rear extension.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

Additional Items Received

(vi) [25/1402/FH/CON](#)

Land adjoining 39
Victoria Road West, Littlestone Kent.

Approval of details pursuant to
conditions 8 (ecological management
plan) & 9 (ecological enhancement
plan) of planning permission
Y18/0768/FH.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

(vii) [25/1409/FH](#)

Romney Bay House, Coast Road,
Littlestone, New Romney TN28 8QY

Replacement of single storey
conservatory on the west side.

RECOMMENDATION

Voting:

For Application:

Against Application:

Abstained:

AGENDA ITEM 10

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
SCHEDULE OF LICENSING APPLICATIONS

NONE.

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
DELEGATED DECISIONS OF FOLKESTONE & HYTHE DISTRICT
COUNCIL

For the period ending 20th July 2025

- (i) [23/1810/FH](#) Brick Kiln Lane, Cockreed Lane, New Romney, TN28 8TE

DECISION

Approve with conditions

NRTC - Recommend Refusal Contravenes policy NE 2 biodiversity not met ecological requirements.
Contravenes HB1 Quality places and design.

- (ii) [25/0740/FH](#) Running Waters, Lydd Road, New Romney, Romney Marsh, TN29 9SE

DECISION

Approve with conditions

NRTC – Recommend Refusal due to the points made by the environment agency, which is in fact a material amendment and not a variation with the increase of a bedroom.

- (iii) [25/1133/FH](#) 55 St Nichols Road, Littlestone, New Romney, TN28 8PU

DECISION

No Objections

NRTC – No Objection

For the period ending 27th July 2025

- (i) [25/0979/FH](#) The Priory, Ashford Road, New Romney,
TN28 8BZ

DECISION

Approve with conditions
NRTC – No objection

- (ii) 25/1080/FH Unit 12, Mountfield Road TN28 8LH

DECISION

Approve with conditions
NRTC – No objection

For the period Ending 3rd August 2025

- (i) 25/1004/FH 3 Meehan Road, Greatstone, New Romney,
TN28 8SQ

DECISION

Refused
NRTC – No objection

- (ii) [25/1039/FH](#) 5 Blenheim Road, Littlestone New Romney,
TN28 8PR

DECISION

Approved with conditions
NRTC – No objection

- (iii) [25/1194/FH/CON](#) Sandbanks, Coast Road, Littlestone,
TN28 8RA

DECISION

Approved
NRTC – No comment

- (iv) 25/1193/FH/NMA Sandbanks, Coast Road, Littlestone,
TN28 8RA

DECISION

Withdrawn by Applicant
NRTC – No Comment

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 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](#)

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
REPORTS OF WORKING PARTIES

Update received from KCC for PHIP zones 1 and 2 :

The Scheme cannot be broken down into phases as it is all incorporated into one TRO, so the plan would need to be installed in its entirety or would have to go to consultation again and NRTC would have to pay for additional TRO.

KCC have put the scheme on hold while funding is secured but cannot hold the price and further quotes may need to be obtained if funding is not available as the cost could increase.

KCC await to hear back from NRTC.

Resident Enquiry :

Email received from a local resident with an enquiry as to the possibility of the placement of some signage being installed to make people aware of Hedgehogs in the area.

The Planning Clerk.

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
LAND ADJACENT TO ALLOTMENT GARDENS

To consider the request received from the Finance and General Purposes Committee and take any such action deemed necessary.

Resolution from F&GP :

RESOLVED UNANIMOUSLY – that the Planning and Environment Committee be asked to investigate the ownership and liability of the adjacent land, where a drainage ditch has been filled in and take any such action deemed necessary.

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
VICTORIA ROAD WEST POSTAL APPLICATION

Below are the proposed street names for consideration from Persimmon Homes for the Victoria Road West development. There are seven required street names to be confirmed. Persimmon Homes welcome any alternative suggestions.

FHDC have researched the history around Littlestone and have suggested the following, all are names associated with the Phoenix Caisson which remains off the coast of Littlestone which formed part of the 'Mulberry' floating harbour in WW2.

Phoenix

Caisson

Breakwater

Gooseberry

Bombardon

Whale

Beetle

1.8m HIGH OVERALL CLOSE BOARD FENCE WITH TIMBER POSTS AND ORANGE BOARDS

1.8m HIGH OVERALL CLOSE BOARD WITH CONCRETE TOSTS AND ORANGE BOARDS

1.2m HIGH POST AND RAIL WITH LOST FENCINGS

1.3m ESTATE RAILING

1.8m HIGH LOCKDOWN FENCE

EXISTING

LOCK PAVING

NEW LANDSCAPING INDICATIVE ONLY. SEE LANDSCAPING DRAWING/SCHEDULE FOR FULL DETAILS

TO BE CONFIRMED



SCHEDULE OF UNITS				
OPEN MARKET				
TYPE	NAME	FINISHED FLOOR AREA IN sqm	No	
AL	ALDRINGTON	38 - 5P	-	4
AL2S	ALDRINGTON	38 - 5P	-	1
AP	APPLEDORE	38 - 5P	-	19
APG	APPLEDORE	38 - 5P	-	3
AP*	APPLEDORE	38 - 5P	-	2
BR	BROOKLAND	45 - 6P	-	10
BRG	BROOKLAND	45 - 6P	-	3
BU	BURMARSH	28 - 4P	-	7
OR	ORLESTONE	38 - 5P	-	10
WI	WITTERSHAM	48 - 8P	-	3
			TOTAL	62
LOW COST MARKET HOUSING - SHARED OWNERSHIP				
TYPE	NAME	FINISHED FLOOR AREA IN sqm	No	
A1S	2 BED 4 PERSON HOUSE	-	-	1
B1S	3 BED 5 PERSON HOUSE	-	-	5
B2S	3 BED 5 PERSON HOUSE	-	-	1
			TOTAL	7
AFFORDABLE RENTED				
TYPE	NAME	FINISHED FLOOR AREA IN sqm	No	
A1R	2 BED 4 PERSON HOUSE	-	-	4
A1GR	2 BED 4 PERSON HOUSE	-	-	2
A2R	2 BED 4 PERSON HOUSE - MA3	-	-	2
B1R	3 BED 5 PERSON HOUSE	-	-	3
			TOTAL	11
			OVERALL TOTAL	80
(R) HANDED UNIT				

PRELIMINARY



NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
PENTLAND HOMES NAMING SCHEDULE

Below are the proposed street names from Pentland Homes for consideration and comment for the new phase of their development off Ashford Road.

Pentland Homes have liaised with FHDC, and the names suggested are lost town names of the surrounding areas.

Blackmanstone

Broomhill

Fawkenhurst

Hope

Oswardstone

Agney

6 x Road Names

Pentland Homes		New Romney			STEN ARCHITECTURE			
Reference	Floor Area (Sqft)	Floor Area (SqM)	Beds / Person	Storages	Total	Total Sqft	% of Mix	
Private								
1 BED								
Walmer	636	59	10/0P	2	3	1008	3.3	
2 BEDS								
Mansion House Apt	665	62	20/0P	2	8	5320	8.8	
Barham	749	70	20/0P	2	8	5992	8.8	
Deal	778	72	20/0P	2	3	2334	3.3	
Wingham	790	73	20/0P	2	1	780	4.5	
Wingham GP	1025	95	20/0P	2	1	1025	1.1	
3 BEDS								
Atham	543	60	30/0P	2	15	14145	18.9	
Travley	543	60	30/0P	2	9	8487	9.9	
Harlow V2	1029	96	30/0P	2	3	7087	9.3	
Harlow V3	1029	96	30/0P	2	1	1029	1.1	
Palmarsh	1022	95	30/0P	2	4	4088	4.4	
4 BEDS								
Latham	1191	111	40/0P	2	2	2882	2.2	
Hollingsome	1282	119	40/0P	2	2	2564	2.2	
Sara	1310	122	40/0P	2	3	3630	3.3	
Thurman	1353	125	40/0P	2	5	8765	11.5	
Chatham	1378	123	40/0P	2	1	1378	1.1	
Sub-Total								
Accommodation						69	63222	79.3
Accommodation								
Type 1 Apt	607	61	20/0P	3	12	7884	13.2	
Type 2 Apt	840	78	30/0P	3	3	2520	3.3	
Mansion House Apt	665	62	20/0P	2	4	2660	4.4	
Type 3 1	803	84	30/0P	2	2	1606	2.2	
Type 4 1	1165	111	40/0P	2	1	1165	1.1	
Sub-Total								
Total						91	81287	24.3

Notes:
This drawing, design and concept are copyright of STEN Architecture.
All Dimensions are to be verified on site before any work commences.
If any discrepancies, errors or omissions are noted, these are to be reported to STEN Architecture immediately.
If any other drawings are referenced within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

PLANNING LAYOUT LAYERS

Boundary treatments

- Brick wall
- Close boarded timber fence
- Chestnut Fence
- Gate
- Bin collection point (bin collection day only)
- Property Bin Storage
- Affordable
- Self Build units - Indicative Positions
- Indicates Chimney Positions
- Bicycle Store
- Tree/vegetation to be retained.
- Tree/vegetation to be removed.

AG	Plots & paths amended to suit ASDP layout & current plot sizes	SD	25.04.25
AF	Plot 35 and 38 handling corrected to match working drawings	SD	04.12.24
AE	Private Resian House storey height corrected from 3 to 2	SD	24.10.24
AD	Substructure plans introduced to house type blocks. House types and layout arrangement updated generally to suit. Drawing reserved to Hollingsome as per changes to house type pack. Schedule of accommodation updated to suit. All as per clients comments.	LS	05.05.24
AC	Roads, paths and parking bays updated to suit original drawings. Positions of plots 79-81 amended to suit. Landscaping plan removed. Plots 35 & 63 amended as per changes to house type working drawings. Plot 38 handled and updated to Wingham GP type. Schedule of accommodation updated to suit. Mansion house blocks updated. Rear access to plots 44-47 amended. All as per clients comments.	LS	03.09.24
AB	Position of new garden boundaries serving plots 18-19 amended. Updated landscaping plan introduced.	LS	24.07.24
AA	Plot specification and location of plots 6, 9-11, 17-19, 20 & 40-42 updated. Self-build plots updated and removed from accommodation schedule. Boundaries and parking amended to suit. Accommodation schedule updated to suit. All as per clients comments.	LS	04.07.24
Z	Plot 1-11 moved to suit to direct access to Ashford Road for Plots 1 - 5. To clients comments	SSM	19.06.24
Y	House type specification to plots 17 & 58 updated as per clients comments. Boundary positions updated to suit.	LS	22.05.24
X	Updated landscaping plan introduced.	LS	18.04.24
W	Plot specification of plots 40-48 updated. Plot numbers and accommodation schedule updated to suit. Position of plots 40-52 amended. Highway serving plots 40-58 updated as per engineers drawings. All as per clients comments.	LS	18.04.24
V	Crossings and soft landscaping shown on 1m Highway service strip to Highway comments	SSM	02.04.24
REV	DESCRIPTION	BY	DATE

STEN ARCHITECTURE
STEN Architecture Ltd
The Home
New Romney
Kent
TN38 9PL
Tel: 01323 150951
www.stenarchitecture.co.uk
Twitter: @STEN_arch
Facebook: stenarchitecture
LinkedIn: Sten Architecture

CLIENT: **Pentland Homes**

SITE:	New Romney 4		
TITLE:	Planning Layout		
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	27.04.23	LS	—
PROJECT NO:	DRAWING NO:	REVISION:	
2247	2247.01	AG	

Scale @ 1:500
0 10m 20m 50m

NEW ROMNEY TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE MEETING
13th AUGUST 2025
VICTORIA ROAD WEST TRO REVIEW

See below Extract from reply received from Persimmon Homes following the meeting with NRTC planning and Environment Committee Chairman and the Littlestone Residents Association. Persimmon homes thanked the Chairman and the LRA for their time and has provided a proposed updated TRO.

Thank you for your time. It was useful to discuss the issue with us all together and the site visit with [REDACTED] helped to see the parking first hand.

Firstly, regarding the congestion at the top of Victoria Road West (VRW) please see attached plan SK001 that identifies opportunities for dropped kerbs to be introduced. Subject to the individual homeowners installing offroad parking, this could alleviate circa 12-18 cars from VRW. It was agreed that [REDACTED] would discuss this proposal with the residents and feed back to us all thereafter.

We discussed yellow lining at length and how this could be introduced to satisfy both KCC and the residents. Below are the key points raised:-

- for any parking restriction to be effective, it needs to be enforced. This is something that KCC need to act on.
- The chicane style yellow lining is designed to slow cars down but in its current design, it would not allow access down VRW due to the pinch points created.
- Residents' preference would be for single side yellow lines with additional parking to ensure residents and emergency vehicles can access all properties
- The S106 and planning approval has been consented based on the TRO that KCC have commented on. Deviating from this may not be supported by KCC
- Any parking restriction needs to be effective. To allow safe access for both the existing residents and our construction traffic.

We should expect the TRO process to be prolonged as it is not straightforward when all parties are not aligned. I would therefore suggest that we look at introducing a Temporary Traffic order to install yellow lines to a single side of VRW based on creating a safe and practical construction access route to our new development. (See attached plan 0211 P1). I Hope that this temporary measure also creates the solution the residence are looking for as well.

If it is proven that after construction access is finished and the temporary TRO has run it's course, that there could be opportunity to discuss with KCC the need to keep the temporary TRO in place as the permanent measure. This would be under the proviso

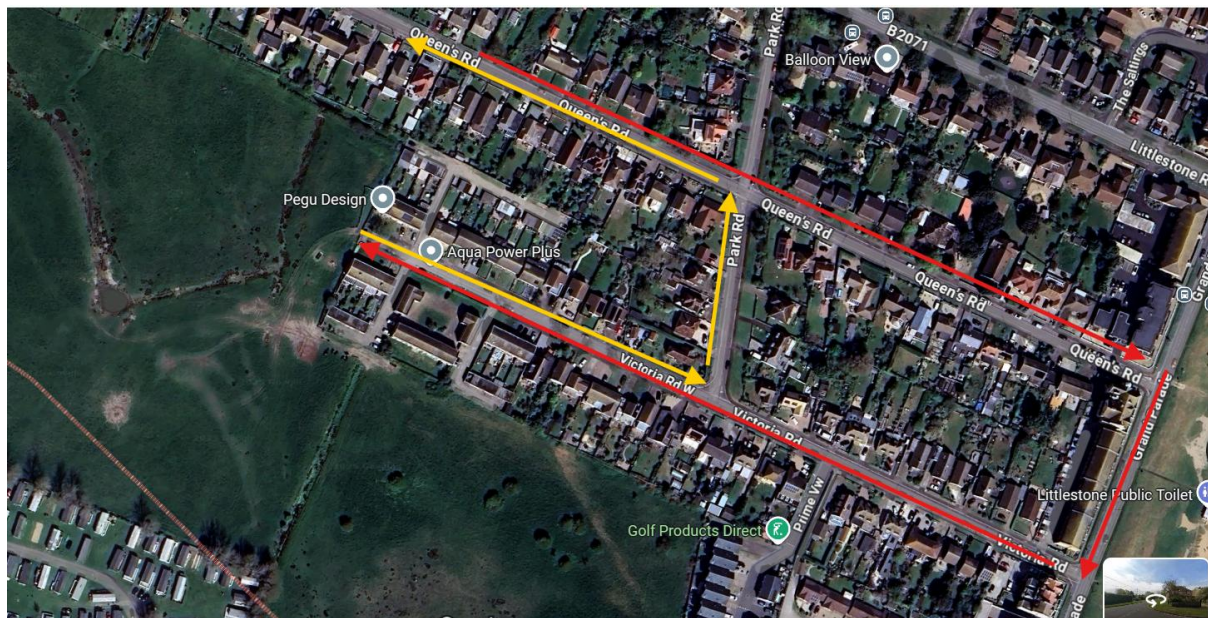
that it has actually improved the parking and safety situation and everyone is happy. If this cannot be agreed, the original TRO would be put in place.

I have also updated the Original TRO plan to increase the yellow lining to create a bigger gap to allow easier access through the chicane. (Plan 0210 P2 attached).

We are committed to work with the residents and councillors and would like to submit the Temporary TRO application quickly. This would be alongside the original TRO application.

We will continue to discuss the drop kerb/any other off highway parking solutions with you all over the coming weeks and ahead of any work commencing.

Finally, we discussed the construction traffic route, below is a quick markup showing the red arrow as the route into site and the yellow as the route out. I trust this is as expected and will be incorporated into the traffic management plan.

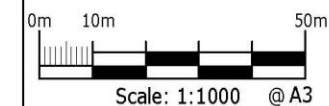




— REDLINE BOUNDARY

□ POTENTIAL DROPPED KERB OPPORTUNITY

S278 APPROVAL NOTE
ANY DROPPED KERB WORKS
WILL REQUIRE KENT CC
HIGHWAYS APPROVAL PRIOR TO
WORKS BEGINNING



P1	PRELIMINARY ISSUE	DM	CH	-	10.07.20
Rev	Description	Dm	Chk	App	Date
Purpose:		Status:			
PRELIMINARY		NOT YET APPROVED			

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Client

PERSIMMON HOMES SOUTH EAST

Project Title:

VICTORIA ROAD WEST, LITTLESTONE

Drawing Title:

POTENTIAL DROPPED KERB OPPORTUNITY PLAN

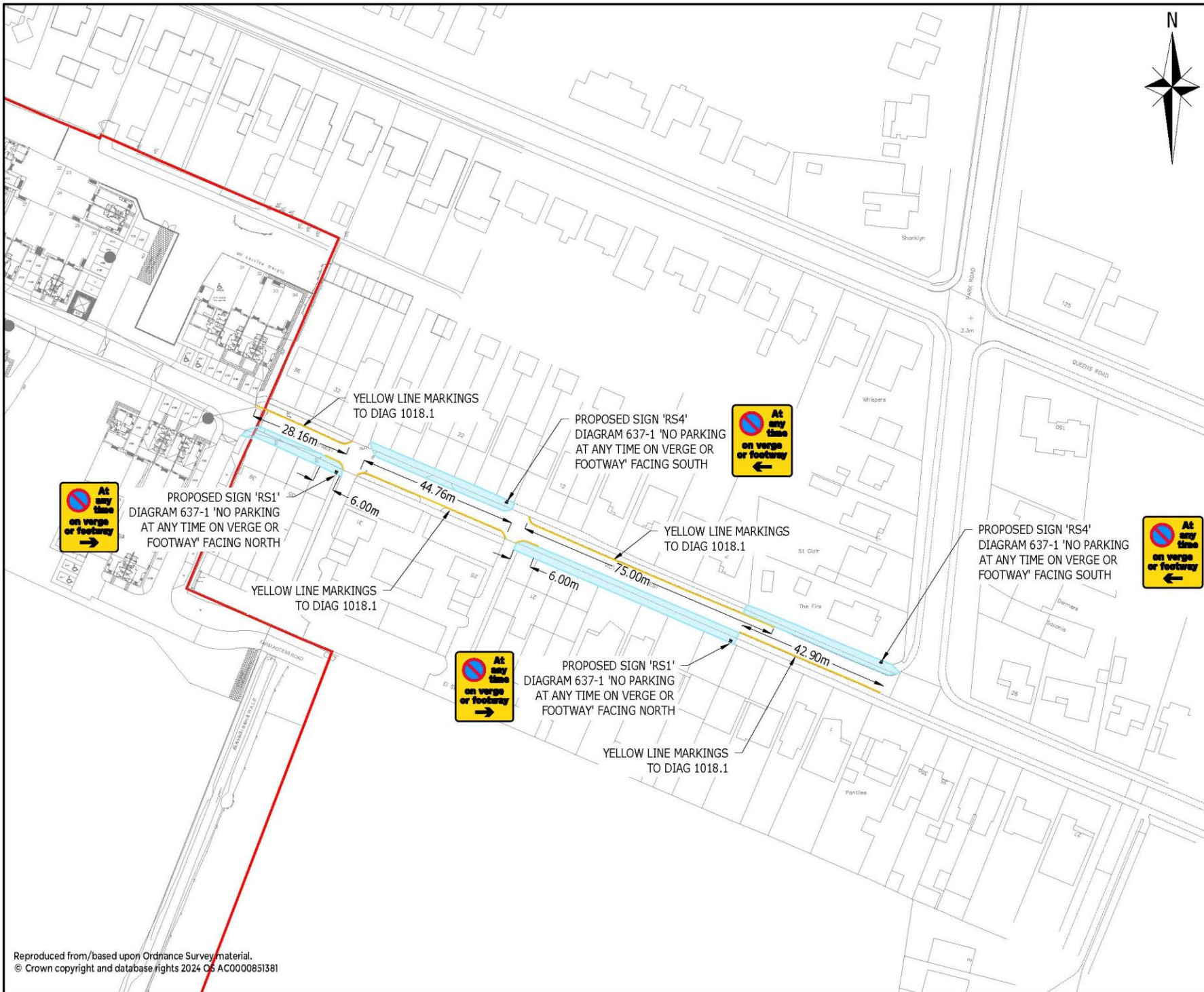
Drawn by DM	Checked by CH	Approved by --	Revision
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Scale	Date
1:1000 @ A3	JULY 2025

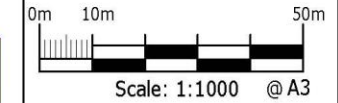
2502580-SK001

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IMPORTANT NOTE
ANY DROPPED KERB WORKS WILL
REQUIRE UTILITY SURVEYS
UNDERTAKEN PRIOR TO STARTING ANY
EXCAVATION. THIS IS TO BE COMPLETED
BY PERSIMMON HOMES.



- KEY:
- REDLINE BOUNDARY
 - PARKING RESTRICTIONS AND NO FOOTWAY / VERGE PARKING



BT	DOUBLE YELLOWS OVERLAP TO AVOID COLLISION	DM	CH	DM	15.07.2025
BT	PRELIMINARY ISSUE	BT	CH	DM	15.05.2025
Rev	Description	Dm	Chk	App	Date
Purpose:	PRELIMINARY	Status:	NOT YET APPROVED		

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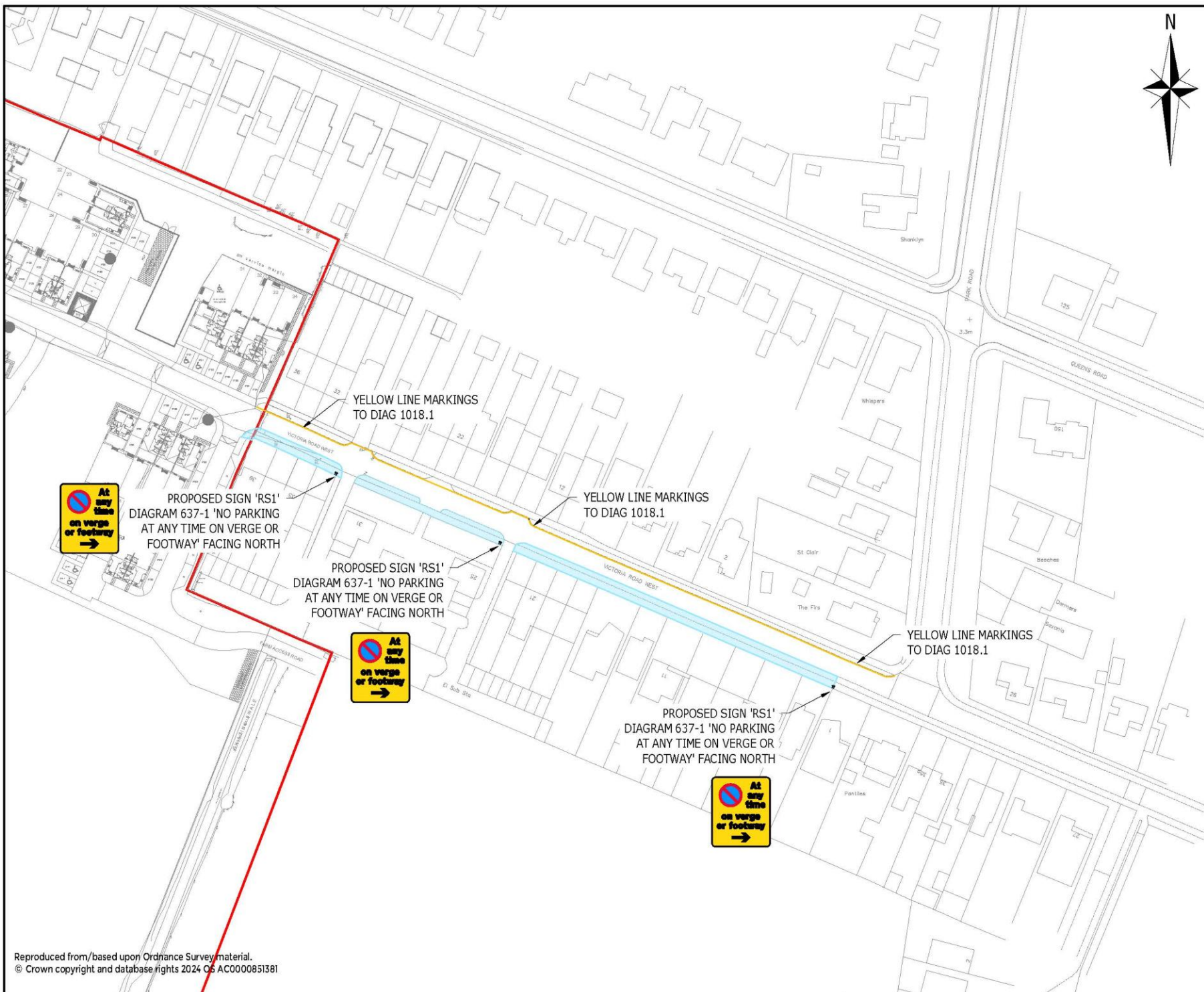
Client: **PERSIMMON HOMES SOUTH EAST**

Project Title: **VICTORIA ROAD WEST, LITTLESTONE**

Drawing Title: **VICTORIA ROAD WEST TRAFFIC REGULATION ORDER PLAN**

Drawn by BT	Checked by CH	Approved by DM	Revision P2
Scale 1:1000 @ A3	Date MAY 2025		
Drawing Number 560-C-CIVILS-0210			

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KEY:

- REDLINE BOUNDARY
- PARKING RESTRICTIONS AND NO FOOTWAY / VERGE PARKING

0m 10m 50m
Scale: 1:1000 @ A3

P1	PRELIMINARY ISSUE	DM	CH	---	11/07/2025
Rev	Description	DM	Chk	App	Date
Purpose:	PRELIMINARY	Status:	NOT YET APPROVED		

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worksafe
consultant
SSIP

Client:	PERSIMMON HOMES SOUTH EAST				
Project Title:	VICTORIA ROAD WEST, LITTLESTONE				
Drawing Title:	TEMPORARY TRAFFIC REGULATION ORDER PLAN				
Drawn by	DM	Checked by	CH	Approved by	---
Scale	1:1000 @ A3	Date	JULY 2025	Revision	P1
Drawing Number	560-C-CIVILS-0211				

END