

MINUTES
of
A Meeting of the Planning and Environment Committee
Held in the Assembly Rooms, Church Approach, New Romney
on 19th February 2025
Commencing at 6.45pm

PRESENT:**Councillors:**

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

In the Chair:

Councillor K Terry

In Attendance:

Town Clerk - Mrs C Newcombe

Members of public - x 4

554/2024-25 **APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted, as follows:

Cllr Rev Cn McLachlan due to personal reasons.

Cllr J Davies due to personal reasons.

555/2024-25 **DISPENSATION TO PARTICIPATE**

No new applications for Dispensation to Participate had been received.

556/2024-25 **DECLARATIONS OF INTEREST**

None.

557/2024-25 **ADJOURNMENT OF MEETING**

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

558/2024-25 **PUBLIC QUESTIONS**

None received.

559/2024-25 **RE-CONVENING OF MEETING**

Not applicable.

560/2024-25 **MINUTES****Minutes of the Meeting Held on 29th January 2025**

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting Held on 29th January 2025**, a copy of which had been previously circulated to all Councillors.

Having duly considered the afore-mentioned minutes, it was

PROPOSED BY: Councillor Carey

SECONDED BY: Councillor Coe

RESOLVED – that the Minutes of the Planning and Environment Committee Meeting held on 29th January 2025 be approved and signed as a true and correct record.

Councillor J Houston abstained from voting as he hadn't been present for the meeting.

561/2024-25

PLANNING CLERK'S REPORT

The Planning Clerk's report, which had been previously circulated to all Committee Members, was duly received and noted as below:

New Romney High Street – Shop Signage

Following a councillor query regarding illuminated Shop Front Signage I contacted Folkestone and Hythe District Council to ask whether permission is needed to illuminate or change Shop Fronts. Folkestone and Hythe District Council's Planning department confirmed that Advertisement Consent would need to be applied for from FHDC Planning by the shop owner if the building is situated in a Conservation Area or it is a listed building.

If there are any specific shops/buildings who have illuminated signage please email the details to the Planning Clerk who can check with Folkestone and Hythe District Council's Planning Department if they have the correct permissions/consent.

562/2024-25

SCHEDULE OF PLANNING APPLICATIONS

It was

PROPOSED BY: Councillor Rivers

SECONDED BY: Councillor Coe

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) [25/0115/FH](#)

Unit 1, Heritage Court,
Mountfield Road,
Mountfield Industrial Estate,
TN28 8FA

Proposed Extension

RECOMMENDATION**Voting:****For Application:****Against Application:****Abstained:**(ii) [25/0173/FH/CON](#)**RECOMMENDATION****Voting:****For Application:****Against Application:****Abstained:**(iii) [25/0174/FH](#)**RECOMMENDATION****Voting:****For Application:****Against Application:****Abstained:**(iv) [25/0150/FH](#)**NO OBJECTION****7****0****0**Land West of Ashford Road,
New RomneyApproval of details pursuant to
conditions 5 (CMP), 7
(contamination), 12 (reptile
mitigation), 14 (badger mitigation)
of planning permission
[23/1591/FH](#).**NO OBJECTION – subject to
FHDC being satisfied that all
planning conditions have
been met.****7****0****0**Unit 13, Cinque Ports Road,
Mountfield Industrial Estate, New
Romney, TN28 8LJVariation of conditions 2
(approved plans) & 5 (parking &
access) of planning permission
21/2532/FH to allow
replacement plans &
revised parking & access.**NO OBJECTION – subject to
EV charging points being
installed in accordance with
planning conditions.****7****0****0**Charelan, Warren Road,
Littlestone, TN28 8PNLawful Development Certificate
(proposed) for conversion of
conversion of first floor
and ground floor flats into one
residential dwelling.

RECOMMENDATION**Voting:****For Application:****Against Application:****Abstained:****NO OBJECTION****7****0****0**(v) [25/0169/FH](#)Willows, Spitalfield Lane,
New Romney,
TN28 8HQ**RECOMMENDATION****Voting:****For Application:****Against Application:****Abstained:**Conversion of garage to annex.
**RECOMMEND REFUSAL –
there is inadequate detail
provided to ascertain whether
this application meets the
building regulations.****0****6****1**

563/2024-25

SCHEDULE OF LICENCE APPLICATIONS

There were no licence applications for consideration.

564/2024-25

**FOLKESTONE & HYTHE DISTRICT COUNCIL REPORTS/
DECISIONS/MATTERS**A schedule of delegated decisions of Folkestone & Hythe District Council Planning Department for the periods of 30th January 2025 & 2nd February 2025 were duly received and noted.

565/2024-25

ENVIRONMENTAL MATTERS

The Kent & Medway Air Quality Forecast for Tuesday 4th February 2025 & The latest Water Quality Sampling Information which had previously been circulated to all Committee Members, was duly received and noted.

566/2024-25

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 as below:

Lydd Road – Pedestrian Crossing by new development

The Planning Clerk asked KCC to query when the Pedestrian Crossing will be installed at the new development on Lydd Road and was advised the following:

*I have spoken with the Senior Agreements Project Manager [REDACTED]
[REDACTED] who has informed me that the zebra crossing no longer forms
part of the development, and that the dropped kerb with tactile paving*

that has been installed is the extent of what will be installed here. He stated he believed it changed at the planning stage when another developer acquired the site

Planning Clerk responded with the following:

Thank you for the update regarding the crossing, I have to say this is very disappointing news as we were hoping for it to be installed which would then restrict the parking on Lydd Road.

The parked cars outside Westview Cottages cause major disruption to the flow of traffic coming into New Romney. This now needs to go to the top of our priority list for the Parish Highway Improvement Plan as it was one of the key areas of concern raised by members of public during our public consultation.

The main concerns/issues raised were that the parked cars on Lydd Road cause this main/busy road to go to single lane traffic and cars coming into New Romney must go round the parked vehicles into oncoming traffic right before a blind bend to pass. It causes major congestion meaning traffic queues right up past Running Waters and onto the S bend (near to the hazardous Hammonds Corner turning for Lydd). Due to the congestion caused by the parked cars this means road users cut down Spitalfield Lane – making it a dangerous rat run.

The parked cars also cause terrible trouble for the residents of Longshore Grove to exit their road onto Lydd Road. This will only get worse when the development opposite is finished and an additional up to 40+ cars will need to navigate getting in and out onto Lydd Road.

Something needs to be done asap before there is a major accident. Not to mention the state of the road surface outside the development needs looking at.

Another problem in this area is the residents of Sussex Road park right up to the junction on double yellow lines meaning it is very difficult for road users to pull out of Sussex Road into Lydd Road. We do need more parking enforcement in this area.

Can we arrange a zoom meeting asap to come up with a plan for Lydd Road and any suggestions on what we can do would be gratefully received.

We have also had the following information provided by our District Councillor, Paul Thomas regarding the development site and the road:

The history of this site was that planning application Y14/1428/SH was approved on 4th March 2016 and it was for 21 dwellings. That planning application included a proposed Zebra crossing in accordance with

drawing 613950/SK04, that was designed by a consulting company working for KCC called MLM.

The developers did not progress that development in the required timescale and subsequently presented a new planning application Y19/0254/FH that was approved on 17th February 2020. This planning application was not called in by the District Councillors at that time and the planning application was approved under delegated authority by the planning officer (99% of all planning applications are decided under delegated authority).

The latest planning application is quite confusing, as it holds many of the files from the first application, including the drawing for the originally proposed Zebra crossing, as well as that of the crossing that has been installed.

KCC asked for a Stage 1 Road Safety Audit as part of the first planning application and in 2015, MLM noted in their report (which is on file dated 29/4/2019) that ***"KCC had accepted that a dropped kerb crossing rather than a zebra crossing was satisfactory"***. This was backed up by a separate road safety report (which is also on file dated 29/4/2019).

The Planning Officer has no choice but to accept the design approved by KCC Highways, hence they included two conditions in the most recent planning application (Y19/0254/FH), Conditions 9 & 10 (see below), which required the installation of the dropped kerb and tactile paving in accordance with drawing 616702/SK04 (I have included a section of this drawing in the email below for clarification).

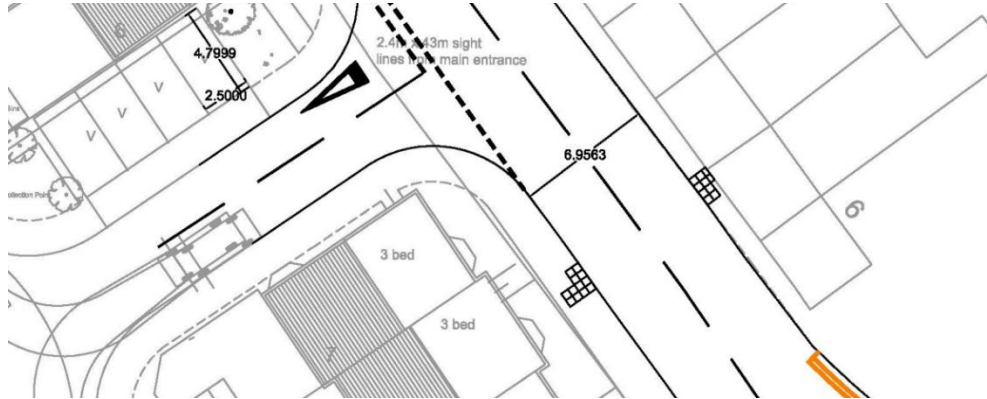
Condition 9.

The proposed Traffic Regulation Order (TRO) as shown on the submitted plan 616702/SK04 shall be agreed with Kent Country Council Highways and Transportation and sealed, with no dwellings occupied until the same TRO has been implemented. Reason: In the interests of highway safety and the residential amenities of the area in accordance with saved policies TR11 and SD1 of the Shepway District Local Plan Review.

Condition10.

No dwelling shall be occupied until the dropped kerbs and tactile paving as shown on the submitted plan 616702/SK02 have been implemented in full.

Reason: In the interests of highway safety and the residential amenities of the area in accordance with saved policies TR11 and SD1 of the Shepway District Local Plan Review.



Section from drawing 616702/SK04

The consequences of all the above is that the developers have installed the crossing, in accordance with conditions 9 and 10.

Incidentally, the cost of a new zebra crossing (similar to that installed in Dymchurch recently) is approx £50,000.

Road Condition – Has been reported to KCC District Councillor Tony Hills to take up with Highways to look at the road surface and take some remedial action.

Changes to High Street Parking – New Romney

Great news! The double yellow lines have now been installed in the High Street, and it has made a real improvement to the traffic flow. There is a small gap that was missed outside the garage due to a van being parked there when the lines were being painted. The Planning Clerk has emailed Parking Services at Folkestone and Hythe District Council to make them aware of this and to get it completed.

Having duly considered the afore-mentioned report of the HIP working party, it was:

1)

PROPOSED BY: Councillor Rivers

SECONDED BY: Councillor Coe

Resolved unanimously – that the clerk shall arrange a site visit and discussion between the KCC Highways Officer and members of the HIP working party to discuss the issue of a Lydd Road pedestrian crossing and potential solutions to this problem and report back to the Planning and Environment Committee.

2)

PROPOSED BY: Councillor Rivers

SECONDED BY: Councillor Coe

Resolved unanimously – that the clerk be instructed to enquire when the 20MPH signs are to be installed in accordance with stage one of the New Romney HIP as agreed several months ago.

The Chairman thanked those present for their attendance and the meeting Concluded **at 7.26PM**

Minutes prepared by the Planning Clerk