

**MINUTES**  
**of**  
**A Meeting of the Planning and Environment Committee**  
**Held in the Assembly Rooms, Church Approach, New Romney**  
**on 12th March 2025**  
**Commencing at 6.45pm**

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

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

**In the Chair:**

Councillor K Terry

**In Attendance:**

Planning Clerks - Mrs G Hall and Miss S Walmsley

Members of public - x 2

592/2024-25 **APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted, as follows:

Cllr Rev Cn McLachlan due to personal reasons.

Cllr L Phillips due to personal reasons.

593/2024-25 **DISPENSATION TO PARTICIPATE**

No new applications for Dispensation to Participate had been received.

594/2024-25 **DECLARATIONS OF INTEREST**

Councillor Coe declared a personal interest in relation to planning application 25/0106/FH due to being a customer of the business.

595/2024-25 **ADJOURNMENT OF MEETING**

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

596/2024-25 **PUBLIC QUESTIONS**

None received.

597/2024-25 **RE-CONVENING OF MEETING**

Not applicable.

598/2024-25 **MINUTES****Minutes of the Meeting Held on 19<sup>th</sup> February 2025**

The Chairman presented the **Minutes of the Planning and Environment Committee Meeting Held on 19<sup>th</sup> February 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 Houston

**RESOLVED – that the Minutes of the Planning and Environment Committee Meeting held on 19<sup>th</sup> February 2025 be approved and signed as a true and correct record.**

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

599/2024-25

### **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:

#### **Changes to pricing on Planning Portal.**

Email received from the Planning Portal advising of price increases with effect from 31<sup>st</sup> March 2025 and they are as follows:

**1) The UK Government's increase to statutory planning fees** from 1 April 2025, which raises costs across the sector, for all parties. [Click here to find out more.](#)

**2) Significant increases in the cost of processing planning applications,** including security, payment handling and associated fees, platform maintenance, and support services.

**From 31 March 2025, the following will apply:**

**Updated Planning Portal Service Charge:** £70.33 + VAT

**Minimum Fee Threshold Increase:** From £60 to £100 (applications under £100 will not incur a service charge).

**Why is the service charge increasing?**

**This charge enables us to:**

- ✓ Maintain and enhance **essential services** that support the entire planning and construction sector.
- ✓ Deliver **dedicated customer support** to assist applicants and planning professionals.
- ✓ Develop **innovative tools** and features, utilising **new emerging AI technologies** to streamline the application process for all users.
- ✓ Ensure **secure and efficient payment processing** for smoother transactions.

### **New Romney Highway Improvement Plan**

Our next public engagement meeting regarding proposed double yellow lines for the junction of St Mary's Road and Fairfield Road has been scheduled for Saturday 22<sup>nd</sup> March 2025, from 10am to 12pm in the Assembly Rooms. Please save this date in your diaries. Please see working parties report for more information.

*Planning Clerk – 05.03.2025*

#### 600/2024-25 **SCHEDULE OF PLANNING APPLICATIONS**

It was

**PROPOSED BY:** Councillor Coe  
**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:**

<b><u>Application No</u></b>	<b><u>Location and Description</u></b>
(i) <a href="#"><u>25/0219/FH</u></a>	9B Littlestone Road, Littlestone, New Romney, TN28 8LN
	Retention of existing detached Annex (extension to deadline requested)
<b><u>RECOMMENDATION</u></b>	<b>No objection</b>
<b><u>Voting:</u></b>	
<b>For Application:</b>	<b>5</b>
<b>Against Application:</b>	<b>1</b>
<b>Abstained:</b>	<b>1</b>

(ii) [25/0106/FH](#)

12 High Street, New Romney,  
TN28 8DD

Two storey building containing a  
café and a 2 bed flat.

**RECOMMENDATION**

**Recommend refusal -  
concerns regarding over  
development, lack of  
details regarding commercial  
ventilation, no EV parking,  
concerns over lack of parking  
– does not meet the required  
amount of parking for  
development, applicant  
shouldn't be reliant on public  
car park for business use.**

**Voting:**

**For Application:**

**0**

**Against Application:**

**7**

**Abstained:**

**0**

(iii) [25/0325/FH](#)

West Knoll, Lydd Road, New Romney, TN28 8DH

Erection of a detached dwelling.  
**Recommend refusal – contravenes HB1 due to roof line being higher than neighbouring properties, concerns raised over Southern Water comments regarding lack of information about foul surface water drainage. Doesn't meet KCC requirements as no turning point for vehicles.**

**RECOMMENDATION**

**Voting:**

**For Application:**  
**Against Application:**  
**Abstained:**

**0**  
**6**  
**1**

(iv) [25/0380/FH/TCA](#)

The Old Green, Madeira Road, Littlestone, New Romney, TN28 8QX

**Works to trees in Conservation Area - Tree A Sycamore and Tree B Sycamore Fell to ground level.**

**RECOMMENDATION**

**Voting:**

**For Application:**  
**Against Application:**  
**Abstained:**

**No objection**

**7**  
**0**  
**0**

(v) [25/0384/FH](#)

1 Brissenden Close, New Romney, TN28 8JD

**Two Storey side extension and front entrance porch**  
**No objection**

**RECOMMENDATION**

**Voting:**

**For Application:**  
**Against Application:**  
**Abstained:**

**7**  
**0**  
**0**

(vi) [24/1901/FH](#)

Plot C Coronet Park, Mountfield Road, New Romney, TN28 8LH

18 no. general industrial units all with associated parking and access road.

**This is a re-consultation following the submission of additional details or a change in circumstance.**

These are detailed below:  
Additional information received 04.03.2025

### **RECOMMENDATION**

#### **Voting:**

**For Application:**

**7**

**Against Application:**

**0**

**Abstained:**

**0**

**No objection subject to KCC conditions being met regarding cycle spaces.**

(vii) [25/0145/FH](#)

25 Cockreed Lane, New Romney TN28 8JH

Lawful development certificate (proposed) to use existing garden structure as an air bnb.

### **RECOMMENDATION**

**Recommend refusal due to lack of information regarding parking, no proof building has met requirements for air bnb, no EV charger point or cycle racks, no fire certificate. This is a material change of use and a full planning application should be applied for.**

#### **Voting:**

**For Application:**

**0**

**Against Application:**

**7**

**Abstained:**

**0**

## 601/2024-25 **SCHEDULE OF LICENCE APPLICATIONS**

There were no licence applications for consideration.

## 602/2024-25 **FOLKESTONE & HYTHE DISTRICT COUNCIL REPORTS/ DECISIONS/MATTERS**

A schedule of delegated decisions of Folkestone & Hythe District Council Planning Department for the periods of 9<sup>th</sup> February 2025 & 23<sup>rd</sup> February 2025 were duly received and noted.

## 603/2024-25 **ENVIRONMENTAL MATTERS**

The Kent & Medway Air Quality Forecast for Sunday 17<sup>th</sup> March 2025 & The latest Water Quality Sampling Information which had previously been circulated to all Committee Members, was duly received and noted.

## 604/2024-25 **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:

### **Parish Highway Improvement Plan**

The next public engagement drop-in session has been scheduled for Saturday 22<sup>nd</sup> March 2025 see poster below for details, Councillors are encouraged to attend. This information will be shared on posters in our noticeboards and via the New Romney Town Council website and Facebook page. Those on our mailing list will also be invited to attend and contribute.

**New Romney Town Council**  
**Parish Highway Improvement Plan**  
**Public Engagement**  
**Proposed Double Yellow Lines**  
**St Mary's Road Junction with Fairfield Road**

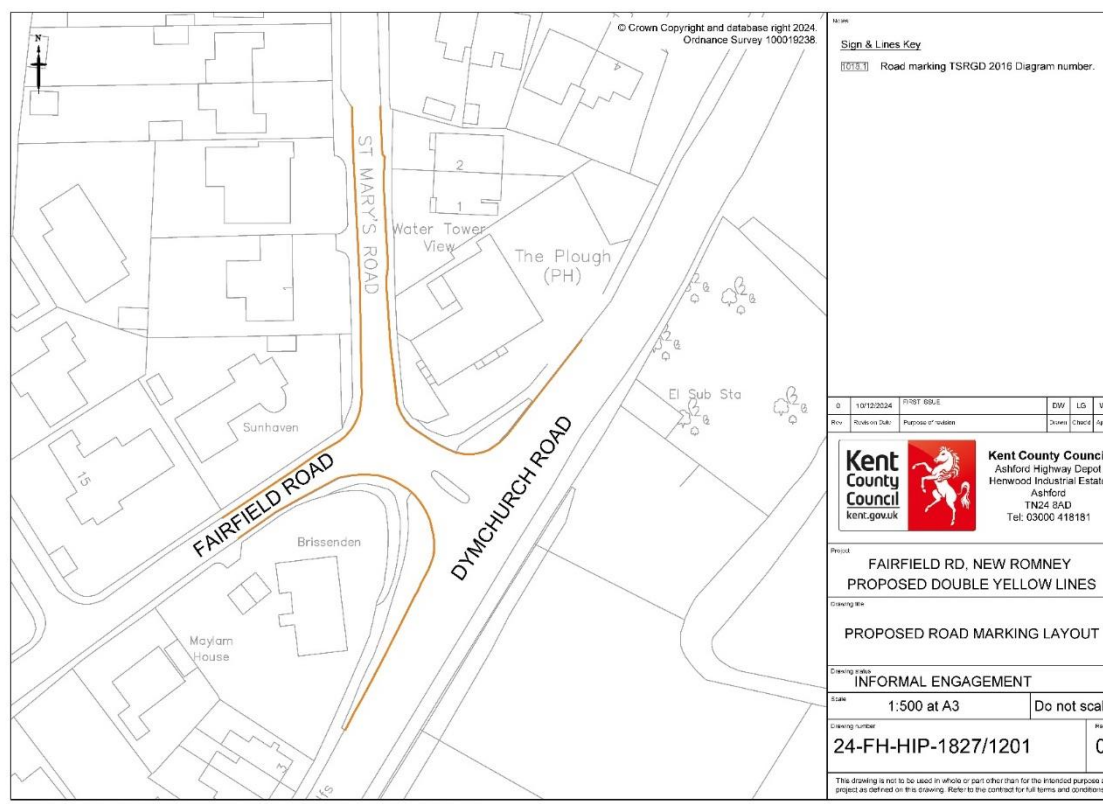
The following date has been booked for a drop-in session at The Assembly Rooms, Church Approach, New Romney on:

**Saturday 22<sup>nd</sup> March 2025 10:00am – 12:00pm.**

Come along to chat to your Councillors and have your say regarding the proposed changes - please see below:

**Map:** Fairfield Rd, New Romney - Proposed Double Yellow Lines. PROPOSED ROAD MARKING LAYOUT. INTERNAL ENGAGEMENT. 1:500 w/a. 24-FH-H-P-1927/201. G.

If you are unable to attend but would still like to have your say, please email: [planning.clerk@newromney-tc.gov.uk](mailto:planning.clerk@newromney-tc.gov.uk) for a comments form. Closing date for returning comments forms: 27/03/2025



## **Speed Surveys For Remaining 20MPH Zones**

The speed surveys for all remaining 20MPH zones commenced on the 8<sup>th</sup> March 2025. In total KCC have arranged for 19 x speed surveys to be conducted, the results can take up to one month to come back. Once KCC has the result back they will report back to NRTC and advise which roads within these zones are suitable for the proposed 20MPH limit.

## **Lydd Road – Proposed Double Yellow Lines**

Update received from KCC it has been confirmed that double yellow lines are proposed for Lydd Road incorporating the junction with Sussex Road and Longshore Grove.

These plans have been drawn up by Kent County Council as part of the latest development agreement.

These plans have not yet gone through the Traffic Regulation Order stage, so it will be subject to passing the formal public consultation before it can be installed.

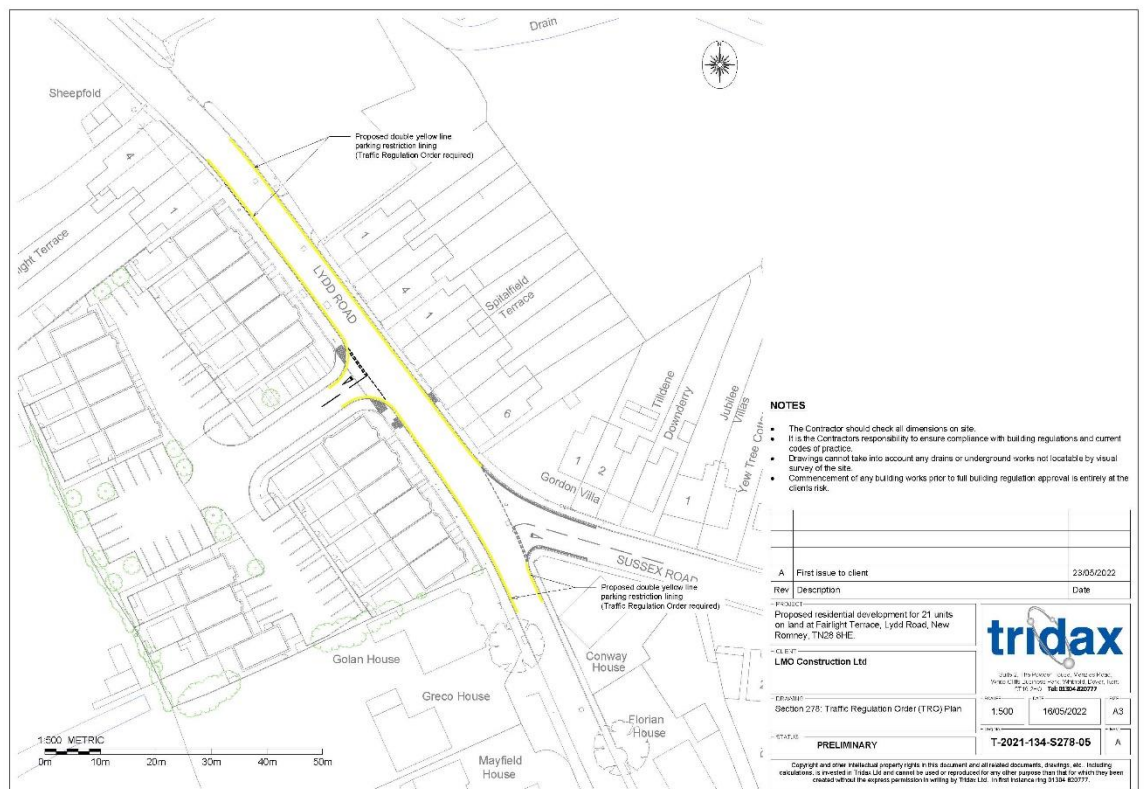
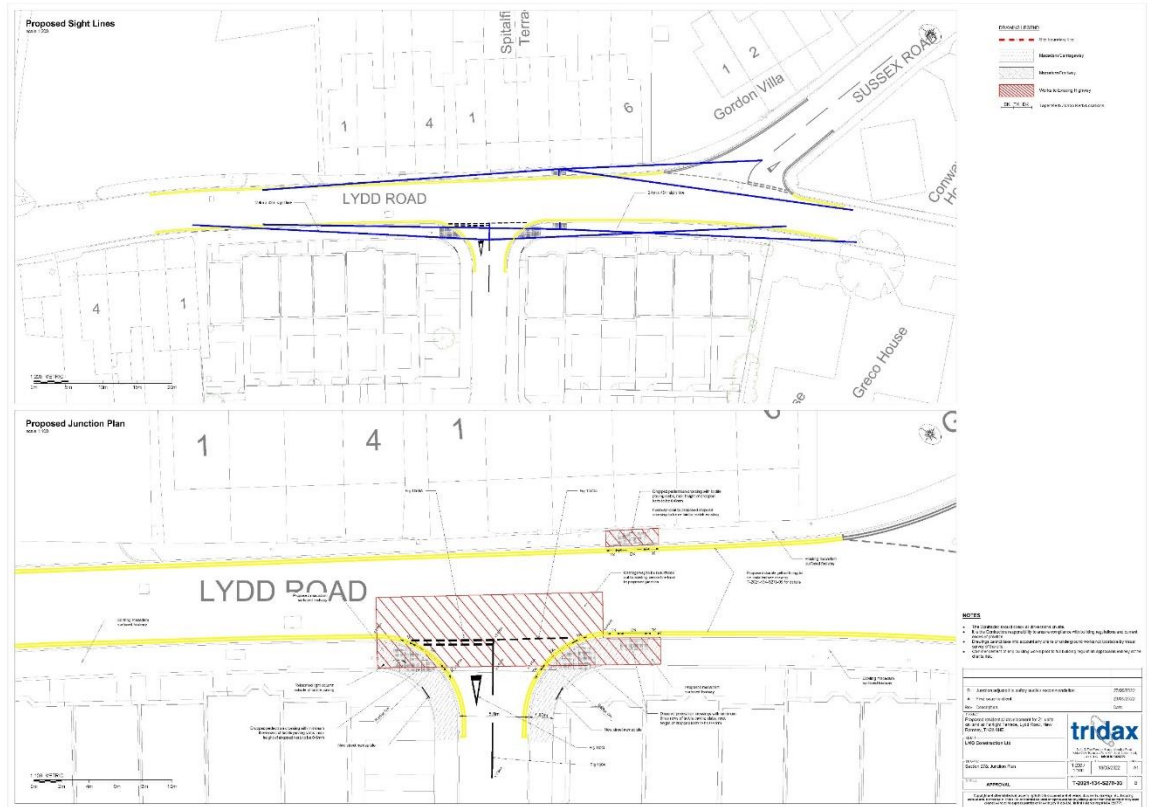
The designs with double yellow lines proposed are below and if this passes the TRO, this should address the issue with congestion on Lydd Road.

The Planning Clerk has asked if New Romney Town Council can have some input into the proposed plans or make any changes/recommendations. KCC will



get the development team who drew the plans up to contact the Clerk to discuss if this is possible. I shall report back when I hear anything.

Please see proposed plans below:



605/2024-25

**FOLKESTONE AND HYTHE DISTRICT COUNCIL HERITAGE  
STRATEGY CONSULTATION**

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

**PROPOSED BY:** Councillor Rivers

**SECONDED BY:** Councillor Coe

**RESOLVED UNANIMOUSLY – that Councillor Terry complete the  
Consultation Questionnaire on behalf of The Planning and  
Environment Committee.**

The Chairman thanked those present for their attendance and the  
meeting Concluded **at 7.42PM**

*Minutes prepared by the Planning Clerk*