

MINUTES of the meeting of the **PLANNING COMMITTEE** held in Room 11, Town Hall, Royston at 7.30pm on Monday, 10th September 2018.

PRESENT: Councillor Phillips in the Chair.
Councillors Coll, Davison, Inwood, Leggett, Squire-Smith and Stanier.

In attendance: Town Clerk
District Councillor Green, County Councillor Hill
13 Members of the Public

168/19 PUBLIC PARTICIPATION

Two members of the public spoke about the proposed development at Land South of 1A, Lower Gower Road, Royston. One owned a business on the site and advised Councillors that the plans included building a house on an access road to his property that would mean he would lose the right of way to his business and not be able to access his premises. The other told Members that the height and design of the houses meant that they would overshadow and overlook the existing housing in Stuart Drive. Both strongly objected to the proposed development on the site. The Chairman thanked the residents for their participation.

169/19 APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors Perry, F J Smith and P Smith.

170/19 DECLARATIONS OF INTEREST AND DISPENSATIONS:

There were none.

171/19 APPROVAL OF PLANNING COMMITTEE MINUTES:

It was **RESOLVED** to approve as a correct record, the minutes of the meeting of the Planning Committee held on:

- Monday 6th August 2018 (minutes 137/19 to 142/19).

The minutes were signed by the Chairman.

172/19 PLANNING APPLICATIONS:

- f) 17/04419/FP – Land South of 1A, Lower Gower Road, Royston SG8 5EA. The Chairman moved this item to the start of the agenda as there was much public interest.

Members **STRONGLY OBJECTED** to this application for the following reasons:

- The application is an overdevelopment of the site
- The proposed dwellings are excessive in height
- The new properties will overlook existing properties
- The development is not in keeping with the neighbourhood
- The proposed development is overbearing and overshadows neighbouring properties
- Loss of light to nearby properties in Stuart Drive
- Increased traffic in an already congested area

- Insufficient parking for the development
- Loss of rights of way to local business properties

- a) 18/02006/FP – The Green Man, 37 Market Hill, Royston SG8 9JU.
Members raised **NO OBJECTION** to this application.
- b) 18/02007/LBC– The Green Man, 37 Market Hill, Royston SG8 9JU.
Members raised **NO OBJECTION** to this application.
- c) 18/01975/LBC – The Green Man, 37 Market Hill, Royston SG8 9JU
Members raised **NO OBJECTION** to this application.
- d) 18/02029/FPH – 30 The Close, Royston, SG8 7JT.
Members raised **NO OBJECTION** to this application.
- e) 18/02028/FPH – 5 Hollies Close, Royston, SG8 7DZ.
Members raised **NO OBJECTION** to this application.
- g) 18/01995/FPH– 70 Heathfield, Royston, SG8 5BN.
Members were advised that this application had been withdrawn.
- h) 18/02074/FPH – 18 Old North Road, Royston, SG8 5DT.
Members raised **NO OBJECTION** to this application.
- i) 18/02130/FP – Priory Arcade, 25 Kneesworth Street, Royston SG8 5AB
Members raised **NO OBJECTION** to this application.
- j) 18/02204/FPH – 10 Skylark Place, Royston, SG8 7XN.
Members raised **NO OBJECTION** to this application.
- k) 18/02038/FPH – 16 Lime Grove, Royston, SG8 7DJ.
Members raised **NO OBJECTION** to this application.
- l) 18/02161/FPH – 30 Serby Avenue, Royston, SG8 5EB.
Members raised **NO OBJECTION** to this application.
- m) 18/01871/FPH – 22 Mill Road, Royston, SG8 7AE.
Members raised **NO OBJECTION** to this application.

- n) 18/02268/FPH – 13 Poplar Drive, Royston, SG8 7HU.

Members raised **NO OBJECTION** to this application provided that it is not used as a dwelling.

173/19 REPORT ON PLANNING DECISIONS MADE BY THE CHAIRMAN AND VICE CHAIRMAN:

- a) 18/01899/FPH – 39 Housman Avenue, Royston, Hertfordshire, SG8 5DN.
NO OBJECTION was made on behalf of Royston Town Council with regard to this application due to the timescale required for a decision to be made.
- b) 18/02012/FPH – 23 Melbourn Road, Royston, Hertfordshire, SG8 7DE.
The Chair and Vice Chair raised an **OBJECTION** on behalf of Royston Town Council with regard to this application due to the timescale required for a decision to be made. The reasons for the objection were that the size, siting and design would result in overbearing visual impacts, loss of light, overshadowing and loss of privacy to 25 Melbourn Road.

174/19 APPEALS:

Members noted the appeal in respect of 28 Ermine Close, Royston, Herts SG8 5EE.

175/19 STREET NAMING:

Members discussed the officer's recommendation of Holywell Row for the six houses on the land at 1 Priory Close and, whilst nobody objected to it, as other roads in the locality were named after the Priory, they proposed the name of Priory Row. This would be reported back to the officer for consideration.

176/19 UPDATED LIST OF PLANNING DECISIONS:

Members noted these.

There being no further business the Chairman closed the meeting at 8.10 p.m.

Date of next meeting: 1st October 2018

Signed: _____
Chairman

Date _____