

MINUTES of the meeting of the **PLANNING COMMITTEE** held in Room 11, Town Hall, Royston at 8.27 pm on Monday, 13th May 2019.

PRESENT: Councillor Inwood (Town Mayor in the Chair)
Councillors Coll, Davison, Leggett, Phillips, F Smith, Squire-Smith and Stanier.

In attendance: Town Clerk
Assistant Town Clerk
Town Councillors Brown and Swallow
District Councillor Green
County Councillor Hill
1 Member of the public

48/20 APPOINTMENT OF CHAIRMAN:

It was **RESOLVED** that Councillor Phillips be appointed as Chairman for the ensuing year. Councillor Phillips took the Chair.

49/20 APPOINTMENT OF VICE CHAIRMAN:

It was **RESOLVED** that Councillor Davison be appointed as Vice-Chairman for the ensuing year.

50/20 APOLOGIES FOR ABSENCE:

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

51/20 DELEGATION OF POWERS AND DUTIES:

Members noted the powers and duties delegated to the Planning Committee in the Full Council meeting.

That the powers and duties of the Council in regard to matters under the Town and Country Planning Acts be delegated to the Planning Committee; and that the Committee shall appoint Sub-Committees and Working Parties as appropriate. That the Chairman and Vice Chairman and the Clerk be delegated to give a response to planning applications if there is a time constraint on the response required.

52/20 COMMITTEE TERMS OF REFERENCE:

Members noted the terms of reference as approved in the Full Council meeting.

- a) The committee shall consist of the following:-
Ten Members of Royston Town Council, one of whom will become Chairman and another Vice-Chairman of the committee.
- b) A minimum of five Members will constitute a quorum for meetings.
- c) The powers and duties of the Council in regard to matters under the Town and Country Planning Acts be delegated to the Planning Committee.
- d) The Committee shall appoint Sub-Committees and Working Parties as appropriate.
- e) The Committee shall receive and examine applications for planning permission received from the Local Planning Authority, North Hertfordshire District Council (NHDC), and other local neighbouring authorities, having regard to:
 - compliance with current planning policy guidance at both national and local level,
 - protection of the Conservation Areas,
 - effect on neighbours,
 - effect on amenity,
 - effect on traffic and highway safety,
 - prevention of inappropriate or over-development,
 - effect on street scene and landscape,
 - acceptable high standard of design,
 - effect on sustainability of services, and
 - any other relevant factors

- The Committee shall make suitable recommendations to NHDC, and other local neighbouring authorities, as to whether or not they have no objection, no objection subject to certain conditions or an objection and the reasons why.
- f) To ensure that responses to planning applications are made within the time specified on the Planning Application notice or notify NHDC of a delay. All grounds for objection must be clearly supported by material planning considerations.
 - g) The Chairman, Vice Chairman and the Clerk be delegated to give a response to planning applications if there is a time constraint on the response required. Any responses made must be submitted to the next meeting of the committee for information.
 - h) The Committee shall act in respect of any other matter requiring any form of planning consideration and which is within the remit of the Committee.
 - i) Councillors' membership of the Committee and appointment of the Chairman and Vice-Chairman is established at the Annual Meeting of the Town Council.
 - j) In the event that the Chair or Vice-Chair retires mid-term the Committee shall elect a Chair or Vice-Chair from within their numbers.
 - k) Meetings will be called monthly in order to conduct current business as determined in the Terms of Reference and as instructed by the Council.
 - l) Members of the public and press will be allowed to attend meetings under the Public Bodies (Admission to Meetings) Act 1960. Press and public will be asked to leave the meeting if items of a confidential nature are to be discussed.
 - m) Accuracy of the Minutes from the meetings will be confirmed by Planning Committee. The minutes will be submitted to Full Council to be accepted into the workings of the Council.

53/20 PUBLIC PARTICIPATION:

There was none.

54/20 DECLARATIONS OF INTEREST AND DISPENSATIONS:

There were none.

55/20 APPROVAL OF PLANNING COMMITTEE MINUTES:

Members **APPROVED** the minutes of the Committee meeting held on Monday 1st April 2019 (minutes 406/19 to 411/19).

56/20 PLANNING APPLICATIONS:

- a) 19/00248/FP – Land west of Royston Bypass, Royston, Hertfordshire

Members raised an **OBJECTION** to this application for the following reasons:

- Lack of adequate parking on the site.
- Loss of affordable housing needs to be made up for in the rest of the site.
- Adequate planting needed throughout the site.
- The design of the property is overpowering at the entrance to the estate.

It was noted that members were pleased with the amendments regarding the height of the property.

- b) 19/00667/FP – Land at Green Drift, Royston, Hertfordshire

Members raised an **OBJECTION** to this application because of dangerous access to the property and lack of manoeuvrability on an already busy road.

- c) 19/00708/FPH – 3 Downlands, Royston Hertfordshire, SG8 5BY

Councillor Davison declared an interest in this item and did not take part in the discussion or vote.

Members raised **NO OBJECTION** to this application.

- d) 19/00742/FPH – 11 Priory Close, Royston, Hertfordshire, SG8 7DU
Members raised **NO OBJECTION** to this application.
- e) 19/00721/LBC – 31A Market Hill, Royston, Hertfordshire, SG8 9JT
Members raised **NO OBJECTION** to this application.
- f) 19/00471/FP – 31A Market Hill, Royston, Hertfordshire, SG8 9JT
Members raised **NO OBJECTION** to this application.
- g) 19/00750/FP – 28 Ermine Close, Royston, Hertfordshire, SG8 5EE
Members raised an **OBJECTION** to this application as it was an overdevelopment of the site.
- h) 19/00874/FP – 27a High Street, Royston, Hertfordshire, SG8 9AA
Members raised **NO OBJECTION** to this application.
- i) 19/00875/AD – 27a High Street, Royston, Hertfordshire, SG8 9AA
Members raised an **OBJECTION** to this application. It is out of character with the area and the signs will affect the residential accommodation in the area.
- j) 19/00892/FPH – 10 Briary Lane, Royston, Hertfordshire, SG8 9BZ
Members raised **NO OBJECTION** to this application.
- k) 19/00909/FP – 8 The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL
Members raised **NO OBJECTION** to this application.
- l) 19/00938/FP – Johnson Matthey Plc, Orchard Road, Royston, Hertfordshire, SG8 5HE
Councillors F Smith and Leggett declared an interest in this item and did not take part in the discussion or vote.
Members raised **NO OBJECTION** to this application.
- m) 19/00950/FP – Blakett Ord Court, Stamford Avenue, Royston, Hertfordshire, SG8 7EB
Members raised an **OBJECTION** to this application for the following reasons:
- It is an overdevelopment of the site with insufficient parking.
 - It is an overdevelopment by way of scale and being out of proportion with the surrounding residential buildings.
 - It overpowers houses on Mill Road and Stamford Avenue.
 - At 3 storeys high it would overlook 2 storey Victorian buildings.
 - It would worsen the parking situation in an already congested area.
- n) 19/00951/FPH – 11 Windsor Road, Royston, Hertfordshire, SG8 9JF
Members raised **NO OBJECTION** to this application.
- o) 19/0093/FP - Meridian Works, Barkway Road, Royston, Hertfordshire, SG8 9NB
Members raised an **OBJECTION** to this application for the following reasons:

- It is not in keeping with the area. It does not fit in with the local cottages.
- There is a lack of adequate parking allocation given the size of the houses.
- There is a lack of transport into town.

57/20 APPEALS:

Members noted the following appeal:

18/02681/FPH - 44 Mill Road, Royston, Hertfordshire, SG8 7AE.

Members noted the updated list of planning decisions.

Date of next meeting 3rd June 2019

There being no further business the Chairman closed the meeting at 9.30pm.

Signed: _____
Chairman

Date _____

