

**MINUTES** of the meeting of the **PLANNING COMMITTEE** held in Room 11, Town Hall, Royston at 7.30pm on Monday, 1<sup>st</sup> April 2019.

**PRESENT:** Councillor Phillips in the Chair.  
Councillors Coll, Inwood, Leggett, Perry, F Smith, P Smith, Squire-Smith and Stanier

**In attendance:** Town Clerk  
County Councillor Hill  
District Councillors Green and Hunter  
4 members of the public

The Chairman reminded Members that the meeting would be recorded, and welcomed the members of the public.

#### **406/19 PUBLIC PARTICIPATION:**

Members received a presentation from Countryside Properties in regard to the land adjacent to Burloes Cottages, Newmarket Road. The representatives informed members that this was an outline application at the moment, establishing the principle of the development for the site, the number of units, means of access onto the site, percentage of affordable housing and the S106 contributions. Key points for the Newmarket Road proposed development were outlined:

- 325 homes, ranging from 1-5 beds, 22% of which will be affordable housing.
- S106 contributions would total over £7.182 million pounds, which would include highway improvements, bus services/sustainable transport, open spaces and play areas, education (first and secondary), healthcare, libraries and household waste.
- Contributions would be made to Natural England for work on the Heath.
- There would be one access road to the development from Newmarket Road, with a new traffic light controlled junction.
- The application was expected to go before the NHDC planning committee in May 2019.

Further information was provided in response to members questions:

- There would be a small number of flats on the development.
- The 22% of affordable housing was due to the large amount of S106 money being contributed to education. If the percentage of affordable housing were higher, the development would not be viable.
- There would only be one access road into the development. They were looking at putting in an emergency access road, but the exact location was not yet confirmed. Members expressed their concerns over the access arrangements.

The Chairman thanked the representatives for the presentation. Countryside Properties hoped to update members further as the plans progressed.

#### **407/19 APOLOGIES FOR ABSENCE:**

Apologies for absence were received from Councillor Davison.

#### **408/19 DECLARATIONS OF INTEREST AND DISPENSATIONS:**

No declarations were received.

#### **409/19 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 4<sup>th</sup> March 2019 (minutes 351/19 to 358/19).

The minutes were signed by the Chairman.

#### **410/19 PLANNING APPLICATIONS:**

- a) 19/00386/RM – Land adjacent to the east of McDonalds Restaurant, Baldock Road, Royston, SG8 9NT

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

- Traffic calming measures must be implemented both on the site and on the A505 and a stage 3 safety audit should be carried out.
- Sewerage – a satisfactory plan must be put into place before the development starts.
- It is an overdevelopment of the site and the number of houses is too large and should be reduced. The site is overcrowded.
- The density of houses is too great, especially for a site that borders the SSSI of the Heath.
- The attenuation ponds must be made safe and a strong solid fence is needed to prevent access.
- The crossing over the railway is dangerous and needs to be made safe.
- Landscaping is lacking on the Northern side of the site.
- Lack of sustainability on the site; cycling and walking routes.
- Lack of cycle parking within the smaller units on site.

- b) 19/00430/AD – Land between the A505 and York Way, Royston

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

- c) 19/00542/FPH – 5 The Copperfields, Royston, SG8 5BH

Councillor Phillips declared an interest in this item, but as it was not a disclosable pecuniary interest or an 'other' interest under the code of conduct she took part in the discussion and vote.

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

- d) 19/00510/FPH – 13 Windsor Road, Royston, SG8 9JF

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

- e) 19/00431/FPH – 28 Cherry Drive, Royston, SG8 7DL

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

- f) 19/00601/FP – Land between A505 and York Way, York Way, Royston (Earthworks)

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

- g) 19/00613/FPH – 41 Baldock Road, Royston, SG8 5BJ

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

- h) 19/00594/FPH – 2 Lower Gower Road, Royston, SG8 5EA

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

- i) 19/00523/FPH – 10 Morton Street, Royston, SG8 7AZ

Members raised an **OBJECTION** to this application. It is an overdevelopment of the site, the extension should be reduced in size.

**411/19 UPDATED LIST OF PLANNING DECISIONS:**

Members noted these and expressed their thanks to NHDC that the application in Mill Road was refused.

Date of next meeting: 13<sup>th</sup> May 2019

There being no further business the Chairman closed the meeting at 8.49pm.

Signed: \_\_\_\_\_  
Chairman

Date \_\_\_\_\_