

MINUTES of the meeting of the **PLANNING COMMITTEE** held in Room 11, Town Hall, Royston at 7.30pm on Monday, 1st October 2018.

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

In attendance: Town Clerk
District Councillors Green and Hunter
County Councillor Hill
1 Member of the Press
11 Members of the Public

201/19 PUBLIC PARTICIPATION

A local resident addressed the committee on application 18/00747/OP, Land Opposite Heath Farm, Briary Lane, Royston. He objected to the development for a number of reasons including:

- Visual impact. The revised plans show a proposed reduction of the height of ridges in some areas in the centre of the site but some of the outer high ridges are still proposing two storey development. The development would still appear on the skyline.
- The removal of the existing stone wall, trees, vegetation, all next to the SSSI turns what is a rural track into a suburban residential access road. There are safety issues allowing cars for another 107 properties to go up an already narrow Briary Lane.
- The loss of common land. The loss of the carpark facility would impact on people who already park in this area to access the Heath. Development will only increase the potential conflict between pedestrians and motorists and lead to current parking issues in the surrounding area.
- Social harm. School places and safety issues are of concern. The proposed access route is next to an area which children use to play on.

He summarised that nothing of substance has changed in this re-submission. The site is outside the emerging plan, which has not been adopted yet.

A Member of the public spoke about application 18/02404/FP, 5 Green Drift, Royston. He supported the changes in the resubmitted plans. He stated that the application was refused on 13th August 2018, due to height, size, bulk and design and due to over development of the site. On 7th September the application was resubmitted with the following changes:

- Height reduced
- Visual impact reduced
- Changes made to bin storage, cycle storage and hipped gable ends on roofs.

He stated that in his view the changes were significant and much more in keeping with the surrounding area. The overdevelopment had been addressed and the new development has a similar building line to existing properties in the street and was of good quality and compatible with the properties in the area. Parking for 2 cars per dwelling was provided and the impact on the public highway was acceptable. He felt that the new plans were much less dominant and the changes addressed previous concerns raised by the Council.

The Chairman thanked the residents for their participation.

202/19 APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors Davison, Stanier and Squire-Smith.

203/19 DECLARATIONS OF INTEREST AND DISPENSATIONS:

No declarations were received.

204/19 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 10th September 2018 (minutes 168/19 to 176/19).

The minutes were signed by the Chairman.

205/19 PLANNING APPLICATIONS:

- a) 18/00747/OP – Land opposite Heath Farm, Briary Lane, Royston, Hertfordshire

The Chair advised Members that this application has now been reduced by number of dwellings to “up to 107” and not “up to 120”.

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

- The site is not identified in either the existing or emerging local plan and therefore should not be developed.
- Development of this area would have a major impact on the surrounding area by way of scale, overlooking and loss of agricultural land.
- There is a risk to the water supply as this is a source protection zone 1 area.
- Access to the site from Briary Lane is completely unsuitable.
- There is a lack of infrastructure within Royston to support this development i.e. health and education facilities.
- The development would remove the bridleway designation and this area has already had planning permission refused as it is part of the Heath.
- There would be loss of car parking for visitors to the Heath.

- b) 18/02404/FP – 5 Green Drift, Royston, Hertfordshire, SG8 5DB

Members raised an **OBJECTION** to this application as it would be an overdevelopment of the site.

- c) 18/02339/FP – Johnson Matthey Plc, Orchard Road, SG8 5HE

Councillors Leggett and FJ Smith declared an interest in this item and did not take part in the discussion or vote.

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

- d) 18/02436/FPH – 70 Heathfield, Royston, Hertfordshire, SG8 5BN

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

- e) 18/02414/FPH – 35 Quail Walk, Royston, Hertfordshire, SG8 7XL

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

- f) 18/02375/FPH – 8 Suffolk Road, Royston, Hertfordshire, SG8 9EX

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

- g) 18/02405/FPH – 3 Downlands, Royston, Hertfordshire, SG8 5BY

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

206/19 STREET NAMING:

Members discussed the officer's recommendation of naming the roads in the first phase on the land off Newmarket Road site after the Greenwich Meridian and towns along its length. Members suggested from an historical point of view, that the new development roads should be named after Officers of Cromwell's army who stopped in Royston in June 1647 during the Civil War.

Members **RESOLVED** to suggest the following street names:

Cromwell, Fairfax, Ireton, Hammond, Lilburn, Waller, Rich, Pride, Desborow, Rainsborow, Lambert and Harrison.

This would be reported back to the officer for consideration.

207/19 UPDATED LIST OF PLANNING DECISIONS:

Members noted these.

There being no further business the Chairman closed the meeting at 8.09 p.m.

Date of next meeting: 5th November 2018

Signed: _____
Chairman

Date _____