

**MINUTES** of the meeting of the **PLANNING COMMITTEE** held in Room 11, Town Hall, Royston at 7.30pm on Monday, 3<sup>rd</sup> December 2018.

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

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

**263/19 PUBLIC PARTICIPATION:**

Three members of the public addressed the committee regarding application 17/04419/FP, Land South of 1A, Lower Gower Road, Royston SG8 5EA. They objected to the application for a number of reasons including:

- The developer's lack of reaction to concerns already raised, particularly with regard to providing a fence/wall at the back of the existing properties gardens on Stuart Drive.
- Loss of privacy for existing residents.
- The closeness of the properties and negative visual impact.
- Concerns over parking and access via the narrow road.
- The excessive height of the proposed new buildings in comparison with existing properties in the area.

The Chairman thanked the residents for their participation.

**264/19 APOLOGIES FOR ABSENCE:**

Apologies for absence were received from Councillor Squire-Smith

**265/19 DECLARATIONS OF INTEREST AND DISPENSATIONS:**

No declarations were received.

**266/19 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 5<sup>th</sup> November 2018 (minutes 232/19 to 236/19).

The minutes were signed by the Chairman.

**267/19 PLANNING APPLICATIONS:**

a) 18/02813/FP – 16 High Street, Royston, SG8 9AG

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

- b) 18/02814/LBC – 16 High Street, Royston, SG8 9AG

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

- c) 17/04419/FP – Land south of 1A, Lower Gower Road, Royston, SG8 5EA

Members raised a **STRONG OBJECTION** to this application. 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 in Stuart Drive. Increased traffic in an already congested area. Insufficient parking for the development. Loss of rights of way to local business properties. Concerns over safety of access to the site. Concerns over emergency vehicle access. Loss of privacy to existing residents.

- d) 18/02819/FP – Land between the A505 and York Way, Royston: Proposed Coffee Shop

Members raised **NO OBJECTION** to this application, but would like there to be adequate bicycle parking, preferably a covered bicycle shelter.

- e) 18/02892/FP – Land between the A505 and York Way, Royston: Erection of B1c, B2 and B8 units.

Members raised **NO OBJECTION** to this application, but agree with the Landscape and Urban Design Officer that the opportunity for additional planting around the site should be investigated.

- f) 18/02840/FPH – 1 Victoria Crescent, Royston, SG8 7AX

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

- g) 18/02931/FPH – 14 Garden Lane, Royston, SG8 9EH

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

- h) 18/02940/FPH – 35 Housman Avenue, Royston, SG8 5DN

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

- i) 18/02973/FPH – 20 Gower Road, Royston, SG8 5DU

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

- j) 18/03013/FPH – 34 Gower Road, Royston, SG8 5DU

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

k) 18/03072/FPH – 6 Wordsworth Close, Royston, SG8 5TG

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

**268/19 APPEALS:**

Members noted the following appeal:

App/X1925/D/18/3213659 – 18/02012/FPH – 23 Melbourn Road, Royston, SG8 7DE

**269/19 UPDATED LIST OF PLANNING DECISIONS:**

Members noted these.

There being no further business the Chairman closed the meeting at 8.18pm.

Date of next meeting: 7<sup>th</sup> January 2019

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

Date \_\_\_\_\_