

MINUTES of the meeting of the **PLANNING COMMITTEE** held in Room 11, Town Hall, Royston at 7.30pm on Monday, 4th March 2019.

PRESENT: Councillor Davison 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.

351/19 PUBLIC PARTICIPATION:

Members received a presentation from Gillings Planning:

The representative from Gillings summarised the site and the details of the proposed 76 bed care home. She mentioned the key points that members had highlighted previously – members were generally happy with the principle of the dual registered care (nursing and dementia) and the provision of en-suite accommodation. Members concerns about parking and landscaping have been taken into account when presenting the updated scheme. The District Council's views were also taken into account.

The key changes made were shown to members, including the different footprint which now has a 2 storey frontage with 2.5 storey building at the back. The height was previously 3 stories. The car park has been relocated from the front to the side of the building, providing 25 car parking spaces for staff and visitors plus 2 disabled spaces and 1 ambulance space. The area at the front, next to the roundabout, has been landscaped which softens the overall frontage of the development, replicating similar features on the other side of the road.

Members asked questions about security of the site for residents. The representative informed members that there would be 1.2m bow top railings behind an evergreen hedge to the main street frontage, the rest of the site would have standard 1.8m close boarded fencing. Members asked if car parking spaces had been increased. The representative said that it had not been increased and was based on assessments done on developments of this nature in the past.

Members asked where the development was in relation to the 80m contour, and this was shown on a map.

The Chair asked when NHDC had received the revised plans and the representative confirmed that the plans were submitted at the end of January.

The Chairman thanked the representative for the presentation.

Members received a presentation from a representative for 5 Green Drift:

Members were informed that the project had been totally redesigned and reduced by 25%, the application is now for 3 houses instead of 4.

The height of each unit has been much reduced and the red brick boundary wall has been reinstated allowing for more green area to be landscaped at the front. Each house has side access, which should address concerns over access to the bin stores, and concerns over bins being left at the front of the property. Issues with parking have been addressed by increasing

the length of the parking bays. The rear gardens are larger than on the previous plans. There has been no objection from the urban landscape officer to the redesigned project.

The Chairman thanked the representative for the presentation.

352/19 APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillor Phillips.

353/19 DECLARATIONS OF INTEREST AND DISPENSATIONS:

No declarations were received.

354/19 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 4th February 2019 (minutes 335/19 to 341/19).

The minutes were signed by the Chairman.

355/19 PARISH AND TOWN COUNCIL PLANNING BRIEFING:

Councillor Squire-Smith reported on the Parish and Town Council Planning Briefing that she attended on 27th February 2019. Councillor Squire-Smith summarised the meeting; the briefing talked about general planning processes, how the planning officers interact with the process and that they were not there to stop development but to make sure it was done in a way that is in the interest of all and sustainable. They raised the importance of a local plan and explained that even when a plan has not been finalised it carries a lot of weight in the planning process. They also mentioned the existence of ‘neighbourhood’ plans which are more specific and more local but not necessarily easy to formulate and to implement.

The majority of the talk was about S106 money – there is an additional form that the parish/town councils fill in, with a section which asks for details of projects that the council would like to request funding for from S106. It was felt that local councils were well placed to identify the needs within their town. Although Councillor Squire-Smith felt that this was positive, the consensus from other councillors at the meeting did not seem to be the same. In her opinion, she believes that an opportunity has been presented for the 4 year plan working party to look at suitable requests. Officers are prepared to revisit the form at a later date to see if it is working well, and are open to feedback.

Members asked if there were any mention of links with infrastructure and planning. Councillor Squire-Smith said that this was linked in with the S106 discussion.

Members asked if the process by which the money was being allocated was changing. Councillor Squire-Smith confirmed that it was not changing, but more communication

with town and parish councils and getting their views on what the money could be more used towards, to ensure that the S106 money was used more effectively.

The Chairman and District Councillor Hunter explained the current process to members.

The Town Clerk informed members that slides from the meeting have been received, and would be emailed around to everyone.

356/19 PLANNING APPLICATIONS:

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

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

- The size and scale of the property needs to be reconsidered. The development will have a damaging effect on views up the hill.
- The loss of the affordable housing from the development needs to be addressed
- There are not enough car parking spaces for staff and visitors

It was noted that members were supportive of the concept of and need for a care home, but felt that more work was required.

- e) 19/00259/FP – 5 Green Drift, Royston, SG8 5DB

The Chairman brought this item forward to be discussed next on the agenda.

Members raised **NO OBJECTION** to this application, but there must be conditions to ensure safe parking of construction vehicles during the development.

- b) 19/00173/FP – 7-9 High Street, Royston, SG8 9YY

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

- c) 19/00174/LBC – 7-9 High Street, Royston, SG8 9YY

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

- d) 18/01661/RM – Edgely, Grange Bottom, Royston, SG8 9UQ

Members raised an **OBJECTION** to this application.

- f) 19/00132/FP – Johnson Matthey Plc, Orchard Road, Royston, 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.

- g) 19/00285/LBC – 35 Market Hill, Royston, SG8 9JU

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

- h) 19/00190/FPH – 2a Kingsway, Royston, SG8 5EG

Councillor Leggett declared a disclosable pecuniary interest and left the room whilst the discussion and vote took place.

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

Councillor Leggett re-entered the room.

- i) 19/00252/FPH – 23 Melbourn Road, Royston SG8 7DE

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

j) 19/00263/FPH – 17 Swinburne Close, Royston, SG8 5SX

Members raised an **OBJECTION** to this application as it is considered an overdevelopment of the site.

k) 19/00245/FPH – 4 Tannery Close, Royston, SG8 5SX

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

l) 19/00283/FPH – 48 Sun Hill, Royston, SG8 9AX

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

Members raised **NO OBJECTION** to this application, but raised a concern over the impact on the neighbouring property for loss of light.

m) 19/00374/FPH – 40 Redwing Rise, Royston, SG8 7XU

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

n) 19/00372/FPH – 5 Hollies Close, Royston, SG8 7DZ

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

357/19 HERTFORDSHIRE/CAMBRIDGSHIRE COUNTY BORDER:

The Chairman stated that the location of county boundaries was a matter for the Boundary Commission, a matter for Government and not a matter for local councils.

Councillor F Smith stated that he felt that as a council we were entitled to express an opinion and suggested that this opinion should be given to Hertfordshire County Council, Cambridgeshire County Council, North Herts District Council and South Cambridgeshire District Council.

Councillors were unable to support the proposal to request that the county boundary is moved for reasons including; there is no clear benefit, there would always be problems with borders, and it would be too difficult and too involved to move the boundary and success is very unlikely.

The Chairman commented that the issue of the boundary is really of no relevance because it will not be changed but he felt that it was worth voicing discontent when a decision is made that affects Royston. He also suggested that the Council should make their views strongly felt when planning applications are presented for comment.

Councillor F Smith said that he felt that the committee should make a point so that the County and District Councils understand the difficulties that Royston has with regard to being on the boundary between two counties.

Members **AGREED** to accept the county boundary where it is but ask that when matters close to the boundary are being considered that they place weight on how it will affect Royston.

358/19 UPDATED LIST OF PLANNING DECISIONS:

Members noted these.

Date of next meeting: 1st April 2019

There being no further business the Chairman closed the meeting at 8.45pm.

Signed: _____
Chairman

Date _____