

MINUTES of the meeting of the **PLANNING COMMITTEE** held in Room 11, Town Hall, Royston at 7.30pm on Monday, 7th January 2019.

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

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

The Chairman reminded members that the meeting would be recorded.

294/19 PUBLIC PARTICIPATION:

Members received a presentation from representatives of Frontier Estates and Gillings Planning about a proposed 75 bed care home on the development at Land East of Garden Walk and North of Newmarket Road Royston.

The representatives introduced themselves and gave a brief background of their company, detailing some previous and current projects in the area.

At this stage it was thought that the proposed new care home would cater for nursing care and dementia care patients. In their opinion there is currently a 220 bed shortfall in Royston. They have agreed a deal in principle with the developer to purchase a plot of land at the site. There will be a leaflet drop to the surrounding properties outlining the proposals and asking for any comments, following this the planning application will be submitted at the end of January.

The representatives took questions from Councillors and the following further information was confirmed:

- The care home would replace existing homes outlined on the original plans. It takes up part of the original phase three of the development.
- Cycle parking will be provided.
- The representatives confirmed that they had been in full talks with the developers and they would make sure that the care home fits with the surrounding properties and the rest of the development.
- The existing trees would remain on the site.
- Parking for multiple emergency vehicles would be provided.
- The representatives estimated about 20 houses would be replaced by the building of the care home.
- The representatives confirmed that railings would probably be used to secure the perimeter with fob locks accessed by staff.
- The representatives confirmed that no service provider had currently been finalised but discussions would begin soon.
- The representatives had not approached HCC, but would do so.

- Councillor Inwood stated that security of the patients is very important due to the location of the development and it was confirmed that this would be looked in to.
- More drawings would be produced that show the whole of the site and how the care home would fit within the development.

295/19 APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillor Davison.

296/19 DECLARATIONS OF INTEREST AND DISPENSATIONS:

No declarations were received.

297/19 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 3rd December 2018 (minutes 263/19 to 269/19).

The minutes were signed by the Chairman.

298/19 PLANNING APPLICATIONS:

- a) 18/03118/FPH – 42 Fieldfare Way, Royston, SG8 7XR

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

- b) 18/03071/FPH – 43 Morton Street, Royston, SG8 7AZ

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

- c) 18/02756/FP – 7 Warren Corner, The Warren, Royston, SG8 9FQ

Members raised an **OBJECTION** to this application. Members thought that this was an incomplete application and they are unsure as to the plans for the white triangle area on the plan that is currently being used as car parking, and rights of way and access from Warren Court to that car parking area. Also, flood and drainage details need to be provided.

- d) 18/03155/FPH – 7 Teasel Close, Royston, SG8 9NG

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

- e) 18/03125/FPH – 22 London Road, Royston, SG8 9EJ

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

- f) 18/03126/LBC – 22 London Road, Royston, SG8 9EJ

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

- g) 18/03168/LBC – 35 Market Hill, Royston, SG8 9JU

Members raised **NO OBJECTION** to this application, and gave thanks to the Planning Officers for taking the necessary action against unauthorised works.

- h) 18/03179/FPH – 39 Shepherd Close, Royston, SG8 9DF

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

- i) 18/03184/FP – Old Maltings Cottage, 3A Green Drift, Royston, SG8 5DB

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

- j) 18/03257/FPH – 27A Heathfield, Royston, SG8 5BN

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

- k) 18/03299/FPH – 20 Green Street, Royston, SG8 7BA

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

- l) 18/03275/FPH – 5 Hollies Close, Royston, SG8 7DZ

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

- m) 18/03310/FPH – 36 Poplar Drive, Royston, SG8 7ER

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

- n) 18/03311/FP – Meridian School, Garden Walk, Royston, SG8 7JH

Members raised **NO OBJECTION** to this application, provided that the lights are turned off between 9.30pm and 7am.

- o) 18/03199/FPH – 16 Hollies Close, Royston, SG8 7DZ

Members raised **NO OBJECTION** to this application, provided that the extension does not generate the appearance of terraced housing.

299/19 UPDATED LIST OF PLANNING DECISIONS:

Members noted these.

There being no further business the Chairman closed the meeting at 8.30pm.

Date of next meeting: 4th February 2019

Signed: _____
Chairman

Date _____