



# ROYSTON TOWN COUNCIL



Town Clerk: Miss Caroline Mills PSLCC

4<sup>th</sup> May 2021

To all Members of the Planning Committee

Dear Councillor

The next meeting of the Planning Committee has been arranged for Monday 10<sup>th</sup> May 2021 at 7.30pm in the Heritage Hall at the Town Hall, at 7.30pm, for the transaction of the business set out below and you are summoned to attend.

The agenda is set out below.

Members of the public and press are welcome to attend any of the Council's Full Council or Committee meetings and listen to the debate. All agendas, reports and minutes can be viewed on the Council's website [www.roystontowncouncil.gov.uk](http://www.roystontowncouncil.gov.uk).

Please let me know if you are unable to attend.

Yours sincerely

*Caroline Mills*

Town Clerk

## AGENDA

### PUBLIC PARTICIPATION

Time will be set aside for members of the public to address the Council on items on the agenda. A maximum of 15 minutes is allocated to public participation and any individual member of the public shall have three minutes to deliver their statement. Members of the public should contact the Town Clerk, in advance of the meeting, if they wish to speak.

**1. Apologies:**

To receive apologies for absence.

**2. Declarations of interest and dispensations.**

**2.1** To receive declarations of interest from councillors on items on the agenda.

Members are reminded that they are required to notify the Chairman of any declarations of interest in respect of any business set out in the agenda at the commencement of the relevant item on the agenda.

Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring an other declarable interest, which requires they leave the room under the Code of Conduct, can speak on the item, if members of the public are

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allowed to speak, but must leave the room before the debate and vote.

It is up to a member to determine whether to make a declaration, however, if you should require any assistance, please consult the Town Clerk prior to the meeting.

**2.2** Town Clerk to receive written requests for dispensations for interests.

**2.3** To grant any requests for dispensation as appropriate.

**3. Minutes:**

To approve as a correct record the minutes of the meeting of the Planning Committee held on:

- Monday 12<sup>th</sup> April 2021 (minutes 204/21 to 209/21, copy already circulated).

**4. To consider and formulate a response to the following planning applications:**

- a) 19/02865/RM Land East of Garden Walk and North of Newmarket road, Garden Walk, Royston, Hertfordshire.  
Reserved Matters: Reserved Matters Application – Version 1 Whole Site (landscaping, layout, access, scale and appearance) for outline application 14/02485/1 granted 07.12.2016 for Residential development and community open space with new access onto the A505 (all matters landscaping, layout, access, scale, appearance reserved). (As amended by documents and plans received 27 February 2015)(Amended plans received 14 April 2021).
- b) 19/02866/RM Land East of Garden Walk and North of Newmarket road, Garden Walk, Royston, Hertfordshire.  
Reserved Matters: Reserved Matters Application – Version 2 Excluding Proposed Care Home (landscaping, layout, access, scale and appearance) for outline application 14/02485/1 granted 07.12.2016 for Residential development and community open space with new access onto the A505 (all matters landscaping, layout, access, scale, appearance reserved). (As amended by documents and plans received 27 February 2015)(Amended plans received 14 April 2021).
- c) 21/01064/FPH 16 Kestrel Way, Royston, Hertfordshire, SG8 7XW  
Full Permission Householder: Erection of garden room to rear garden.
- d) 21/01088/FPH Owls Haunt, Newmarket Road, Royston, Hertfordshire, SG8 7HB  
Full Permission Householder: first floor front elevation extension.
- e) 21/01072/FPH 35a Gage Close, Royston, Hertfordshire, SG8 7BE  
Full Permission Householder: Single storey rear extension and first floor front extension over existing front elevation extension.
- f) 21/00751/FPH 13 Tannery Close, Royston, Hertfordshire, SG8 5DH  
Full Permission Householder: Two storey side extension.
- g) 21/01108/FPH 27 Gower Road, Royston, Hertfordshire, SG8 5DU  
Full Permission Householder: Single storey rear extension above existing single storey rear extension and insertion of window to existing east side elevation.

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- h) 21/01047/FP 46 Green Drift, Royston, Hertfordshire, SG8 5BX  
Full Planning Permission: Erection of 1 x 5 bedroom dwelling with 3 associated car parking spaces following the demolition of existing dwelling.
- i) 21/01136/FPH 79 Melbourn road, Royston, Hertfordshire, SG8 7DG  
Full Permission Householder: first floor front/side extension over existing attached double garage and single storey rear extension following demolition of existing rear elevation conservatory.
- j) 21/01129/FP 5 Kneesworth Street, Royston, Hertfordshire, SG8 5AA  
Full Planning Permission: Change of Use of ground floor from Class E unit into one 1-bed residential apartment including creation of bike and bin store. Alterations to fenestration including additional windows at ground, first and second floor levels following removal of existing shopfront.
- k) 21/01176/FPH Windrush, 2A Coombelands, Royston, Hertfordshire, SG8 7DW  
Full Permission Householder: Erection of detached workshop (as a variation of planning permission 19/02152/FPH granted on 24.10.2019)
- l) 21/01121/FPH 15 Highlands, Royston, Hertfordshire, SG8 9HE  
Full Permission Householder: Single storey extension and silicone render to side and rear elevations.
- m) 21/01256/FP 5 Green Drift, Royston, Hertfordshire, SG8 5DB  
Full Planning Permission: Retention of three detached 4-bed dwellings including private amenity space, car parking and all associated infrastructure and ancillary works following demolition of existing bungalow and outbuildings (revision of previously approved Planning application 19/00259/FP granted 20.03.2019).
- n) 21/01083/FP 2 Ostler Court, Royston, Hertfordshire, SG8 5FH  
Full Planning Permission: Change of use of amenity land to private garden land/driveway and erection of 2.0m fence along boundary.
- o) 21/01235/FPH 87 Mill Road, Royston, Hertfordshire, SG8 7AJ  
Full Permission Householder: Erection of non-permanent wooden climbing frame to rear garden.
- p) 21/01283/FPH 27 Nightingale Way, Royston, Hertfordshire, SG8 7XZ  
Full Permission Householder: Single storey rear extension.
- q) 21/01325/PNO 46 High Street, Royston, Hertfordshire, SG8 9AW  
Prior Approval Class O – Office to Resi: change of use of existing first floor office/storage area into one 2-bed flat.
- r) 21/01321/FP 46 High Street, Royston, Hertfordshire, SG8 9AW  
Full Planning Permission: Erection of mansard roof level at second floor level to create one 2-bed flat at second floor level.

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- s) 21/01318/FP The Mill, Kneesworth Street, Royston, Hertfordshire, SG8 5AH  
Full Planning Permission: External alterations including partial demolition of timber clad area followed by repair works, a new window, a new roller shutter door, external duct work, additional first floor portacabin and external FIBA filling station with metal frame.
- t) 21/01357/FPH 1 Kipling Road, Royston, Hertfordshire, SG8 7DT  
Full Permission Householder: Single storey side extension and replace existing front elevation attached garage door with a window to facilitate conversion of garage into habitable accommodation.

**5. Updated list of planning decisions:**

Members to note the updated list of planning decisions (attached).

Date of next meeting: 17<sup>th</sup> May 2021