



ROYSTON TOWN COUNCIL



Town Clerk: Miss Caroline Mills PSLCC

26th August 2022

To all Members of the Planning Committee

Dear Councillor

The next meeting of the Planning Committee will be held in Room 11, Town Hall, Royston, on Monday 5th September 2022, at 7.30pm, 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.

Please let me know if you are unable to attend.

Yours sincerely

Caroline Mills

Town Clerk

AGENDA

Climate and Biodiversity Emergency:

Chairman to remind Members to be mindful of the climate and biodiversity emergency declared by Royston Town Council when making decisions on behalf of the council.

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 other declarable interests, which requires they leave the room under the Code of Conduct, can speak on the item, if members of the public are 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](#).

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2.2 Assistant 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 1st August 2022 (minutes 125/23 to 130/23, copy enclosed).

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

- a) 22/01957/FPH 33 London Road, Royston, Hertfordshire, SG8 9EJ
Full Permission Householder: Reconstruction of a collapsed boundary retaining wall adjacent to a public right of way.
- b) 22/01958/LBC 33 London Road, Royston, Hertfordshire, SG8 9EJ
Listed Building Consent: Reconstruction of a collapsed boundary retaining wall adjacent to a public right of way.
- c) 22/01859/FPH 8 Newmarket Road, Royston, Hertfordshire, SG8 7DY
Full Permission Householder: Insertion of front elevation canopy over existing front door, part single storey, part two storey rear extension and insertion of dormer window to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation.
- d) 22/01963/FPH 29 Queens Road, Royston, Hertfordshire, SG8 7AN
Full Permission Householder: First floor rear extension over existing rear extension.
- e) 22/01856/LBC 7 Melbourn Street, Royston, Hertfordshire, SG8 7BP
Listed Building Consent: Installation of (i) one non-illuminated 1200mm diameter aluminium composite circle sign to front elevation and (ii) one non-illuminated 45cm x30cm hanging sign to existing wall mounted bracket.
- f) 22/02071/AD 7 Melbourn Street, Royston, Hertfordshire, SG8 7BP
Advertisement Consent: Erection of composite sign digitally printed to the face of the panel with a protective gloss laminate and fixed to the wall and will be mounted between the two bay windows on the front elevation. The sign will be fixed 950mm from the ground and will extend to a height of 2150mm above the ground.
- g) 22/02019/FPH 15 The Brambles, Royston, Hertfordshire, SG8 9NQ
Full Permission Householder: Single storey side extension and first floor rear extension over existing rear extension.
- h) 22/02024/FPH 14 Clydesdale Road, Royston, Hertfordshire, SG8 9JA
Full Permission Householder: Two storey side extension and single storey rear extension following demolition of existing detached garage.

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- i) 22/02037/FP 10 Melbourn Street, Royston, Hertfordshire, SG8 7BZ
Full Planning Permission: Change of use of ground floor from retail (E class) to restaurant (E class) and conversion of first, second and third floors to five x 2-bed and one x 1-bed flats to include alterations to existing front elevation, erection of mansard roof, rear balconies to flats, alterations to existing fenestration and ground floor rear access doors to the existing car parking following demolition of existing rear external stairs. Existing parking will be reduced from 11 spaces to 9 spaces, and provision of a security gate to parking area.
- j) 22/01998/FPH Clavering, 20 Ivy Lane, Royston, Hertfordshire, SG8 9DQ
Full Permission Householder: Erection of detached outbuilding in rear garden.
- k) 22/02021/FPH 1 Housman Avenue, Royston, Hertfordshire, SG8 5DN
Full Permission Householder: Retention of single storey side extension.
- l) 22/02104/AD Tesco Stores Ltd, Old North Road, Royston, Hertfordshire, SG8 5UA
Retrospective application to install 1x 42" LCD media screen size 860(W) x 2160(H)mm, Screen size 530(W) x 930(H) mm, 4no. x 1250mm x 700mm flag pole signs, and EV media charging points. Overall 2450mm in height.
- m) 22/01752/AD Coach and Horses, Kneesworth Street, Royston, Hertfordshire, SG8 5AA
Advertisement Consent: Installation of external illuminated and non-illuminated signs.
- n) 22/01778/LBC Coach and Horses, Kneesworth Street, Royston, Hertfordshire, SG8 5AA
Listed Building Consent: Installation of external illuminated and non-illuminated signs.
- o) 22/02161/FP 7A Lower King Street, Royston, Hertfordshire, SG8 5AL
Full Planning Permission: Change of use from existing tuition centre (Use Class F1) to Class E shop, including associated minor shopfront alterations.
- p) 22/02160/FPH 11 Morton Street, Royston, Hertfordshire, SG8 7AZ
Full Permission Householder: Single storey rear extension and two storey side/rear extension, raise existing roof ridge height and insertion of rooflights to existing front roofslope and a dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation.
- q) 22/02129/FPH 11 Woodcock Road, Royston, Hertfordshire, SG8 7XT
Full Permission Householder: Replace existing boundary fence.
- r) 22/02183/FPH 5 Siskin Close, Royston, Hertfordshire, SG8 7XX
Full Permission Householder: Erection of front elevation porch, two storey wrap around rear extension and single storey side extension following demolition of existing rear conservatory.

- s) 22/02038/FP Upton House, Baldock Street, Royston, Hertfordshire, SG8 5AY
Full Planning Permission: Part residential conversion and extension of existing offices and basement, to form one 1-bed, one 2-bed and one 3-bed Airbnb units.
- t) 22/02039/LBC Upton House, Baldock Street, Royston, Hertfordshire, SG8 5AY
Listed Building Consent: Part residential conversion and extension of existing offices and basement, to form one 1-bed, one 2-bed and one 3-bed Airbnb units. Internal alterations.
- u) 22/02236/S73 1 Kipling Road, Royston, Hertfordshire, SG8 7DT
Section 73 Application: Variation of condition 2 of planning permission 21/01357/FPH granted on 03.06.2021 Insertion of a pitched roof rather than the flat roof shown on the Approved Drawings - replace drawing 20/030/A/002 revision A with drawing 20/030/A/002 revision C.
- v) 22/02212/FP 2 Priory Close, Royston, Hertfordshire, SG8 7DU
Full Planning Permission: Erection of two pairs of semi-detached four-bedroom dwellings together with associated private gardens, alterations to existing vehicular access, car parking, hard and soft landscaping and boundary treatment following the demolition of the existing bungalow.
- w) 22/02269/FPH The Cottage, 40A Heathfield, Royston, Hertfordshire, SG8 5BN
Full Permission Householder: Erection of front porch, part two storey, part single storey front/side elevation extension with hip to gable roof extension to link existing roof to the extension, and high level glazing to rear facing gable following demolition of existing detached garage (as a variation of planning application 22/00479/FPH granted on 06/04/2022).

5. To report to Members the decision made by the Chairman and Vice Chairman on the following application:

- a) 22/01883/TD Land Adjacent to 1 The Copperfields, Baldock Road, Royston, Hertfordshire, SG8 5BH
Telecommunications Determination: Installation of 15m-high telecommunications monopole and 3no. ground-based equipment cabinets; and ancillary development thereto.

Members of Royston Town Council raise a STRONG OBJECTION to this application as it would cause demonstrable harm to the character of the area.

The proposed monopole is not in keeping with the area. The proposed site is next to and overlooking Therfield Heath which is designated a Site of Specific Scientific Interest and an Area of Outstanding Natural Beauty.

NPPF section 10 paragraph 115 states that "Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate."

The proposed 15m monopole and cabinets on a grass verge overlooking Royston Heath will clearly not be camouflaged. Located in a residential area, this does not constitute a sympathetic visual amenity. The installation will result in a visually intrusive feature on the landscape.

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The installation will impair the vision of motorists and cyclists exiting Copperfields. This is an area that is well known for speeding traffic. The installation will increase the probability of more accidents happening at this location.

Royston Town Council requests that this application is refused by North Herts Council.

6. Commons Act 2006, s38: Therfield Heath: Application by Affinity Water:

Members are to note the Planning Inspectorate's decision to refuse consent to raise the head-works of two existing boreholes located within the vicinity of the pumping station located on the eastern most boundary of Therfield Heath (information enclosed).

7. Updated list of planning decisions:

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

Date of next meeting: 3rd October 2022