



ROYSTON TOWN COUNCIL

Town Clerk: Miss Caroline Mills PSLCC

23rd December 2024

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 6th January 2025, 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. This meeting may be recorded and livestreamed on YouTube.

Please let me know if you are unable to attend.

Yours sincerely

Caroline Mills

Town Clerk

AGENDA

Climate and Biodiversity Emergency:

Chair 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 Chair 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.

Town Hall, Melbourn Street, Royston, Herts., SG8 7DA

Tel/Answerphone: 01763 245484 Email: town.clerk@roystontowncouncil.gov.uk

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 meetings of the Planning Committee held on:

- Monday 4th November 2024 (copy already circulated)
- Monday 2nd December 2024 (copy enclosed)

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

- a) 21/00765/OP Land off Barkway Road and North of Flint Hall, Barkway Road, Royston, Hertfordshire
Outline Application: Outline Planning Application for Residential Development of up to 280 dwellings (including affordable housing) green infrastructure including public open space, landscape boundaries and SUDS with all matters reserved except for access which is to be taken from Barkway Road (as amended 13 December 2024)
- b) 24/02696/FP The Old School House, 4 Market Hill, Royston, Hertfordshire, SG8 9JL
Full Planning Permission: Raise existing roof ridge height and replace existing slate roof coverings with fibre cement slates and flush mounted photovoltaic panels following removal of existing roof vent.
- c) 24/02656/S73 Land East of Garden Walk and North of Newmarket Road, Garden Walk, Royston, Hertfordshire.
Section 73 application: Variation of condition 1 (revised plans) of planning permission 17/02627/1 granted 30.05.2018 for Application for approval of reserved matters comprising of access, landscaping, layout, scale and appearance of Phase 1 the development (pursuant to Outline application 14/02485/1 granted 07/12/2016) as amended by plans received on 22 December 2017; 30 January 2018; 27 March 2018; 18 April 2018; and 02 May 2018.
- d) 24/02729/FPH 8 Rosecomb, Royston, Hertfordshire, SG8 9FJ
Full Permission Householder: Insertion of No.2 rooflights to existing front and No.4 rooflights to existing rear roofslopes to facilitate conversion of loftspace into habitable accommodation.
- e) 24/02715/FP Unit 1, Carrington Court, 37 Upper King Street, Royston, Herts, SG8 9AZ
Full Planning Permission: Change of use to existing ground floor office to one 2-bed apartment and associated works including infill to existing undercroft and alterations to existing fenestration and one parking space. Revised scheme further to planning permission 08/01858/1 approved 02/06/2010

5. To report to Members the decisions made by the Chairman and Vice Chairman on the following applications:

- a) 24/02397/FPH 2 Cedar Crescent, Royston, Hertfordshire, SG8 5BP
Full Permission Householder: Two storey side and single storey rear extension following demolition of existing side extension and link-attached garage and rear sunroom.

Replace existing front porch flat roof with pitched roof. Installation of external cladding/rendering.

Members of Royston Town Council raised NO OBJECTION to this application but, if possible, would like to see swift bricks, bat boxes and hedgehog friendly fencing used at the property. Also, any outside lighting should be downward facing.

- b) 24/02153/PIP 38 Heathfield, Royston, Hertfordshire, SG8 5BN
Permission in Principle: Erection of one dwelling including vehicular access onto Heathfield following demolition of existing garage and associated works.
Members of Royston Town Council raised an OBJECTION to this application as it is an overdevelopment of the site.
- c) 24/02500/FP 23 High Street, Royston, Hertfordshire, SG8 9AB
Full Planning Permission: Change of use to form two retail units (class E) and six one-bed and one 2-bed flats including alterations to fenestration.
Members of Royston Town Council raised an OBJECTION to this application for the following reasons –
- There is no disabled access into the shops and a ramp should be provided
 - The waste disposal facilities for the shops are inadequate
 - There is minimal natural light and ventilation in the basement flat and it is unsuitable for use as habitable accommodation
 - Rear windows on the property are not in-keeping with neighbouring properties
 - Bat boxes and swift bricks should be installed at the property to aid biodiversity
 - Bike storage is inadequate for 7 flats
 - There appears to be a room at the front of the basement flat and its intended use is not shown in the plans.
- d) 24/02501/LBC 23 High Street, Royston, Hertfordshire, SG8 9AB
Listed Building Consent: Internal and external alterations to facilitate change of use to form two retail units (class E) and six one-bed flats.
Members of Royston Town Council raised an OBJECTION to this application – see 24/02500/FP
- e) 24/02478/FP 4A Kneesworth Street, Royston, Hertfordshire, SG8 5AA
Full Planning Permission: Change of use of first floor from use class E to use class C3 for use as two studio apartments to include installation of a front door, entrance corridor and stair connecting to the apartments.
Members of Royston Town Council raised NO OBJECTION to this application.

6. Updated list of planning decisions:

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

Date of next meeting: 3rd February 2025.