

MINUTES of the meeting of the **PLANNING COMMITTEE** held virtually via Zoom at 7.30pm on Monday 14th September 2020

PRESENT: Councillor Phillips (Chair)
Councillors Coll, Davison, Inwood, Leggett, Perry, F. Smith,
P. Smith, Squire-Smith and Stanier

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

The Chair welcomed everybody to the meeting and informed those present that the meeting was being recorded.

Members received a presentation from Countryside Properties about the planning application for the land surrounding Burloes Cottages, Newmarket Road Royston. Members were advised that the site would comprise 325 one to 5 bedroom homes, 22% of which would be affordable housing. S106 contributions would be in excess of £7.1 million, with over £6 million going towards local education. Phase one would contain 83 homes and it is planned that infrastructure installation would start on site in June 2021 with the first houses being inhabited in August 2022.

Members requested further information on items such as the number and position of the 3 storey apartments, the plans to protect the residents of Burloes Cottages from noise and dirt produced, the protection of trees and wildlife and whether the financing and permission to bury the power cable had been agreed, which it was confirmed it hadn't, by Country Properties. The discussion also included the accessibility to the flats, width of pavements and areas with shared surfaces, emergency vehicle access via Burloes Lane and the potential for construction traffic to use Newmarket Road. County Councillor Hill asked if the developers could liaise with NHDC over a holding area for lorries and the presenter confirmed that it would be done.

49/21 PUBLIC PARTICIPATION:

There was none.

50/21 APOLOGIES FOR ABSENCE:

There were none.

51/21 DECLARATIONS OF INTEREST AND DISPENSATIONS:

Members were advised to declare any interests at the commencement of the relevant item on the agenda. No requests for dispensations were received.

52/21 APPROVAL OF PLANNING COMMITTEE MINUTES:

It was **RESOLVED** to approve as a correct record the minutes of the Committee meeting held on Monday 3rd August 2020 (minutes 24/21 to 29/21).

53/21 PLANNING APPLICATIONS:

- a) 20/01138/RM - Land Surrounding Burloes Cottages, Newmarket Road, Royston, Hertfordshire.

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

- 1) Members would like to see the plans for the whole site and details of the full provision of affordable housing throughout the whole development. They would like to see the provision of more 3 and 4 bedroom affordable homes on the site as phase one mainly provides for 1 and 2 bedroom affordable accommodation.
- 2) The line of properties along Bury Plantation is too close to the boundary and trees.
- 3) The access to the high density flats is across a shared surface road.
- 4) There is currently no agreement or funding for burying the power line underground.
- 5) There is no pedestrian pavement on south side of Newmarket Road by the development.

- b) 20/01636/FP – Johnson Matthey Plc, Orchard Road, Royston, Hertfordshire, SG8 5HE.
Councillor Leggett declared an interest in this item and took no part in the discussion or vote.
Members raised **NO OBJECTION** to this application.
- c) 20/01650/FP – 28 Ermine Close, Royston, Hertfordshire, SG8 5EE.
Members raised an **OBJECTION** to this application as it is an unacceptable sub-division and overdevelopment of the site and falls below the minimum acceptable standards for living space.
- d) 20/01683/FPH – 3 The Brambles, Royston, Hertfordshire, SG8 9NQ.
Members raised **NO OBJECTION** to this application.
- e) 20/01604/FPH – 20 Gower Road, Royston, Hertfordshire, SG8 5DU.
Members raised **NO OBJECTION** to this application.
- f) 20/01716/FPH – 12 Woodcock road, Royston, Hertfordshire, SG8 7XT.
Members raised **NO OBJECTION** to this application.
- g) 20/01644/FPH – 5 The Brambles, Royston, Hertfordshire, SG8 9NQ.
Members raised **NO OBJECTION** to this application.
- h) 20/01732/FPH – 1 Chestnut Walk, Royston, Hertfordshire, SG8 9HN.
Members raised **NO OBJECTION** to this application.
- i) 20/01530/FPH – 20 Eastfield Road, Royston, Hertfordshire, SG8 7ED.
Members raised **NO OBJECTION** to this application.
- j) 20/01700/FP - 26, 28, 30 and 34 Brooke Road, Royston, Hertfordshire, SG8 7DR.
Members raised **NO OBJECTION** to this application.
- k) 20/01827/FPH - 3 Stamford Avenue, Royston, Hertfordshire, SG8 7DD.
Members raised **NO OBJECTION** to this application.
- l) 20/00401/LBC - 21 Baldock Street, Royston, Hertfordshire, SG8 5AY.
Members raised **NO OBJECTION** to this application.
- m) 20/01850/FP – 12 Melbourn Road, Royston, Hertfordshire, SG8 7DE.
Members raised **NO OBJECTION** to this application.

- n) 20/01852/FPH – 13 Suffolk Road, Royston, Hertfordshire, SG8 9EX.
Cllr Stanier declared a pecuniary interest in this item and was placed in the waiting room for the duration of the discussion and vote.
Members raised **NO OBJECTION** to this application.
- o) 20/01888/FPH – 45 Newman Avenue, Royston, Hertfordshire, SG8 7LE.
Members raised **NO OBJECTION** to this application.
- p) 20/01907/FPH – 20 Kingsway, Royston, Hertfordshire, SG8 5EG.
Members raised **NO OBJECTION** to this application.

Cllr F Smith left the meeting at 9.15pm.

54/21 MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT – WHITE PAPER: PLANNING FOR THE FUTURE (CONSULTATION ON PROPOSALS FOR REFORM OF THE PLANNING SYSTEM IN ENGLAND)

Members had a thorough discussion about the consultations.

Cllr Squire-Smith had studied the “Changes to the current planning system” paper and presented her thoughts. Members agreed with her observations and agreed to submit them as a response to this consultation.

The Chair opened the discussion on the “Planning for the future” consultation by saying she was extremely concerned by the government’s proposals. Other Members agreed and also expressed their fears that the changes would restrict local authorities and were skewed towards helping developers. A response would be formulated based on the discussions, circulated to members for approval and then sent as a reply to the consultation.

Members **RESOLVED** to send a response based on Councillor Squire-Smith’s analysis of the proposed changes to the current planning system to meet the deadline of 17th September. Members **RESOLVED** to send a letter based on the transcript of the discussion and the observations made by the Chair, approved by the members, before the deadline of 15th October.

55/21 UPDATED LIST OF PLANNING DECISIONS:

Members noted the updated list of planning decisions.

Date of next meeting: 5th October 2020.

There being no further business the Chairman closed the meeting at 9.28pm.

Signed: _____ Date _____
Chairman