

MINUTES of the meeting of the **PLANNING COMMITTEE** held virtually via Zoom at 7.30pm on Monday 11th January 2021.

PRESENT: Councillor Phillips (Chair)
Councillors Coll, Davison, Inwood, Leggett, FJ Smith, P Smith and Stanier

In attendance: Town Clerk
Town Councillors Bylett and Harrison
County Councillor Hill and District Councillor Green
3 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 Gillings Planning regarding the proposed care home at Land West of Royston Bypass, Royston. Gillings Planning gave an overview of the proposal and the changes that had been made since February 2020 when the previous application was refused. The proposal has been amended to reduce the scale of the building from 76 beds to 73 beds after a review of design comments made by NHDC. Royston Town Council had supported the scheme but NHDC had refused on account of scale, massing and levels difference between the care home site and neighbouring housing.

In summary, the design has been altered to reduce the scale further to predominantly 2 storeys, work has been done with Linden Homes to secure a 'preferable levels relationship' which minimises the use of retaining walls, and advanced discussions have taken place with HCC adult care services who agree that additional care beds are needed in Royston.

The proposal is for a 73 bed care home for the elderly with the capability of providing residential and nursing care and including care for people with dementia.

This responds to an identified need to meet an anticipated shortfall of 175 beds by 2022, within a 10 km catchment area of Royston, which is projected to increase to 227 by 2028. A further needs assessment which looks at a 3 mile catchment area, which takes in the town of Royston, highlights a shortfall of 145 beds this year in 2021.

A representative from Frontier Estates added that they would be working alongside Quantum Care who would be delivering the care. They already run Richard Cox House in Royston and other local care homes. The proposal meets all current care standards and all rooms are ensuite and have wet-rooms for residents.

The changes to the plans presented include much more residential style buildings and a softer looking frontage with two green spaces rather than one in the previous plans. The mass and density of the development has been reduced and each floor has access to level outside garden space. The car park has been moved to the North of the site.

Members asked for clarification over the access for deliveries, emergencies and whether there were enough parking spaces. The representative responded that HCC Highways had been consulted on this and the tracking for vehicles had been tested on other sites.

A member asked about noise mitigation and air-conditioning and was informed that whilst standard double glazing should be sufficient, environmental noise assessments would be taken into account and additional measures taken if necessary. Communal areas have comfort cooling but the bedrooms have natural ventilation via windows. Thermal modelling will be done before the build.

The Chairman thanked the representatives for their presentation.

119/21 PUBLIC PARTICIPATION:

There was none.

120/21 APOLOGIES FOR ABSENCE:

Apologies were received from Councillors Perry and Squire-Smith.

121/21 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.

122/21 APPROVAL OF PLANNING COMMITTEE MINUTES:

Members **RESOLVED** to approve as a correct record the minutes of the Committee meeting held on Monday 7th December 2020 (minutes 112/21 to 118/21).

123/21 PLANNING APPLICATIONS:

- a) 20/03018/FP – Land West of Royston Bypass, Royston, Hertfordshire.
Members raised **NO OBJECTION** to this application.
- b) 20/02782/FP – 67-69 High Street, Royston, Hertfordshire, SG8 9AW
Members raised **NO OBJECTION** to this application.
- c) 20/02783/LBC – 67-69 High Street, Royston, Hertfordshire, SG8 9AW
Members raised **NO OBJECTION** to this application.
- d) 20/02841/FPH – 133 Redwing Rise, Royston, Hertfordshire, SG8 7XD
Members raised **NO OBJECTION** to this application.
- e) 20/02859/FPH – 11 Ermine Close, Royston, Hertfordshire, SG8 5EE
Members raised **NO OBJECTION** to this application.
- f) 20/02869/FPH – 7 Tannery Drift, Royston, Hertfordshire, SG8 5DE
Members raised **NO OBJECTION** to this application.
- g) 20/02854/FPH – 16 Echo Hill, Royston, Hertfordshire, SG8 9BB
Members raised **NO OBJECTION** to this application.
- h) 20/02897/FPH – 16 Lime Grove, Royston, Hertfordshire, SG8 7DJ
Members raised **NO OBJECTION** to this application.
- i) 20/02908/FPH – 3 Serby Avenue, Royston, Hertfordshire, SG8 5EH
Members raised **NO OBJECTION** to this application.
- j) 20/02966/FPH – 20 Wheatfield Crescent, Royston, Hertfordshire, SG8 7EN
Members raised **NO OBJECTION** to this application.

- k) 20/02981//FPH – 83 Green Drift, Royston, Hertfordshire, SG8 5BT
Members raised **NO OBJECTION** to this application.

124/21 APPEALS:

Members noted the following appeal: 10/01347/FP – 52 Green Street, Royston,
Hertfordshire, SG8 5BT

125/21 UPDATED LIST OF PLANNING DECISIONS:

Members noted the updated list of planning decisions.

Date of next meeting: 1st February 2021.

There being no further business the Chairman closed the meeting at 8.22pm.

Signed: _____

Date _____

Chairman