

**MINUTES** of the meeting of the **PLANNING COMMITTEE** held in the Heritage Hall at the Town Hall, at 7.30pm on Monday 4<sup>th</sup> October 2021.

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

**In attendance:** Town Clerk  
County Councillor Hill  
District Councillors Green and Hunter  
3 members of the public

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

**159/22 PUBLIC PARTICIPATION:**

A member of the public spoke about application 21/02432/FP for 5 Kneesworth Street. He raised concerns about the shadowing of his property from the new development, potential on-street parking issues as no parking is being provided at the development and the cars currently using the site would also be displaced, fire safety issues with the changes to the oil storage and overlooking from outwards facing skylights. The Chair thanked the resident for his presentation.

**160/22 APOLOGIES FOR ABSENCE:**

Apologies were received from Councillor FJ Smith.

**161/22 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.

**162/22 APPROVAL OF PLANNING COMMITTEE MINUTES:**

Members **RESOLVED** to approve as a correct record the minutes of the Planning Committee meeting held on Monday 6<sup>th</sup> September 2021 (minutes 113/22 to 118/22). The minutes were signed by the Chairman.

**163/22 PLANNING APPLICATIONS:**

- a) 21/02432/FP – 5 Kneesworth Street, Royston, Hertfordshire, SG8 5AA  
Members of Royston Town Council raised an **OBJECTION** to this application for the following reasons –
- It is a gross overdevelopment of the site
  - There are concerns over shadowing to neighbouring properties and a shadowing report should be carried out
  - Construction access to the site is inadequate due to the very narrow entrance driveway
  - There are concerns over potential on-street parking in the area as no parking is being provided on site and the cars that currently use the site as a car park will all be displaced
  - There are concerns over privacy and overlooking of neighbouring properties
- b) 21/02542/FP – Former 40-42 High Street, Royston, Hertfordshire, SG8 9AN  
Members raised **NO OBJECTION** to this application.

- c) 21/02592/FPH – 6 Limekiln Close, Royston, Hertfordshire, SG8 9XP  
Members raised **NO OBJECTION** to this application.
- d) 21/02567/FPH – 9a Hollies Close, Royston, Hertfordshire, SG8 7DZ  
Members raised **NO OBJECTION** to this application.
- e) 21/02617/FPH – 18 Hawthorn Way, Royston, Hertfordshire, SG8 7JS  
Members raised **NO OBJECTION** to this application.
- f) 21/02603/FPH – 11 Fairfax Lane, Royston, Hertfordshire, SG8 7FN  
Members raised **NO OBJECTION** to this application.
- g) 21/01451/FP – Burloes Hall, Newmarket Road, Royston, Hertfordshire, SG8 9NE  
Members raised **NO OBJECTION** to this application.
- h) 21/02699/FPH – 49 Redwing Rise, Royston, Hertfordshire, SG8 7XU  
Members raised **NO OBJECTION** to this application.
- i) 21/02695/FPH – 19 Briary Lane, Royston, Hertfordshire, SG8 9BU  
Members raised **NO OBJECTION** to this application.
- j) 21/02298/FPH – 15 Old North Road, Royston, Hertfordshire, SG8 5DT  
Members raised an **OBJECTION** to this application on the grounds that the proposed fence is too high and should be reduced in height.

**164/22 S38 APPLICATION FOR THERFIELD HEATH COMMON FROM AFFINITY WATER:**

Members resolved to **OBJECT** to the s38 application on the grounds that the proposed kiosks would have a negative effect on Therfield Heath which is common land. Royston Town Council would support Affinity Water Ltd making a small secure and landscaped compound created using a section 16 land swap which would protect the heath, common land and also secure the long term water needs of Royston.

**165/22 UPDATED LIST OF PLANNING DECISIONS:**

Members noted the updated list of planning decisions.

Date of next meeting: 1<sup>st</sup> November 2021.

There being no further business the Chairman closed the meeting at 8.10pm.

Signed: \_\_\_\_\_

Date \_\_\_\_\_