

MINUTES of the meeting of the **PLANNING COMMITTEE** held in Room 11 at the Town Hall, at 7.30pm on Monday 8th January 2024.

PRESENT: Councillor Beardwell (Chair)
Councillors Adams, Freeman, Langdon, Lockett and Rees

In attendance: Town Clerk
County Councillor Hill
District Councillor May
2 members of the public

The Chair welcomed everybody to the meeting and reminded those present to be mindful of the Climate and Biodiversity Emergency declared by Royston Town Council when making decisions on behalf of the council. The Chair notified everyone that the meeting was being recorded.

255/24 PUBLIC PARTICIPATION:

A member of the public spoke about the application for Land at, Mill Hill, Royston. They detailed that the development would be a detriment to residents of Mill Hill, Beldam Avenue and Royston with the only benefit being to the developer themselves. The development would severely impact residents due to construction work, additional vehicles to park, and impact on the immediate neighbours. It would also impede access to the countryside, cause further pressure on parking, and remove a patch of green space regularly utilised by children. He additionally highlighted that the application appears to conflict with Policy NE5 of the North Hertfordshire Local Plan 2011-2031, regarding the protection of open spaces as well as failing to evaluate the green space loss or propose any mitigation, violating the policy and warranting refusal. He thanked members for the opportunity to speak.

256/24 APOLOGIES FOR ABSENCE:

Apologies were received from Councillor Squire-Smith.

257/24 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.

258/24 APPROVAL OF PLANNING COMMITTEE MINUTES:

Members **RESOLVED** to approve as a correct record the minutes of the Planning Committee meeting held on Monday 4th December 2023 (minutes 224/24 to 231/24). The minutes were signed by the Chairman.

259/24 PLANNING APPLICATIONS:

The Chair brought forward the application for Mill Hill on the agenda for discussion first.

- a) 23/02754/PIP – Land at, Mill Hill, Royston, Hertfordshire, SG8 9UD
Members raised an **OBJECTION** to this application for the following reasons:
- The land has, for over 30 years, been utilised for access to the countryside by local residents. Therefore, there is a legal argument that this right should be retained under

right of prescription - A prescriptive easement is the acquisition of a legal right through long use or enjoyment under the Prescription Act 1832.

- The application is contrary to Policy NE5 of the North Hertfordshire Local Plan 2011 - 2031. Protecting open space - The open space is not surplus to requirements and no mitigation measures have been proposed.
- There will be a loss of parking for local residents.
- The proposed dwelling would be out of character with the area and would overlook neighbouring properties.
- There would be insufficient amenity space at the dwelling for prospective future occupiers.

Councillor Langdon declared an interest in the following item and took no part in the debate or vote.

- b) 23/02876/FPH – 144 Redwing Rise, Royston, Hertfordshire, SG8 7XE
Members raised **NO OBJECTION** to this application.
- c) 23/02900/FPH – 3 Heathfield, Royston, Hertfordshire, SG8 5BW
Members raised **NO OBJECTION** to this application.

260/24 UPDATED LIST OF PLANNING DECISIONS:

Members noted the updated list of planning decisions.

Date of next meeting: 5th February 2024

There being no further business the Chairman closed the meeting at 7.55pm.

Signed: _____

Date _____