

MINUTES of the meeting of the **PLANNING COMMITTEE** held in Room 11 at the Town Hall, at 7.30pm on Monday 3rd June 2024.

PRESENT: Councillor Beardwell (Chair)
Councillors Adams, Haugh, Jani, Langdon and Lockett

In attendance: Town Clerk
Town Councillors Harrison and Inwood
County Councillor Hill, District Councillor Barnes
4 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.

51/25 PUBLIC PARTICIPATION:

A member of the public spoke about application 24/01075/FP – Land to the Rear of the Banyers Hotel. He was concerned that it is for a large development of a 3-storey block of 15 flats which did not fit in with existing housing and will mean a loss of light and privacy to residents of Hunters Mews due to the proposed height of the building.

52/25 APOLOGIES FOR ABSENCE:

Apologies were received from Councillors Freeman and Squire-Smith.

53/25 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.

54/25 APPROVAL OF PLANNING COMMITTEE MINUTES:

Members **RESOLVED** to approve as a correct record the minutes of the Planning Committee meeting held on Monday 20th May 2024 (minutes 46/25 to 50/25).
The minutes were signed by the Chairman.

55/25 PLANNING APPLICATIONS:

- a) 24/01013/OP – Land Surrounding Burloes Cottages, Newmarket Road, Royston, Herts.
Members of Royston Town Council raised **NO OBJECTION** to this application provided that –
- There is a minimum of 40% of affordable homes on the site. The current allocation of 22% does not comply with North Herts Council's policy.
 - Solar panels are installed on all the houses.
 - Bat boxes, bird boxes and hedgehog highways are installed on the site.
 - A cycle route is installed from the development into the town centre.
 - A pedestrian crossing is installed to ensure a safe crossing over Newmarket Road.
 - Due to the proximity of schools to the area, construction traffic should be prohibited between 8am to 9.15am and 3pm to 3.45pm. Construction traffic should also be restricted to accessing the site from the A505 into Newmarket Road and be prohibited from the town centre.

- b) 24/01075/FP – Land to the Rear of Banyers Hotel, King James Way, Royston, Hertfordshire, SG8 7BZ
Members of Royston Town Council raised an **OBJECTION** to this application due to overlooking neighbouring properties and lack of privacy due to the proposed height of the building.
- c) 24/00895/FP – Land Adjacent to 16, Betjeman Road, Royston, Hertfordshire, SG8 5UP
Members of Royston Town Council raised an **OBJECTION** to this application as it is an overdevelopment of the site.
- d) 24/01017/FPH – 32 Priory Close, Royston, Hertfordshire, SG8 7DU
Members raised **NO OBJECTION** to this application.
- e) 24/00979/FPH – 23 Rosecomb, Royston, Hertfordshire, SG8 9FL
Members raised **NO OBJECTION** to this application.

56/25 REPORT TO MEMBERS THE DECISIONS MADE BY THE CHAIRMAN AND VICE CHAIRMAN ON THE FOLLOWING APPLICATIONS:

- a) 24/00733/FPH – 5C Green Drift, Royston, Hertfordshire, SG8 5DB
Members of Royston Town Council raised **NO OBJECTION** to this application.
- b) 24/00773/FPH – 18 Barnack Grove, Royston, Hertfordshire, SG8 5HQ
Members of Royston Town Council raised **NO OBJECTION** to this application.
- c) 24/00539/FPH – Providence House, 4 Melbourn Road, Royston, Hertfordshire, SG8 7DB
Members of Royston Town Council raised **NO OBJECTION** to this application.
- d) 24/00728/FPH – 7 Lindsay Close, Royston, Hertfordshire, SG8 5EF
Members of Royston Town Council raised **NO OBJECTION** to this application.
- e) 24/00830/FPH – 22 Melbourn Road, Royston, Hertfordshire, SG8 7DF
Members of Royston Town Council raised **NO OBJECTION** to this application.
- f) 24/00886/FPH – 35 Orchard Way, Royston, Hertfordshire, SG8 5EX
Members of Royston Town Council raised **NO OBJECTION** to this application.
- g) 24/00916/FPH – 5 Princes Court, Royston, Hertfordshire, SG8 9FG
Members of Royston Town Council raised **NO OBJECTION** to this application.

57/25 UPDATED LIST OF PLANNING DECISIONS:

Members noted the updated list of planning decisions.

Date of next meeting: 1st July 2024

There being no further business the Chairman closed the meeting at 8.00pm.

Signed: _____