# MEETING OF THE PLANNING COMMITTEE

# MONDAY 01st September 2025

# COMMITTEE MEMBERS: Councillors Beardwell, Lockett, Adams, Compton, Freeman, Haugh, Inwood, Jani, Johnson, Squire-Smith

 6 Present, 4 No response

# PRESENT: Councillor Beardwell (Chair)

 Councillors: Haugh, Freeman, Lockett, Johnson,

 Squire-Smith

# IN ATTENDANCE: Chief Officer

**MINUTES:**

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

## **PUBLIC PARTICIPATION**

Time will be set aside for members of the public to address the Council on items on the agenda.

No public in attendance

**005/26 APOLOGIES FOR ABSENCE:**

 No Apologies were received

**006/26 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.

**007/26 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THE 4TH AUGUST 2025**

 Minutes of the meeting of the Planning Committee held on the 4th August 2025 were approved and signed (minutes 001/26 to 004/26)

**008/26 PLANNING APPLICATIONS:**

##### 4.1 ) Hybrid Application reference: 24/01013/HYA: Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access

##### from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive. Land Surrounding Burloes Cottages, Newmarket Road, Royston, Hertfordshire.

Outline permission has already been given for Phase One.

Members **RESOLVED** to **OBJECT** to this application on the following grounds.

* The development would lead to severe traffic congestion and highway safety would be impacted
* Review of right turn on to the A505 from Newmarket Road, speed limits entering Royston from the A505, signalised crossing and bus turning circle.
* Affordable housing on local plan policy has a target of review of speed limits 40% this application is only 22%
* Provision for Allotments
* Provision for Cycleway and pedestrian access/footpath in the development
* Open space provision for each house is approximately three hectares this application is below this
* On-site renewable energy generation should be incorporated photovoltaic cells to optimism roof pitches for each dwelling is proposed on application, air source heat pumps and solar PV plus batteries on each house was also suggested by the committee along with the site being gas- free
* Medical facilities within Royston is still a concern
* School facilities within Royston is still a concern

**4.2** ) **Full Permission Householder reference: 25/02007/FPH: Single storey side and rear extensions following demolition of existing side and rear conservatories. Alterations to existing fenestration.**

Members had **NO OBJECTION** to this application

**4.3) Full Planning Permission reference 25/01836/FP: Erection of one self-build detached 1-bed bungalow including vehicular and pedestrian access. Land Adjacent To 16, Betjeman Road, Royston, Hertfordshire, SG8 5UP.**

Members had **NO OBJECTION** to this application

**4.4 ) Full Permission Householder reference 25/01984/FPH: Part two storey and part single storey rear extension following demolition of existing rear extension and detached garage 46 Melbourn Road, Royston, Hertfordshire, SG8 7DF**

Members had **NO OBJECTION** to this application

**5. Application for Consideration by North Herts Council Planning Control Committee**

Outline Application: Outline Planning Application for Residential Development of up to 280 dwellings (including affordable housing) green infrastructure including public open space, landscape boundaries and SUDS with all matters reserved except for access which is to be taken from Barkway Road (as amended 22 April 2025). Land off Barkway Road and North of Flint Hall, Barkway Road, Royston, Hertfordshire.

The planning application relating to this proposal is to be reported, for consideration and decision by Planning Control Committee on 4 September 2025. The meeting commences at 7:00pm in Council Chamber, Council Offices, Gernon Road, Letchworth Garden City, SG6 3JF. Please refer to notification letter attached to this agenda which also gives information about registering to speak at the meeting.

**6.** **Listed Building Consent reference: 25/01406/LBC: Installation of Wi-Fi equipment including enabling access points and cabling Royston Manor House, 14 Melbourn Street, Royston, Hertfordshire, SG8 7BZ**

Members had **NO OBJECTION** to this application

**7. Updated list of planning decisions**

Members to note the updated list of planning decisions (attached).

**Date of next meeting: 6th October 2025**

**There being no further business the Chairman closed the meeting**

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

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_