



Royston Town Council

Chief Officer: Paul A. Arnill MBE

MEETING OF THE PLANNING COMMITTEE

MONDAY 13th April 2026

COMMITTEE MEMBERS: Councillors Beardwell, Lockett, Adams, Haugh, Jani, Johnson and Squire-Smith

PRESENT: Councillors Beardwell, Lockett, Adams, 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. A maximum of 15 minutes is allocated to public participation, and any individual member of the public shall have three minutes to deliver their statement. Members of the public should contact the Chief Officer, in advance of the meeting, if they wish to speak.

65/26 APOLOGIES FOR ABSENCE:

- I) **Apologies Received From:** Cllr. Haugh and Jani
- II) **No Response From:** None

66/26 DECLARATIONS OF INTEREST AND DISPENSATIONS.

- 1 Committee Members are reminded that they are required to notify the Chair of any declarations of interest in respect of any business set out in the agenda at the commencement of the relevant item on the agenda.
- 2 Chief Officer to receive written requests for dispensations for interests.
NON RECEIVED
- 3 To grant any requests for dispensation as appropriate.
No request for dispensations were received



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67/26 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THE 2nd February 2026

Minutes of the meeting of the Planning Committee held on 2nd March 2026 were approved and signed (057/26 to 64/26).

- 68/26** Full Planning Permission 26/00479/FP – Change of use of 467sqm (unit 2) for a flexible use to include Class E (g(iii)/d), B2 and B8 with ancillary trade counter (amendment to Planning Permission 22/00863/S73). Unit 2, Royston Gateway Trade Park, Darlington Road, Royston, Hertfordshire, SG8 5PF

The committee **RESOLVED** to have **NO OBJECTION**.

- 69/26** Full Permission householder 26/00507/FPH – Single storey rear extension and alterations to ground levels including installation of access steps following demolition of existing rear conservatory. 19 Shaftesbury Way, Royston, Hertfordshire, SG8 9DE.

The committee **RESOLVED** to have **NO OBJECTION** with the condition that the external lights should be pointing downwards to avoid glare into the housing opposite.

- 70/26** Full Permission Householder 26/005352/FPH – Part two storey side extension and single storey rear extension following removal of attached garage. Removal of existing chimney. 3 Stamford Avenue, Royston, Hertfordshire, SG8 7DD

The committee **RESOLVED** to have **NO OBJECTION** with the condition that appropriate working hours are assured, that the parking remains the same as it was before and that consideration is given to not using Stamford close.

- 71/26** Full Permission Householder 26/00516/FPH – Single storey rear extension following demolition of existing detached garage. Hardscaping works. 38 Briary Lane, Royston, Hertfordshire, SG8 9BU

The committee **RESOLVED** to have **NO OBJECTION**.

- 72/26** Full Permission Householder 26/00593/FPH – Single storey side and rear extensions following demolition of existing rear conservatory. Hardscaping working including alterations to ground levels in rear garden. 45 Baldock Road, Royston, Hertfordshire, SG8 5BJ

The committee **RESOLVED** to have **NO OBJECTION**.



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- 73/26** Full Planning Permission 26/00573/FP – Change of use of land from car park to external seating area to include installation of planters with signage (development already carried out). Royston Manor House, 14 Melbourn Street, Royston, Hertfordshire, SG8 7BZ

The committee **RESOLVED** to **OBJECT** to the application on the grounds of excess noise and disturbance. The committee would need to be assured that any noise would be controlled and that CCTV should be used on the back and front of the building. Also, that someone should be appointed to be in charge of making sure that there is no anti-social behaviour. Lastly, there should be discussions with Wetherspoons to ensure that the previous practice of turning the lights off in the garden and clearing it out at a reasonable time of night would be undertaken.

- 74/26** Advertisement Consent 26/00736/AD – Increase in height to existing freestanding 8m totem to 12m. Mcdonalds Restaurants Ltd, Baldock road, Royston, Hertfordshire, SG8 9NT

The committee **RESOLVED** to have **NO OBJECTION**.

- 75/26** Full Planning Permission 26/00739/FP – Refurbishment of restaurant to include single storey front extension to provide fast forward booth, single storey rear extension to provide additional internal seating area, and single storey side extension to provide covered winter terrace. Installation of access door with glazing. Reconfiguration and extension of the patio area to include a play frame. Alterations of existing parking area to include block paving, fencing, railings, changes to kerb lines and pedestrian crossing. Alterations to external materials. Mcdonalds Restaurants Ltd, Baldock Road, Royston, Hertfordshire, SG8 9NT

The committee **RESOLVED** to have **NO OBJECTION** with the condition that all external lighting is downward facing and a proper litter management plan is put in place including within at least 200 metres to include the car park on Therfield Heath and the car park further up including Hedera Gardens. The committee also would like to remind planners that this is an SSSI site.

- 76/26** Full Permission Householder 26/00799/FPH – Single storey rear extension and replace existing garage door with a window to facilitate conversion of garage into habitable accommodation. Alterations to fenestration. Installation of rear patio and retaining wall. 17 Betony Vale, Royston, Hertfordshire, SG8 9TS

The committee **RESOLVED** to have **NO OBJECTION**.



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77/26 Barkway Road development inquiry representation.

The Chief Officer and Deputy Chief Officer confirmed that they will speak at the inquiry on behalf of Royston Town Council.

Date of next meeting: Monday 1st June 2026

There being no further business the Chairman closed the meeting

Signed: 

Date: 1/6/26

DRAFT