

# Sandy Town Council

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**Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 1 July at 6.45 pm**

**Present:** Cllrs Aldis (substitute for Cllr Pettitt), Jackson, Runchman (substitute for Cllr Osborne), Scott, Sharman (Chairman), Sutton, White

**Absent:** Cllrs Ali, Osborne, Pettitt and Cllr Maycock

**In attendance:** Cllr Butterfield, Town Clerk and four members of the public.

## **1 Apologies**

Apologies for absence had been received from Cllrs Osborne, Pettitt and Maycock

## **2 Declarations of interest**

- i) **Disclosable Pecuniary Interests** - None
- ii) **Other Interests** – Cllr Aldis noted that he would not vote on application CB/13/01879/FULL 27 Western Way Sandy SG19 1DU as it might be considered at Central Bedfordshire’s Development Control Committee. Cllr White noted that he knew one of the objectors to CB/13/018779/FULL 27 Western Way Sandy SG19 1DU.

## **3 Planning Applications**

Two members of the public addressed the committee about planning application CB/13/01879/FULL 27 Western Way. Their concerns focused on loss of amenity to their residential properties which were nearby to number 27 Western Way. Both residents expressed concern that the first floor extension would overshadow their gardens; they had purchased their properties because they valued the space and light in the area and they would lose this amenity. If the application was approved there would be a brick wall less than 3 m from the rear boundary of 25 Western Way. Potential breaches to planning guidance had been highlighted in writing to Central Bedfordshire Council and these together with a revised block plan which one resident asserted was more accurate than that submitted with the planning application were drawn to the attention of the committee. The Chairman advised the residents present that Sandy Town Council was not the planning authority and could only comment on proposed developments. He also noted that loss of value was not a material consideration in planning matters. As interested residents were present this application was considered first.

# Sandy Town Council

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07/06/13 42/13	CB/13/01879/FULL Mr Oakley 27 Western Way Sandy SG19 1DU	First floor side extension at 27 Western Way, Sandy, Beds.  <b>RESOLVED</b> to object to the proposed development on the grounds that the neighbours at 25 and 23 Western Way might suffer a loss of amenity to their properties in terms of loss of light and overshadowing should the development go ahead.
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Cllr Aldis noted that the application would be called in to the Development Control Committee of Central Bedfordshire Council and would be heard on 17 July 2013.

The applications listed below which had been sent from Central Bedfordshire Council to Sandy Town Council for comment were reviewed and discussed and the following resolutions were made:

07/06/13 41/13	CB/13/01889/VOC Tesco Stores Ltd C/o Contour Planning Services Ltd Weltech Centre Ridgeway Welwyn Garden City AL7 2AA	Variation of Condition: 35 (drawing numbers) attached to planning permission ref CB/12/01434/VOC for the erection of an A1 foodstore so as to allow the following amendments to the approved scheme: Realignment of main Vehicular access road; Revising landscaping area on either side of the main vehicular access, including relocated retaining walls; Revised car parking layout (resulting in a reduction from the previously proposed 208 car parking spaces to 171); Alterations to elevation, including; introduction of brickwork plinths; Two unloading docks on the rear elevation; revised MOEs and replacement of some glazing with timber cladding; Addition of
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# Sandy Town Council

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		<p>external escape stairs and roof access; Change in the site levels (which will raise the store by 350mm); Enlarged/ revised service yard layout (including realigned fence); Introduction of sprinkler tank and pump housing into the service yard; Introduction of roof plant (within plant well) at Former RKB Precision Products Ltd, New Road, Sandy, Beds.</p> <p><b>RESOLVED</b> to make no objections to the proposed variations to conditions.</p>
07/06/13 42/13	CB/13/01687/ FULL Mr R Brawn 85 St Neots Road Sandy SG19 1BP	<p>Single storey side extension, garage conversion, proposed porch and re-roofing of existing utility room at 85 St Neots Road, Sandy, Beds.</p> <p><b>RESOLVED</b> to make no objections to the proposed development.</p>
20/06/13 44/13	CB/13/01910/ ADV Barclays Bank plc 1 Churchill Place Canary Wharf London E14 5HP	<p>Advertisement: 2 No. Internally illuminated fascia signs and 1 No. internally illuminated projecting sign at 2-6 High Street, Sandy, Beds.</p> <p><b>RESOLVED</b> to make no objections to the proposed development.</p>
21/06/13 45/13  46/13	<p>CB/13/01979/ ADV</p> <p>And</p> <p>CB/13/01978/ FULL</p> <p>Waves</p>	<p>Advertisement: Non illuminated Foamex signs for the hand car wash at land at former Industrial Unit RKB Precision, New Road, Sandy, Beds.</p> <p>Change of use from nine parking spaces to a hand car wash and valeting operation including the erection of a canopy and</p>

# Sandy Town Council

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	<p>Consultancy Limited 4 College Mews 212 St Ann's Hill London SW18 2SJ</p>	<p>installation of an office at Land at Former Industrial Unit RKB Precision, New Road, Sandy, Beds.</p> <p><b>RESOLVED</b> that the committee had no objection in principle to the introduction of a hand car wash and valeting operation including canopy and office and with non-illuminated advertising signs at this site. However, the committee did object to the loss of a further 9 spaces from the 171 spaces now anticipated to be available at this site should the variation of condition CB/12/01434/VOC be approved. Information provided by Tesco in support of their application to vary the condition suggests that 168 spaces would be required at peak times. The loss of 9 spaces from 171 would reduce the spaces below this number and members were concerned that additional on road parking around the store would be the consequence of this reduction. If however 199 spaces remained available for customer parking the committee would not raise an objection.</p>
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# Sandy Town Council

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## 4 Late Planning Applications

24/06/2013 47/13	CB/13/02092/FULL Mr & Mrs Cullis 1 Sunderland Road Sandy SG19 1AZ	Loft conversion with rear velux windows at 1 Sunderland Road, Sandy, Beds.  <b>RESOLVED</b> to make no objections to the proposed development.
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## 5 Minutes of previous meeting

RESOLVED to approve the minutes of a meeting of the Development Scrutiny Committee held on Monday 10 June 2013 as a correct record of proceedings.

## 6 Items for Information

The Town Clerk drew attention to appeal decisions which had been notified to Central Bedfordshire Council by the Planning Inspectorate in respect of Beeston Timber Yard and had been forwarded to all Town Council members. The appellants had been successful in all matters and therefore the concerns of some residents about use of Orchard Road, Footpath 40, damage to trees and Beeston Green remained. Members noted that Orchard Road was a residential street which was already congested and frequently double parked without room for a footway or for vehicles to pass each other. Cllr Aldis had arranged a meeting with CBC's Head of Planning to discuss the planning matters. **RESOLVED** to refer notification of the planning appeal outcomes to Town Council and recommend that consideration is given to campaigning for other measures (eg weight restrictions or traffic orders) to address problems of congestion in Orchard Road.