

Sandy Town Council

Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council which was held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 6 June 2016 commencing at 6.45pm

Present: Cllrs P Blaine, W Jackson, G Leach, D Sharman, P Sharman (Vice Chair in Chair) and S Sutton.

Absent: Cllrs J Ali, M Pettitt, D Quick and J Sparrow.

In attendance: Four members of the public. Cllrs N Aldis and M Hill. Anne Elliott-Flockhart (Administrator).

1 Apologies (08-2016/17)

Apologies had been received from Cllrs M Pettitt, D Quick and J Sparrow.

2 Declarations of interest (09-2016/17)

- i) Disclosable Pecuniary Interests – Cllr Leach declared an interest in application CB/16/02021/FULL as one of her landlords owns one of the cottages which are near neighbours.
- ii) Other Interests – Cllr Aldis and Sutton declared an interest in application CB/TRE/16/00168, both as near neighbours.

3 Planning Applications (10-2016/17)

The following applications submitted for comment by Central Bedfordshire Council were reviewed and comments agreed.

16.05.16	CB/16/01936/ FULL Mr P Finneran 4D Structures 79 College Road Harrow HA1 1BD	Change of use from office and parking/limited storage to a mixed use comprising of office and storage within the buildings (as existing) with the addition of the use of the external area as a builder's storage yard at land and buildings at High Road, Beeston, Sandy, SG19 1PA. Resolved: to make no objections to this application though Council are concerned about access and egress to and from this site. Perhaps there could be a restriction on the size of vehicles accessing the site.
23.05.16	CB/16/02021/ FULL AR Bruce Ltd C/o GamPlan Associates 11 Rowan Gardens Gamlingay SG19 3LU	Erection of three bungalows and associated works at land at Northcroft, Sandy, SG19 1JJ. A near neighbour spoke as representative of the residents of the cottages between the proposed dwellings. Resolved: to object to this application on the grounds of loss of amenity to No.26. Restricted

Sandy Town Council

		amenity to No.28. There is no parking provision for existing tenants. Having measured the access it doesn't appear to be 3m wide. Access is inadequate for the number of vehicles wishing to use it.
25.05.16	CB/TRE/16/00168 Mr D Broughton 31 Mayfield Court Sandy SG19 1NF	Works to a tree protected by a Preservation Order: Fell One Bhutan pine tree listed as T13 in Tree Preservation Order Ref: MB/TPO01/0006, standing approximately 17m south of No. 19 Mayfield Court, and approximately 12m south west of T14 at land next to garage block south of 19 Mayfield Court, Sandy, SG19 1NF. Cllr Aldis spoke as a near neighbour regarding this application. Resolved: to object to this application on the grounds that it would be detrimental to the street scene to remove an important historical tree. There is no evidence that the tree has caused the damage suggested.

4 Late Planning Applications (11-2016/17)

There were none.

5 Minutes of previous meeting (12-2016/17)

Resolved to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 16 May 2016 as a correct record of proceedings.

6 Items for Information (13-2016/17)

Members noted that application CB/16/01075/FULL – 4 Stockton End, Sandy, for application for the installation of wood burner and flue and install spray shop on ground floor with 1 No.flue. Extraction unit to rear. Which Council had made no objections to had been refused by CBC on the grounds that the boiler and flue would have a detrimental impact upon the residential amenity that nearby residential occupiers should reasonable expect to enjoy.

Members noted that a planning enforcement case had been created for 35 Abbey Grove, Sandy for alleged unauthorized development – erection of fence.

Members noted that a breach of planning had been confirmed for 26 Cottage Road, Sandy for unauthorised change of use of an outbuilding for the use of a dog grooming business.

Members noted that the alleged breach of planning for 2 Moores Court, Sandy –

Sandy Town Council

alleged unauthorised erection of a pagoda was not confirmed as a breach and the case was closed as the pergola had been there for more than four years and was therefore immune from any enforcement action being taken.

Members noted that the enforcement case for Land Off, Park Lane, Blunham had been closed following an investigation. As there is no evidence that there is currently any non-compliance with condition no.3 of pp CB/10/04099/FULL re use of barn for private, non-commercial stabling only.

Members were informed that the Administrator had come across the following while checking the CBC website for planning decisions. CB/16/01493/PADO – 5a Market Square, Sandy. Prior notification of change of use from a storage building to 2 No, one bedroom dwellings. Which Sandy Town Council had not been informed of. The Administrator had queried this with the planning officer and was told that it was a determination as to whether the proposed conversion requires planning permission as the conversion of buildings such as offices, storage and agricultural buildings do not now require planning permission. It is not a planning application therefore none of the normal planning considerations apply. The only requirement is to consult adjoining neighbours, highways, control of pollution and the environment agency where applicable. The Administrator questioned this further and asked what was the response from Highways. Highways had raised concerns but it was considered insufficient reason to justify refusal given the existing B8 storage use. Having read the response from Highways the Administrator feels they have some valid points, so why were these ignored. It was **resolved** to contact Sandy's CBC Councillors and ask them to investigate. It was also **resolved** to contact CBC requesting that STC is advised of all applications, planning or otherwise, as we are answerable to our residents. It was also **resolved** to ask if Highways had been informed of the decision.

Members noted that an excavator had been spotted at Bartrams between the barns. It was also noted that they now have 3 signs along the side and 1 sign at the front of the buildings. Also a number of cars had been spotted leaving by the A1 entrance.