

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 8 January 2018 commencing at 6.30pm

Present: Cllrs W Jackson, M Pettitt (Chair), D Sharman, P Sharman, S Sutton and N Thompson.

Absent: Cllrs P Blaine, T Knagg, G Leach and J Sparrow.

In attendance: Cllrs N Aldis and M Hill. Anne Elliott-Flockhart (Administrator).

1 Apologies (68-2017/18)

Apologies had been received from Cllrs P Blaine, T Knagg and J Sparrow.

2 Declarations of interest (69-2017/18)

i) Disclosable Pecuniary Interests - none

ii) Other Interests – none

3 Planning Applications (70-2017/18)

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

22.12.17	CB/17/05886/ FULL Mr P Dowty 26 Ivel View Sandy SG19 1AU	2 Storey side extension at 26 Ivel View, Sandy, SG19 1AU. Resolved: to make no objections to this application.
22.12.17	CB/17/04916/ FULL Mr D Austin 1 Leeds Smith Drive Sandy SG19 1LU	Erect 6ft fence adjacent to property at 1 Leeds Smith Drive, Sandy, SG19 1LU. Resolved: to make no objections to the proposed fencing but members expressed some concerns on pedestrian and highways safety grounds with regard to potential vehicular access and egress once new proposed gates are installed across the end of the applicant's driveway.
22.12.17	CB/17/05926/ FULL Mr & Mrs Connacher 73 Swansholme Gardens Sandy SG19 1HN	Garage conversion with new pitched roof over at 73 Swansholme Gardens, Sandy, SG19 1HN. Resolved: to make no objections to this application.

Sandy Town Council

22.12.17	CB/17/05934/ FULL 5B Market Square Sandy SG19 1HU	<p>Redevelopment of site to form 2 No. apartments at 5B Market Square, Sandy, SG19 1HU.</p> <p>Resolved: to strongly object to this application.</p> <p>The site is small and the proposed two 2 bed dwellings would be a gross overdevelopment of the site.</p> <p>The applicant has failed to provide any provision for onsite car parking. Central Bedfordshire Council's Design Guide suggests that there should be a minimum of 2 parking spaces for each dwelling which is clearly unable to be accommodated on site. The application suggests that there is a wealth of nearby on street parking. In reality that is not the case. Parking on the Market Square is time restricted during the day time as is the case in the public car park, in order to encourage shoppers and visitors to the town. Nearby Cambridge Road is also frequently busy.</p> <p>Members also had serious concerns regarding the potential additional vehicle movements involved while accessing and leaving this site which is via an alleyway between shops that leads not only to the application site itself but also the Health Centre in Northcroft and residential areas beyond. There is a customer doorway into and from Britannia Pharmacy half way along this alleyway which poses a serious health and safety risk to pedestrians which will increase in the event of consent being given for this application to proceed. There is insufficient space immediately in front of the proposed apartments for vehicles to manoeuvre safely. Therefore vehicles will inevitably either have to reverse to or from the site causing potential danger and bringing them into close proximity of pedestrians using the permissive path and when crossing the footpath on the north side of Market Square between Britannia Pharmacy and McColls.</p>
27.12.17	CB/17/05530/ FULL Mr R Banks C/o Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	<p>Erection of new business building for class B1 and/or B2 and/or B8 use and modifications to access at 1 Stockton End, Sandy, SG19 1SB.</p> <p>Resolved: to make no objections to this application and welcome the opportunity for new businesses to come to the town.</p>

4 CBC Changes to Planning Process

Members had read and considered the email received from CBC Partnerships Community & Engagement Team on 20 December 2017, subject: Changes to Planning Process to Reduce Paper. All present seemed to agree that this was an understandable initiative in a climate where changes brought about by technology offered the opportunity of bringing about cost saving which, in itself was to be welcomed.

Sandy Town Council

The Chairman sought to allay the concerns of some members by emphasizing CBC will continue to provide the full set of plans accompanying all planning applications together with the Application for Planning Permission Form.

It was **RESOLVED** that we respond to CBC indicating our understanding of the proposed changes while strongly urging they commit to their undertaking to ensure their IT systems improve and reduce the time it currently takes to load documents when members and others undertake on line searches. That STC will monitor performance over the coming months and will not be slow to provide critical feedback if and when necessary. Finally STC's overriding view is that the service currently provided by all such minor authorities in relation to planning issues must be maintained to ensure electors do not feel ignored or become discouraged and disengaged from the process.

The Chair undertook to provide this feedback direct to CBC in response to their email referred to above.

5 Late Planning Applications (71-2017/18)

There were none.

6 Minutes of previous meeting (72-2017/18)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 18 December 2017 as a correct record of proceedings.

7 Items for Information (73-2017/18)

Cllr Hill reported that he had heard back from the Highways Agency regarding the signage at the Bartram's site, saying that there is nothing they can do about it as it's on private land.

Cllr Aldis reported that residents had been asked if the land that has been cleared on New Road was in preparation for development. Cllr Aldis informed them that it would be unlikely as it's within the flood plain.