

Sandy Town Council

Minutes of the extraordinary meeting of Sandy Town Council held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire on Monday 4 June 2018 at 6.45pm

Present: Cllrs P N Aldis, P Blaine, A M Hill, W Jackson, C Osborne, M Pettitt, M Scott (Mayor), D Sharman, P Sharman , S Sutton and N Thompson

In attendance: Mr C Robson (Clerk)

	Action
<p>1 Apologies for Absence (28-2018/2019) Apologies for absence had been received from Cllrs T Cole, T Knagg, G Leach and J Sparrow.</p>	Admin
<p>2 Declarations of interest and requests for dispensations (29-2018/2019) i) <i>Disclosable Pecuniary Interests</i> – None ii) <i>Non Pecuniary Interests</i> – None iii) <i>Dispensations</i> – None</p>	
<p>3 Public Participation Session (30-2018/2019) There were no members of the public present.</p>	
<p>4 Planning Applications (31-2018/2019) Members considered an application submitted for comment by Central Bedfordshire Council. The application (CB/17/01326/OUT) had come to Full Council due to the number of dwellings proposed as part of the development. The Council had previously reviewed an outline application and resolved not to object but to submit concerns that should be addressed.</p> <p>The application considered was an amended outline application which had changed the proposed social housing element of the development. The previous application had included a 12-room hostel, this has been changed to 12 individual units. Members expressed some concern that the developer may try to reduce the number of affordable houses if the overall development turns out to be more complicated and expensive to complete.</p> <p>A Member expressed concern that the new social housing units would no longer meet the needs of assisted living. Another Member commented that affordable housing is not the same as social housing.</p>	

Sandy Town Council

A Member commented that a lot of the concerns the Council had previously raised had not been addressed. A review of the report accompanying the application highlights that many of the statutory consultees have raised concerns about the development, including concern over contamination of the site, lack of noise protection for the dwellings and access and highway issues.

A Member commented that this was an outline application and as such should only address highways and access matters. If the Council were minded to object it would need to be around concerns with the A1 connection to New Road.

A Member commented that the Council had already raised no objection to the plan, as such only those elements of the application which have changed since then should be focused on, particularly the change in the set up of social housing inclusion. The area is poor, and this development offers clear improvement. The Council previously welcomed the application as it was preferable to witnessing the long-term deterioration of the site.

A Member commented that he did not underestimate the state of Station and New Road and the concerns over increased traffic and access issues. However, the Council have previously raised no objection to the application and to take an opposite view now does not seem logical. The Council knew there would be an increase in traffic when it took its initial decision 12 months ago. It was commented that the difference this site would make to traffic levels on the road overall would be minimal.

It was Proposed and Seconded that the Council raise no objections to the application but submit a supporting document outlining areas of concern.

Another Member commented that he welcomed the proposal and that there is demand for smaller dwellings which are included in the application. However, the Council must make its accompanying document of concerns more robust. There must be further safety provisions included and the Council should ask for Section 106 funds towards highways improvements, especially to the crossing - potentially an improved roundabout or speed humps.

Sandy Town Council

RESOLVED to submit no objection to the application but to write to Central Bedfordshire Council outlining concerns which Sandy Town Council ask to be taken into account as and when a full application is made.

Reports from statutory consultees highlight a number of concerns about the impact the development will have on New Road. In considering the proposed scheme and in the context of the existing issues pertaining to Station Road / New Road as an increasingly busy route between Sandy and Potton and the A1 north and south, Members felt this application to be the catalyst for urgently revisiting the Local Area Transport Plan which highlighted a tranche of deficiencies - not least the need for extensive resurfacing.

Section 106 funds must be secured from the development for the purpose of improving pedestrian and vehicle safety along Station Road and New Road. The outline plans do not indicate a likely pedestrian access and egress to New Road which must be addressed.

Surrounding areas have proved rich in archaeological finds and as such a large deal of archaeological importance must be placed on the site.

Finally, the proposed application would only be acceptable to the Town Council based on the provision of the required 30% affordable housing.

5 Town Council Depot Development (32-2018/2019)

Members received a report from the Cemetery Working Group. The Chairman, who sits on the working group, expressed his thanks to the group and commented that it had not been an easy process. A lot of work had gone in to move the matter to this stage.

A Member echoed the Chairman's comments and expressed his thanks to the Working Group.

It was Proposed, Seconded and **RESOLVED** that the Council approve the tender from Company E for the building of the Council's depot and works yard.

A Member of the Working Group informed the Council that the construction of the car park area, entrance and roads had to be

Sandy Town Council

done at the same time as the depot build. This was a planning condition.

It was Proposed, Seconded and **RESOLVED** that Company E's tender for the building of the car park area and associated entrance and roads be accepted by the Council.

It was noted that it was previously agreed that the cost of the build would be paid for via an internal loan from the Council's Fallowfield reserves. The total cost of the project will be more than is available in the Fallowfield reserves.

It was Proposed, Seconded and **RESOLVED** that the funding for the project come from the Council's capital funds and be made up from;

Funds	Amount (£)
Fallowfield	£312,530 (repaid via loan)
Capital Receipts	£52,364
Unallocated Earmarked Reserves	£23,028
Total	387,922

6 Chairman's Items (33-2018/2019)

The Chairman informed Members that an application had been submitted for residential development to the north of Sandy. Councillors have previously received presentations from the applicant's agents. The agent has asked whether the Council would be interested in receiving a further presentation on changes to the application.

Members discussed whether there was a need for a further presentation. The Clerk is to contact the applicant's agent and ask that they attend a meeting with Council at 7pm on Monday 25th June. This will be for the purpose of sharing information with the Council.

7 Date of Next Meeting (34-2018/2019) Monday 25th June 2018